

## 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, July 3, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

## CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, JULY 3, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, JULY 5, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JULY 10, 2023 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.

## Amendment of the Code Second Class County New Chapter 485.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows:

## Article XII

## Sheriff's Sales

§475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both

address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

B. At the time of the sale the Sheriff shall collect all requisite filing costs, realty transfer taxes and fees necessary to properly record the deed.

C. Within seven days of receipt of written notice from the Sheriff, the Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located.

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must Record their own Deeds and pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 30 days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto, within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following: "This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

## Avalon

13. Daniel J. Aubel a/k/a Daniel Aubel and Roberta L. Aubel a/k/a Roberta Aubel  
MG-19-000442—\$47,817.32  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 111 Marie Avenue, Pittsburgh, PA 15202. Deed Book 12258, Page 593. Block and Lot Number 214-L-155.

## Baldwin Borough

21. Tammy Schaum  
MG-22-000105—\$156,996.96  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin:

Having erected thereon a dwelling being known and numbered as 210 Sunny Drive, Pittsburgh, PA 15236. Deed Book Volume 14999, Page 146, Block and Lot 0315-R-00148-0000-00.

105. Elijah Marshall Hampton a/k/a Elijah M. Hampton

GD-22-016144—\$610,640.61  
James F. Grenen, Esq.  
Grenen & Birsic, PC  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as 335 Jean Drive, Pittsburgh, PA 15236. DBV 18543, PG. 586, B/L #315-K-206.

## Bellevue

8. Jason J. Willett and the United States of America

MG-23-000082—\$92,120.39  
Joseph A. Sulon, Esq.  
Hill Wallack LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Bellevue Borough: Having erected thereon a two story dwelling known and numbered as 695 Shade Avenue, Pittsburgh, PA 15202. Deed Book 34895 and Page 57. Block & Lot No. 160-8-268.

114. Patricia Mangel, With Notice to Heirs and Assigns and Keith Mangel

GD-18-009988—\$7,703.21  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a single family dwelling being known and numbered as 646 Orchard Avenue, Pittsburgh, PA 15202. Deed Book 12820, Page 540. Block and Lot Number 160-C-305.

## Bethel Park

24. Roxanne L. Herceg

MG-16-000575—\$78,433.57  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 5465 Spruce Street, Bethel Park, PA 15102. Deed Book Volume 10217, Page 111, Block and Lot 0567-H-00138-0000-00.

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

MG-22-000410—\$239,815.79  
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.

69. Yvonne Burrell a/k/a Yvonne B. Brown

MG-22-000727—\$27,665.35  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park (formerly the Borough of Bethel Park): Having erected thereon a dwelling being known and numbered as 4484 First Street, Bethel Park, PA 15102. Deed Book Volume 9797, Page 189, Block and Lot 0317-F-00143-0000-00.

71. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations

Claiming Right, Title or Interest from or under E. Carol Farmer, deceased

MG-22-000292—\$123,717.42  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 1101 Lenox Drive, Bethel Park, PA 15102. Instrument Number 2004-35098, Block and Lot 0392-P-00225-1101-00.

103. Daniel Zhao a/k/a Xizhuang D. Zhao a/k/a Xizhuang Daniel Zhao a/k/a Xizhuang Zhao

GD-12-003835—\$756,250.00  
Anthony Cillo  
Dentons Cohen & Grigsby, P.C.  
412-297-4900

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a residential dwelling known as 5977 Leprechaun Drive, Bethel Park, Pennsylvania 15102. Deed Book Volume 10250, Page 005. Block/Lot No. 0774-D-0166-0000-00.

## Braddock

12. Ellen Morgan, Solely in Her Capacity as Heir of James Morgan, Deceased, and the Unknown Heirs of James Morgan, Deceased

MG-22-000048—\$47,023.13  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a dwelling being known and numbered as 26 Moody Street, Braddock, PA 15104. Deed Book 12832, Page 91. Block and Lot Number 302-A-283.

## Brentwood

25. Christopher Blazeyewski and Diane Blazeyewski

MG-20-000057—\$122,142.97  
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 111 Kaplan Avenue, Pittsburgh, PA 15227. Deed Book 13179, Page 427. Block and Lot Number 137-J-101.

## Carnegie

116. Rebecca A. Gergerich

MG-22-000199—\$101,117.87  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 116 Branch St., Carnegie, PA 15106. Deed Book Volume 15942, Page 24. Block and Lot Number 0103-F-00286-0000-00.

## Castle Shannon

82. Joseph Szewczyk a/k/a Joseph F. Szewczyk

MG-22-000231—\$68,316.12  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling known and numbered as 3518 Rosalia Avenue, Pittsburgh, PA 15234. DBV 13249, PG. 224, Deed was re-recorded on 8/23/2007 in Book 13350, PG. 224 and on 9/12/2007 in Book 13373, PG. 66, to correct marital status. B/L #190-N-188.

**City of Clairton**

**10. Larry Clawson Jr. Solely in His Capacity as Heir of Larry J. Clawson, Sr., Deceased, and the Unknown Heirs of Larry J. Clawson Sr., Deceased**  
MG-22-000465—\$47,376.18  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Clairton: Having erected thereon a dwelling being known and numbered as 711 Waddell Avenue, Clairton, PA 15025. Deed Book 8860, Page 417. Block and Lot Number 879-G-323.

**67. Paul J. Bratton**  
MG-22-000072—\$30,297.20  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 3104 Miles Avenue, Clairton, PA 15025. Deed Book Volume 14915, Page 519, Block and Lot 1002-A-00031-0004-00.

**106. Peter D. Edwards**  
GD-22-009711—\$6,999.12  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 126 Constitution Circle, Clairton, PA 15025. Deed Book 14498, Page 38. Block and Lot Number 1002-C-080.

**107. Jerome Anderson, Jr.**  
GD-22-003401—\$5,700.64  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 331 Baker Avenue, Clairton, PA 15025. Deed Book 15183, Page 318. Block and Lot Number 878-N-238.

**108. LAM Capital, LLC**  
GD-21-013566—\$19,398.84  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Parcel One: Having erected thereon vacant land being known and numbered as N. 4th Street, Clairton, PA 15025. Deed Book 14738, Page 594. Block and Lot Number 657-P-334.

Parcel Two: Having erected thereon vacant land being known and numbered as Elm Street, Clairton, PA 15025. Deed Book 14738, Page 594. Block and Lot Number 764-B-205.

Parcel Three: Having erected thereon a dwelling being known and numbered as 523 N. 4th Street, Clairton, PA 15025. Deed Book 14738, Page 594. Block and Lot Number 764-B-206.

Parcel Four: Having erected thereon a commercial structure being known and numbered as 523 N. 4th Street, Clairton, PA 15025. Deed Book 14738, Page 594. Block and Lot Number 764-B-274.

Parcel Five: Having erected thereon vacant land being known and numbered as N. 4th Street, Clairton, PA 15025. Deed Book 14738, Page 594. Block and Lot Number 764-B-277.

**Collier**

**55. Roberta Sillsley and Edward Sillsley**  
GD-21-012542—\$3,508.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being thereon vacant residential land known as 23 Boyds Run Rd f/k/a Boyds Run Road, Presto, PA 15142. Deed Book Volume 17821, Page 98. Block & Lot No. 197-C-15.

**Coraopolis**

**37. Richard T. Ross**  
GD-20-002838—\$6,854.06  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a two story condominium being known as Unit F in the Locust Street & Sixth Avenue Condominium, 708 6th Avenue, Unit F, Coraopolis, PA 15108. Deed Book Volume 14038, Page 107, Block & Lot 419-C-398-F.

**Elizabeth Township**

**100. Wesley Moyle and Alice Moyle**  
MG-19-000548—\$32,848.69  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1412 Emerson Avenue, McKeesport, PA 15135. Deed Book Volume 1078, Page 545, Block and Lot 0553-P-00288-0000-00.

**Findlay**

**74. Kevin R. Rice and Sally L. Rice**  
GD-17-005269—\$9,087.79  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a two story frame house known as 382 Pickens Road, Coraopolis, PA 15108. Deed Book Volume 7554, Page 99. Block & Lot No. 1051-J-75.

**Forest Hills**

**38. Bala Lemak**  
GD-22-000538—\$13,680.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a one story brick house being known as 28 Hillcrest Road, Pittsburgh, PA 15221. Deed Book Volume 11120, Page 11. Block & Lot No. 298-R-74.

**Glassport**

**60. Jennifer Whitaker a/k/a Jennifer L. Whitaker and Alexander Whitaker a/k/a Alexander Whitaker, Jr.**  
MG-23-000006—\$43,912.33  
Robertson, Anschutz, Schneider & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 605 Wall Street, Glassport, PA 15045. Deed Book Volume 12253, Page 497. Block and Lot 0558-R-00337-0000-00.

**Hampton**

**6. Eamonn M. Clements**  
MG-23-000053—\$196,735.22  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 3055 Marie Drive, Gibsonsia, PA 15044. Document Number 2014-17816, Deed Book Volume 15655, Page 138. Block and Lot Number 1355-S-00189-0000-00.

**Marshall**

**19. Ifitikhar Malik a/k/a Ifitikhar A. Malik and Nasreen Malik a/k/a Nasreen K. Malik**  
MG-17-000570—\$1,020,960.28  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 132 Peppergrass Road, Baden, PA 15005. Deed Book Volume 12777, Page 395, Block and Lot 1821-B-00005-0000-00.

**Town of McCandless**

**23. Andrew B. Maul**  
GD-19-007870—\$145,916.94  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 250 Ridgeview Drive, Wexford, PA 15090. Deed Book Volume 11264, Page 337, Block and Lot 1206-G-00255-0000-00.

**27. Patrick G. O'Halloran and Patricia M. O'Halloran**  
GD-21-014604—\$22,068.30  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 574 Madison Street, Pittsburgh, PA 15237. Deed Book 8615, Page 308. Block and Lot Number 714-N-397.

**City of McKeesport**

**22. Stephanie Brown**  
MG-22-000344—\$77,028.67  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 3208 Grover Avenue, McKeesport, PA 15132. Deed Book Volume 12305, Page 233, Block and Lot 0381-G-00039-0000-00.

**109. The Unknown Heirs of Don Szymarek Deceased, and Lynsey Szymarek Solely in Her Capacity as Heir of Don Szymarek, Deceased**  
MG-22-000672—\$34,442.74  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 2409 Collins Street, McKeesport, PA 15132. Deed Book 12817, Page 445. Block and Lot Number 464-D-63.

**McKees Rocks**

**117. C.W., Heir of Lorianne M. Hurtack; and Marguerita A. Miller, in Her Capacity as Administratrix and Heir of the Estate of Lorianne M. Hurtack**  
MG-22-000321—\$108,203.36  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1141 Wayne Avenue, McKees Rocks, PA 15136. Deed Book Volume 14377, Page 65. Block and Lot Number 0072-L-00086-0000-00.

**Monroeville**

**20. Thomas P. O'Brien, Jr., Solely as Heir of Thomas O'Brien, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Thomas O'Brien, Deceased**  
MG-22-000582—\$148,725.44  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a 1 story dwelling being known and numbered as 119 Orchard Street, Monroeville, PA 15146. Deed Book 50549, Page 55. Block and Lot Number 640-S-320.

**57. Fred Harper, Jr. and Demetria Butler**  
MG-21-000204—\$191,879.48  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a single family residential dwelling being known and numbered as 3912 Evergreen Drive, Monroeville, PA 15146. Deed Book Volume 17107, Page 249. Block and Lot Number 742-M-338.

**68. Alex McSorley**  
MG-20-000019—\$144,041.15  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 407 Longview Drive, Monroeville, PA 15146. Deed Book Volume 16337, Page 181, Block and Lot 0543-M-00352-0000-00.

**97. Alan L. Levenson**  
MG-12-001208—\$441,872.22  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 128 Horizon Drive, Monroeville, PA 15146. Deed Book Volume 13569, Page 520, Block and Lot 0860-E-00020-0000-00.

**Moon**

**115. Kim M. Shields and James P. Shields**  
MG-13-000307—\$263,866.66  
Powers Kirm, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known and numbered as 1212 Harrow Hill Court, Coraopolis, PA 15108. Deed Book Volume 9385, Page 276. Block and Lot Number 701-E-9.

**Mt. Lebanon**

**79. Michael D. McNeely**  
MG-22-000082—\$234,893.41  
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 251 Twin Hills Drive, Pittsburgh, PA 15216. Document Number 2008-15379, Deed Book Volume 13626, Page 311. Block and Lot Number 0063-E-00317-0000-00.

**Mt. Oliver**

**3. Carla M. Littleton and Christopher L. Temple**  
GD-22-008526—\$6,916.49  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver:

Having erected thereon a dwelling being known and numbered as 300 Church Avenue, Pittsburgh, PA 15210. Deed Book 12039, Page 228. Block and Lot Number 33-D-327.

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### North Braddock

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#### 1. Karen J. Marchitello

MG-22-000766—\$16,986.64  
Robert P. Wendt, Esq.  
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of North Braddock: Having erected thereon a residential dwelling being known and numbered as 1314 Grant Street, Braddock, PA 15104. Deed Book 9552, Page 47. Block and Lot No. 374-N-122.

#### 54. Raymond D. Gillis

GD-22-016091—\$33,897.77  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story frame house being known as 1309 Bell Avenue, Braddock, PA 15104. Deed Book Volume 14997, Page 399. Block & Lot No. 302-G-148.

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### North Versailles

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**95. Janet L. Bacco, as heir to the Estate of Elizabeth Turley; Patricia A. Tabb, as heir to the Estate of Elizabeth Turley; Paula J. Patterson, as heir to the Estate of Elizabeth Turley; William F. Turley, as heir to the Estate of Elizabeth Turley; and The Unknown Heirs of Elizabeth Turley, Record Owner and Mortgagor**

MG-22-000552—\$25,894.37  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of North Versailles: Having currently erected thereon a single family dwelling being known as 410 Greensburg, Pike, North Versailles, PA 15137, Deed Book 8195, Page 528. Block and Lot 0456-L-00343-0000-00.

**III. Cory Estes as Administrator and Heir of the Estate of Andrea L. Estes, Deceased**

MG-22-000180—\$38,804.61  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 811 Westbury Road, North Versailles, PA 15137. Deed Book 9551, Page 179. Block and Lot Number 377-M-103.

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### Penn Hills

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**5. Brandice Thomas a/k/a Brandice J. Thomas**

MG-19-001342—\$118,113.71  
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 102 Mahoning Drive, Pittsburgh, PA 15235. Document Number 2011-15135, Deed Book Volume 14614, Page 392. Block and Lot Number 0449-M-00358-0000-00.

#### 7. Chris A. Bozeman

MG-18-000027—\$118,069.12  
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 505 Veronica Drive, Pittsburgh, PA 15235. Document Number 2007-701, Deed Book Volume 13111, Page 422. Block and Lot Number 0369-L-00292-0000-00.

**18. Susan M. Mark a/k/a Susan M. Benzinger**

MG-17-001749—\$68,753.04  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 10011 Grandview Avenue, Pittsburgh, PA 15235. Deed Book Volume 16040, Page 271, Block and Lot 0295-G-00256-0000-00.

**26. Constance I. Street, Known Heir of John V. Street, Deceased; L.G. Street a/k/a L.G. Wilson a/k/a Lawrence G. Street a/k/a Lawrence G. Wilson, Known Heir of John Street, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John V. Street, Deceased**

MG-19-000363—\$229,720.91  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 342 Stoneledge Drive, Pittsburgh, PA 15235. Deed Book Volume 17080, Page 318. Block and Lot Number 0450-L-00108-0000-00.

#### 29. Tyrina Taylor

GD-22-005924—\$22,321.73  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two family dwelling being known and numbered as 7444 Mount Carmel Road, Pittsburgh, PA 15235. Deed Book 18420, Page 581. Block and Lot Number 173-H-113.

#### 32. Gary Bernard McLaurin

GD-21-014433—\$16,861.62  
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 8936 Eastwood Road, Pittsburgh, PA 15235. Deed Book 16919, Page 91. Block and Lot Number 230-R-2.

#### 70. Anthony J. Falvo

MG-21-000223—\$73,954.63  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 140 Orchard Drive, Pittsburgh, PA 15235. Deed Book Volume 14647, Page 24, Block and Lot 0538-E-00390-0000-00.

**75. Raphael Coto, Trustee of the PH Urban Family Trust dated September 30, 2019**

MG-22-001049—\$72,489.52  
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 10207 Frankstown Road, Pittsburgh, PA 15235. Document Number 166955, Deed Book Volume 17797, Page 327. Block and Lot Number 0369-A-00055-0000-00.

**84. Joan S. Fisher, William C. Diettinger, Henry C. Corson, Jr. and Reid E. Rotzler Co-Executors for the Estate of Martha M. Corson, Deceased**

GD-22-003495—\$32,568.70  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant land known and

numbered as Hulton Rd., Verona, PA 15147. Deed Book 11185, Page 592. Block and Lot Number 535-G-242.

#### 88. Charri C. Elmore and Kevin S. Elmore

GD-19-016024—\$287,587.65  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 316 Marshall Drive, Pittsburgh, PA 15235. Deed Book Volume 12248, Page 322. Block and Lot Number 0451-E-00347-0000-00.

#### 89. Thomas O. Daly

MG-22-000752—\$163,739.10  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 4005 Pelone Dr., Verona, PA 15147. Deed Book Volume 14744, Page 413. Block and Lot Number 0366-H-00317-4005-00.

**90. Thaylor E. Whitely a/k/a Thaylor Whitely a/k/a Elder Thaylor E. Whitely, Individually and in His Capacity as Heir of Catherine E. Whitely, Deceased; Howard Brooks, Individually and in His Capacity as Heir of Catherine E. Whitely, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right Title or Interest From or Under Catherine E. Whitely, Deceased**

MG-20-000357—\$86,306.95  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 701 Penny Dr., Pittsburgh, PA 15235. Deed Book Volume 10282, Page 534. Block and Lot Number 0369-R-00356-0000-00

#### 91. Leslie D. Rainey

MG-22-000982—\$85,820.10  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 405 Springdale Dr., Pittsburgh, PA 15235. Deed Book Volume 11812, Page 107. Block and Lot Number 0449-B-00145-0000-00.

**118. Julie Gilliam, known Heir of Earnestine Gilliam, deceased, Eva Gilliam Jackson, known Heir of Earnestine Gilliam, deceased, Crystal Figueroa, known Heir of Earnestine Gilliam, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earnestine Gilliam, deceased**

MG-22-000533—\$28,026.37  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 94 Woods Road, Pittsburgh, PA 15235. Deed Book Volume 9125, Page 299, Block and Lot 0230-P-00097-0000-00.

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### Pennsbury Village

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#### 73. Richard M. Hartin

GD-22-010204—\$2,419.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Pennsbury Village:

Having erected thereon a two story condominium being Unit 423 in the Pennsbury Village Condominium, known as 742 Carriage Circle, Pittsburgh, PA 15205. Deed Book Volume 18306, Page 477. Block & Lot No. 150-S-96-423.

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### Pine

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#### 36. Lisa A. Connelly

MG-14-001448—\$108,532.80  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a dwelling house being known as 220 S. Chapel Drive, Wexford, Pennsylvania 15090. Deed Book Volume 12457, Page 125, Block and Lot Number 1499-D-7.

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### Pitcairn

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#### 41. Alexandra Burden

GD-18-016060—\$3,372.30  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 572 4th Street, Pitcairn, PA 15140. Deed Book Volume 15819, Page 562. Block & Lot No. 747-B-142.

#### 45. Susan E. Geiger

GD-22-012959—\$4,365.48  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 419 2nd Street, Pitcairn, PA 15140. Deed Book Volume 9405, Page 433. Block & Lot No. 747-A-10.

**52. Irene F. Bair, with Notice to Heirs and Assigns**

GD-18-007240—\$3,081.68  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 650 12th Street, Pitcairn, PA 15140. Deed Book Volume 3917, Page 60. Block & Lot No. 746-L-205.

#### 101. Gayler W. Brown and Linda M. Brown

MG-22-000637—\$62,221.09  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Pitcairn Borough: Having erected thereon a 2 story dwelling being known and numbered as 340-342 Kenney Ave., Pitcairn, PA 15140. Deed Book M 53571, Page 470. Block and Lot Number 747-A-323.

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### Plum

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**4. Janet M. Jenkins a/k/a Janet Marie Jenkins and Kyle S. Jenkins a/k/a K. Jenkins a/k/a Kyle Scott Jenkins**

MG-18-001460—\$272,285.78  
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 127 Peppertree Drive, New Kensington, PA 15068. Document Number 2007-33119, Deed Book Volume 13408, Page 31. Block and Lot Number 0734-L-00086-0000-00.

**Port Vue****28. Roberta Rager**

GD-22-001362—\$15,821.14  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1611 New York Avenue, McKeesport, PA 15133. Deed Book 10928, Page 330. Block and Lot Number 466-D-180.

**85. Sean Welsh**

MG-22-000356—\$54,862.13  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family residential dwelling being known and numbered as 1023 Alquin Street, McKeesport, PA 15133. Deed Book Volume 13004, Page 573. Block and Lot Number 383-L-141.

**92. The United States of America c/o the United States Attorney for the Western District of PA; and Robert S. Taylor**

MG-22-000546—\$33,238.74  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1015 Pleasant Ave., McKeesport, PA 15133. Deed Book Volume 12349, Page 293. Block and Lot Number 0383-F-00061-0000-00.

**Robinson****50. FCR Suspension of Pittsburgh LLC**

GD-19-006454—\$2,219.91  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story industrial building known as 4167 Steubenville Pike, Pittsburgh, PA 15205. Deed Book Volume 15821, Page 394. Block & Lot No. 106-H-131.

**94. Joseph Gilpin a/k/a Joseph R. Gilpin and Terri L. Gilpin**

MG-22-000684—\$257,174.25  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a dwelling being known and numbered as 1 Kathleen Drive, McKees Rocks, PA 15136. Deed Book Volume 11127, Page 419. Block and Lot 0268-L-00039-0001-00.

**Ross****43. Tracy R. Hunt**

GD-21-014519—\$4,892.28  
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 known as 500 Jacks Run Road, Pittsburgh, PA 15202. Deed Book Volume 9858, Page 166. Block & Lot No. 161-E-87.

**46. John T. Cernansky**

GD-21-014509—\$9,485.55  
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 known as 4470 Lucerne Avenue,

Pittsburgh, PA 15214. Deed Book Volume 15880, Page 199. Block & Lot No. 161-K-238.

**56. Carl LaQuatra and Cynthia A. LaQuatra**

GD-22-013767—\$84,318.67  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a condominium being known and numbered as 54 Chapel Drive, Pittsburgh, PA 15237. Deed Book Volume 8721, Page 619. Block and Lot Number 517-B-260-G054.

**113. Tombri Group, LLC**

MG-23-000001—\$1,359,049.68  
Daniel R. Tobin, Esq.  
724-940-7720

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a commercial building known and numbered as 2125 Babcock Blvd., Pittsburgh, PA 15209, and Tax Parcel Identification Number 219-B-60.

**Scott****76. Mandi Ramous, as Believed Heir to the Estate of Catherine Weaver a/k/a Catherine M. Weaver; Mandi Ramous, as Believed Administrator to the Estate of Catherine Weaver a/k/a Catherine M. Weaver; Unknown Heirs of the Estate of Catherine Weaver a/k/a Catherine M. Weaver; Unknown Administrators of the Estate of Catherine Weaver a/k/a Catherine M. Weaver**

GD-19-012415—\$58,794.31  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 2062 Elmbrook Lane, Pittsburgh, PA 15243. Document Number 48959, Deed Book Volume 7689, Page 643. Block and Lot Number 0195-R-00116-0000-00.

**South Fayette****14. Christopher Joseph Damico and Angel N. Damico a/k/a Angel N. D'Amico**

MG-19-001185—\$366,699.81  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 1363 Sandstone Drive, McDonald, PA 15057. Deed Book 17056, Page 211. Block and Lot Number 489-A-11.

**44. Donna J. Taper**

GD-19-015753—\$3,114.14  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Parcel #1: Having erected thereon a two story frame house known as 237 Verner Street, Bridgeville, PA 15017. Deed Book Volume 14137, Page 131. Block & Lot 257-M-11.

Parcel #2: Being thereon vacant residential land known as Verner Street, Bridgeville, PA 15017. Deed Book Volume 15366, Page 523. Block & Lot 257-M-15.

**112. Alexander Mamutov and Stefaniia Mamutova**

MG-22-000922—\$177,123.19  
David B. Bassi, Esq.  
Bassi, Vreeland & Associates, P.C.  
724-228-7000

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon, a one story ranch dwelling being known and

numbered as 4509 Battle Ridge Road, Oakdale, PA 15071. Deed Book 18682, Page 139. Block and Lot Number 328-J-40.

**South Park****2. Diana L. Accettulla**

MG-22-000866—\$150,062.19  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 13 Rosemary Ln., South Park, PA 15129. Deed Book Volume 7130, Page 466. Block and Lot Number 0771-J-00011-0000-00.

**96. William Colbert**

MG-22-000350—\$127,063.24  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 5812 Broad St., South Park, PA 15129. Deed Book Volume 5861, Page 849. Block and Lot Number 0772-L-00230-0000-00.

**Stowe****11. Charles E. Koffler**

MG-22-000662—\$30,714.14  
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 902 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 11796, Page 307. Block and Lot Number 73-P-47.

**Turtle Creek****65. Mia Mason**

MG-22-001047—\$45,631.42  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 231 Seneca St., Turtle Creek, PA 15145. Deed Book Volume 11179, Page 171. Block and Lot 0374-M-00328-0000-00.

**Versailles****81. Allen King and Michelle Rogers, Known Heirs of the Estate of Cynthia King, and The Unknown Heirs, Executors and/or Administrators of the Estate of Cynthia King**

MG-22-000585—\$16,776.66  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a two story brick and veneer house with integral garage known and numbered as 4600 3rd Street, McKeesport, PA 15132. DBV 10528, PG. 291, B/L #555-S-246.

**102. Robert J. Horvat and Sharon L. Horvat**

MG-22-000384—\$18,807.67  
Richard M. Squire & Associates, LLC  
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Versailles: Having erected thereon a dwelling being known and numbered as 608 Center Street, McKeesport, PA 15132. Deed Book Volume 10571, Page 305. Block and Lot Number 0653-A-00074-0000-00.

**West Deer****35. Natalie M. Haushalter**

GD-22-013060—\$14,687.65  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 26-28 Oak Street, Russellton, PA 15076. Deed Book 16467, Page 127. Block and Lot Number 1361-M-251.

**93. Tracy Herman**

GD-22-011477—\$7,741.17  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 465 Bairdford Road, Bairdford, PA 15006. Deed Book 14458, Page 152. Block and Lot Number 1669-K-382.

**West Elizabeth****98. Tom Nolder, Jr. a/k/a Thomas Nolder a/k/a Thomas E. Nolder**

MG-22-000217—\$37,654.78  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Elizabeth: Having erected thereon a dwelling being known and numbered as 512 First Street, West Elizabeth, PA 15088. Deed Book Volume 16338, Page 202. Block and Lot 1133-K-00205-0000-00.

**West Mifflin****66. Montez M. Elash**

MG-22-000737—\$86,555.19  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4107 Outlook Drive, West Mifflin, PA 15122. Deed Book 17673, Page 446. Block and Lot Number 238-G-82.

**78. Kimberly A. Kuesher a/k/a Kimberly Kuesher Black a/k/a Kimberly A. Petruzzi**

MG-23-000125—\$145,907.20  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3221 New England Road, West Mifflin, PA 15122. Deed Book Volume 10954, Page 245. Block and Lot Number 0387-M-00097-0000-00.

**86. Christopher M. Achtzehn**

MG-18-001169—\$87,768.94  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1809 Omar St., West Mifflin, PA 15122. Deed Book Volume 14025, Page 405. Block and Lot Number 0305-J-00022-0000-00.

**West View****39. Joshua Snively**

GD-19-004817—\$8,247.24  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two story brick house known as 255 1/2 Martsof Avenue, Pittsburgh,

PA 15229 f/k/a 255 Martsolf Avenue, Pittsburgh, PA 15229. Deed Book Volume 16736, Page 129. Block & Lot No. 280-K-285.

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### Whitaker

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#### 9. Victoria Seiss

MG-23-000061—\$52,735.19  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 217 Mifflin Street, Homestead, PA 15120. Deed Book 13109, Page 294. Block and Lot Number 180-R-18.

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### White Oak

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#### 16. Michael Scott a/k/a Michael E. Scott

GD-21-013602—\$93,209.18  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 2686 Main Street, McKeesport, PA 15131. Deed Book 12461, Page 359. Block and Lot Number 650-G-310.

#### 110. Betty Sharrock a/k/a Betty Ann Sharrock

MG-22-000499—\$69,059.46  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 136 Marietta Drive, McKeesport, PA 15131. Deed Book 12457, Page 251. Block and Lot Number 549-N-223.

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### Wilkinsburg

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#### 30. Vicky L. Dennison

GD-22-008424—\$14,350.61  
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 2197 Village Dr., Pittsburgh, PA 15221. Deed Book 17557, Page 390. Block and Lot Number 296-P-205.

#### 31. Anthony A. Lucas, Jacqueline Terry and the United States of America

GD-21-005546—\$6,086.55  
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 2030 Boggs Avenue, Pittsburgh, PA 15221. Deed Book 11659, Page 166. Block and Lot Number 297-F-95.

#### 58. Sheri A. Court

GD-22-013355—\$29,836.33  
Matthew C. DiMaio, Esq.  
Astor Weiss Kaplan & Mandel  
215-893-4971

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling house being known and numbered as 841 Holland Avenue, Pittsburgh, PA 15221. Deed Book 16801, Page 275. Block and Lot Number 233-E-314.

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### Pittsburgh—5th Ward

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77. Anthony Palermo, as Believed Heir to the Estate of Daniel A. Palermo; Unknown Heirs to the Estate of Daniel A. Palermo; Unknown Administrators to the Estate of

Daniel A. Palermo; Donna Daniher Palermo, as believed Heir to the Estate of Daniel A. Palermo

GD-22-011668—\$85,724.40  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 5: Having erected thereon a dwelling being known and numbered as 3926 Harry Street, Pittsburgh, PA 15213. Document Number 2020-13182, Deed Book Volume 18028, Page 295. Block and Lot Number 0026-L-00286-0000-00.

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### Pittsburgh—10th Ward

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#### 87. Yolanda D. Hawkins

MG-22-000926—\$83,833.74  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1434 Woodbine Street, Pittsburgh, PA 15201-2010. Deed Book Volume 12775, Page 554. Block and Lot Number 0120-M-00293-0000-00.

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### Pittsburgh—13th Ward

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#### 17. Lela Ledbetter Spigner a/k/a Lela Reed Ledbetter

GD-19-004651—\$83,398.15  
LOGS Legal Group LLP  
610-278-6800

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 1058 Blackadore Street, Pittsburgh, PA 15221. Deed Book Volume DE 17486, Page 220. Block and Lot 0231-E-00006-0000-00.

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### Pittsburgh—14th Ward

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#### 61. Daniel A. Vitale a/k/a Daniel A. Vitale and the United States of America

MG-20-000355—\$795,329.39  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5321 Wilkins Avenue, Pittsburgh, PA 15217. Deed Book Volume 10805, Page 411. Block and Lot 0052-M-00215-0000-00.

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### Pittsburgh—17th Ward

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#### 59. Carol H. Holt, as Believed Heir and Administrator of the Estate of Jeffrey D. Holt and Unknown Heirs and Administrators of the Estate of Jeffrey D. Holt

MG-22-000899—\$68,623.50  
Jeffrey R. Lalama, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 17th Ward: Having erected thereon a dwelling being known and numbered as 2602 Quarry Street, Pittsburgh, Pennsylvania 15210. Deed Book Volume 10357, Page 481. Block and Lot Number 0014-H-00109-0000-00.

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### Pittsburgh—19th Ward

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#### 63. Jenetta E. Cunningham

GD-22-012489—\$109,926.14  
Joseph A. Sulon, Esq.  
Hill Wallack LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Pittsburgh, 19th Ward: Having erected thereon a 2 story dwelling being known and numbered as 1933 Woodward Ave., Pittsburgh, PA 15226. Deed Book 27530, Page 359. Block and Lot Number 62-D-202.

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### Pittsburgh—21st Ward

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#### 64. Melissa Coleman

MG-22-000638—\$88,761.83  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1417 Pennsylvania Ave., Pittsburgh, PA 15233. Deed Book Volume 12736, Page 18. Block and Lot 0022-P-00182-0000-00.

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### Pittsburgh—27th Ward

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#### 34. Takisha Miyares, Known Heir of Celeste M. Wells, Deceased

GD-22-015759—\$67,263.03  
David W. Raphael, Esq.  
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, in the 27th Ward of the City of Pittsburgh. Having erected thereon a dwelling being known and numbered as 3963 Brighton Road, Pittsburgh, PA 15212, by Deed Dated April 30, 2003, and Recorded on May 2, 2003, in the Department of Real Estate of Allegheny County at Deed Book Volume 11637, Page 298. Block 114-G, Lot 54.

#### 80. Nile P. Frederick, II, as Believed Heir of the Estate of Alice M. Frederick; Katherine S. Frederick, as Believed Heir of the Estate of Alice M. Frederick; Unknown Heirs of the Estate of Alice M. Frederick; Unknown Administrators of the Estate of Alice M. Frederick

MG-22-000994—\$10,392.89  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 27: Having erected thereon a dwelling being known and numbered as 3939 McClure Avenue, Pittsburgh, PA 15212. Document Number 15486, Deed Book Volume 7575, Page 351. Block and Lot Number 0114-L-00038-0000-00.

#### 104. Justin J. Salinetro

MG-22-000773—\$122,846.95  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 27th Ward: Having erected thereon a dwelling

being known and numbered as 3846 Wilksboro Avenue, Pittsburgh, PA 15212. Deed Book Volume 17229, Page 274, Block and Lot 0114-J-00040-0000-00.

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### Pittsburgh—31st Ward

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#### 15. Ryan C. Kiss and Tracy L. Rothbauer

MG-21-000253—\$83,064.47  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5397 Ollie Street, Pittsburgh, PA 15207. Deed Book 14685, Page 120. Block and Lot Number 185-M-36.

#### 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

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Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Jun 8, 2023

Jun 9, 16, 23, 2023

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**Estate Notice**

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

Giglio, Suzanna C., deceased, of Pittsburgh, PA. No. 03742 of 2023. Kiersten L. Lane, Co-Extr. and Denise S. Martin, Co-Extr., PO Box 14723, Pittsburgh, PA 15234. 23-01126w Jun 9, 16, 23, 2023

Guman, Michael R., deceased, of Brentwood, PA. No. 02198 of 2023. Mary Fink, Extr., 4675 Marina Dr., Munhall, PA 15120. 23-01129w Jun 9, 16, 23, 2023

Krivickas, Anthony A. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/5/21. Will #022301239. Charles A. J. Halpin, III, Administrator, The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110. 23-02284 Jun 9, 16, 23, 2023

Murdy, Clarence, deceased, of Natrona Heights, PA. No. 02915 of 2011. Joseph Murdy, Admr., 1126 Third Street, North Versailles, PA 15137 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101. 23-01128w Jun 9, 16, 23, 2023

Sharlock, Lois Elaine (a/k/a Lois E. Sharlock) - Late of Penn Hills Twp., Allegheny County, PA. D.O.D. 10/29/20. Will #022301811. Charles A. Halpin, III, Administrator, The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110. 23-02285 Jun 9, 16, 23, 2023

Stacey, Harriet P. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/14/17. Will #021801412. Tamara L. Ruggieri, Administratrix, 1531 Alverado Ave., Pittsburgh, PA 15216; Latisha Bernard Schuenemann, Atty., Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610. 23-02287 Jun 9, 16, 23, 2023

Stack, Elizabeth M. - Late of Munhall Borough, Allegheny County, PA. D.O.D. 1/11/17. Will #021706308. Charles A. Halpin, III, Administrator, The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110. 23-02286 Jun 9, 16, 23, 2023

Tallo, Nicholas D., deceased, of Pittsburgh, PA. No. 02791 of 2023. Cheryl Webster, Admr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120. 23-02248 Jun 9, 16, 23, 2023

Bordas, Irene O., deceased, of Ben Avon Borough, PA. No. 03900 of 2023. Karen A. Grzywinski, Extr., 104 Windgap Road, Pittsburgh, PA 15237 or to Frank J.

Grzywinski, Esq., Law Office of Frank J. Grzywinski, P.C., 310 Grant Street, Grant Building, Suite 2727, Pittsburgh, PA 15219. 23-02174 Jun 2, 9, 16, 2023

Cowden, Michael D. a/k/a Michael Cowden a/k/a Michael David Cowden, deceased, of Pittsburgh, PA. No. 01283 of 2023. Michael A. Lewis, Extr., 1037 Nimick Ave., Monaca, PA 15061 or to Dennis R. Joyce, Esq., 200 Dinsmore Ave., Ste. 202, Pittsburgh, PA 15205. 23-02171 Jun 2, 9, 16, 2023

Douglass, Kevin James, deceased, of Munhall, PA. No. 03823 of 2023. Tracey Warywoda, Admr., 2756 4th Street, Monroeville, PA 15146 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122. 23-02152 Jun 2, 9, 16, 2023

Fiore, Jocelyn, deceased, of Pittsburgh, PA. No. 03993 of 2023. Joseph S. Spochacz, Admr., 210 Vineland Street, Pittsburgh, PA 15234 or to Karen E. Bononi, Esq., CFWW LLC, 2605 Nicholson Rd., Suite 2201, Sewickley, PA 15143. 23-01074w Jun 2, 9, 16, 2023

Groskopf, Richard Edwin a/k/a Richard E. Groskopf a/k/a Richard Groskopf, deceased, of Pittsburgh, PA. No. 03785 of 2023. Nancy Groskopf, Admr., 62 Heritage Hill Road, Apartment A, New Canaan, CT 06840 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146. 23-02173 Jun 2, 9, 16, 2023

Heintz, John J., deceased, of Ross Township, PA. No. 02831 of 2023. Jean A. Drozda, Extr., 1105 Center Avenue, Pittsburgh, PA 15229 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084. 23-01075w Jun 2, 9, 16, 2023

Kavadas, Mark, deceased, of Monroeville, PA. No. 02887 of 2023. Annamaria Loris, Admr., 1332 Foxboro Drive, Monroeville, PA 15146 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084. 23-01077w Jun 2, 9, 16, 2023

Knapp, Louis J. a/k/a Louis Knapp, deceased, of Plum Borough, PA. No. 03153 of 2023. Linda L. DeMarco, Extr., 301 Browntown Road, New Kensington, PA 15068 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146. 23-02170 Jun 2, 9, 16, 2023

McGuire, James, deceased, of Pittsburgh, PA. No. 03827 of 2023. James C. McGuire, Extr., 471 Lowries Run Road, Pittsburgh, PA 15237 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084. 23-01076w Jun 2, 9, 16, 2023

Pilusio, Victoria a/k/a Victoria Chevallier, deceased, of Pittsburgh, PA. No. 2830 of 2023. Nancy Weyand, Extr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317. 23-02169 Jun 2, 9, 16, 2023

Pluebell, Bert Dunlap a/k/a Bert D. Pluebell, deceased, of Pitcairn, PA. No. 03778 of 2023. Doris Pluebell, Admr., c/o Joshua F. Hall, Esq., Sebring & Associates, 339 Old Haymaker Road, Suite 1101, Parkway Bldg., Monroeville, PA 15146. 23-02155 Jun 2, 9, 16, 2023

Saunders, Charles A., deceased, of Pittsburgh, PA. No. 02341 of 2023. Cheryl Saunders, Extr., 339 Maple Terrace, Pittsburgh, PA 15211. 23-01032w Jun 2, 9, 16, 2023

Schwartzmiller, Jessie Marie, deceased, of Collier Township, PA. No. 03624 of 2023. Donna Jean Lamb, Extr., c/o L. Dawn Haber, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317. 23-02153 Jun 2, 9, 16, 2023

Thomas, Beryl I., deceased, of Glenshaw, PA. No. 03698 of 2023. H. William Thomas, Jr., Extr., 2500 E. Las Olas Blvd., Apt. 801, Ft. Lauderdale, FL 33301 or to William E. Goehring, Esq., 1207 Beechwood Blvd., Pittsburgh, PA 15206. 23-02172 Jun 2, 9, 16, 2023

Watson, Margaret H. a/k/a Margaret Hewitt Watson, deceased, of Bridgeville, PA. No. 03682 of 2023. Linda Hewitt, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120. 23-02157 Jun 2, 9, 16, 2023

Yots, Suzanne, deceased, of Penn Hills, PA. No. 3019 of 2023. Mary E. Shipman, Admr., 2451 Woodstock Ave., Pittsburgh, PA 15218 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039. 23-02154 Jun 2, 9, 16, 2023

Banks, Ranae Eva a/k/a Ranae E. Banks, deceased, of Wilkensburg, PA. No. 07622 of 2022. Apryle L. Banks, Admr., 112-114 East


Walnut St., Apt. #46, Lancaster, PA 17602 or to Bernard M. Tully, Esq., 310 Grant Street, 3201 Grant Building, Pittsburgh, PA 15219. 23-02043 May 26; Jun 2, 9, 2023

Brown, Michael A., deceased, of Edgewood, PA. No. 03492 of 2023. Suzanne Atkinson, Extr., 1130 East End Avenue, Pittsburgh, PA 15218 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005. 23-02035 May 26; Jun 2, 9, 2023

Cervone-Kostyal, Carole, deceased, of Pittsburgh, PA. No. 06711 of 2022. Cynthia Cuccuini, Extr., 5 Forest Hill Dr., Cherry Hill, NJ 08003. 23-01034w May 26; Jun 2, 9, 2023

Ciccione, Antonio, deceased, of Shaler Twp., PA. No. 3646 of 2023. Antonio M. C. Battista, Extr., 593 Thompson Run Rd., Pittsburgh, PA 15237 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044. 23-02036 May 26; Jun 2, 9, 2023

Conley, Jay R., deceased, of Pittsburgh, PA. No. 03849 of 2023. Michael Hunter, Extr., 102 Penfield Place, Pittsburgh, PA 15208 or to William F. Barker, Esq., 103 Maple Ave., Pittsburgh, PA 15218. 23-01039w May 26; Jun 2, 9, 2023



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Gray, Grace D., deceased, of Scott Township, PA. No. 3547 of 2023. Edward Albert Gray, III, Co-Admr. and Barbara Grace Gray, Co-Admr., c/o David A. Lovejoy, Esq., Swartz Lovejoy & Associates, 3221 Greenwald Road, Bethel Park, PA 15102.

23-02042 May 26; Jun 2, 9, 2023

Koziol, Anthony F., deceased, of McCandless, PA. No. 00682 of 2023. Lisa Richardson, Admr., 221 Sandle Avenue E, Pittsburgh, PA 15237 or to Christopher L. Harkins Jr., Esq., Harkins Elder Law, 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.

23-01035w May 26; Jun 2, 9, 2023

Lewis, Ruth L. a/k/a Ruth Louise Lewis, deceased, of Pittsburgh, PA. No. 02109 of 2023. Steven A. Lewis, Extr., 121 Aber Drive, Jefferson Hills, PA 15025 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-01038w May 26; Jun 2, 9, 2023

Lusnak, Mike F., deceased, of Verona, PA. No. 03379 of 2023. Barbara A. Lusnak, Extr., 6757 Leechburg Rd., Verona, PA 15147 or to Chris A. George, Esq., 12570 Perry Highway, Wexford, PA 15090.

23-02044 May 26; Jun 2, 9, 2023

Martin, Reed F., deceased, of Plum Borough, PA. No. 03518 of 2023. Dana McCutcheon, Extr., 1551 Alaqua Drive, Sewickley, PA 15143 or to Neal R. Cramer, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., Fl. 1, Pittsburgh, PA 15222.

23-02038 May 26; Jun 2, 9, 2023

Rausch, Lillian H., deceased, of Pittsburgh, PA. No. 03262 of 2023. Joan R. Tomlinson, Extr., 2802 Houston St., Pittsburgh, PA 15212.

23-02045 May 26; Jun 2, 9, 2023

Sapet, Lora M. a/k/a Lora Mae Sapet, deceased, of North Braddock, PA. No. 03108 of 2023. Janet Maloney, Extr., 3101 Orris Road, North Versailles, PA 15137 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

23-02037 May 26; Jun 2, 9, 2023

Tarr, Patricia Ann a/k/a Patricia Ann Blenner-Coleman, deceased, of Pine Township, PA. No. 03809 of 2023. Donald B. Coleman, Admr., 8106 Cherry Laurel Drive, Liberty Twp., OH 45044 or to David W. Tyree, Esq., David W. Tyree, PC, 3371 Babcock Blvd., Pittsburgh, PA 15237.

23-01037w May 26; Jun 2, 9, 2023

Toth, Betty J. a/k/a Elizabeth J. Toth a/k/a Betty Joyce Toth, deceased, of Bridgeville, PA. No. 03478 of 2023. Susan Toth, Extr., 518 Jeana Lane, Bridgeville, PA 15017 or to Jeffrey P. Derrico, Esq., 60 East Beau Street, Washington, PA 15301.

23-02041 May 26; Jun 2, 9, 2023

Williams, Marjorie, deceased, of Pittsburgh, PA. No. 4891 of 2022. Lawrence Collins, Admr., 420 N. Fairmount, Pittsburgh, PA 15206.

23-02143 May 26; Jun 2, 9, 2023

#### Articles of Incorporation Nonprofit Corporation

Brian Baxter, Esq., 9817 Presidential Drive, Apt. 104, Allison Park, PA 15101. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on June 2, 2023, with respect to a nonprofit corporation, Rotary Club of Fox Chapel Area, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-01130w Jun 9, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-006076. In re: Petition of Austin Collin Weinstein, for change of name to Austin Collin Collins. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, June 30, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. D. Scott Lautner, 68 Old Clairton Rd., Pittsburgh, PA 15236, Ph: 412-650-8820, Attorney for Petitioner.

23-01121w Jun 9, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-005460. In re: Petition of Christopher W. Scalise, parent(s) and Legal guardian(s) of Anna Leigh Scalise for change of name to Asher Lee Scalise. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, June 29, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-01125w Jun 9, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-005518. In re: Petition of Prasanth Kumar Mannaplavu, parent(s) and Legal guardian(s) of Gourisree Prasanth Rejia for change of name to Gourisree Prasanth. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, July 6, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-01127w Jun 9, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-002716. In re: Petition of T'ru Si Al Ma Chu Nqua Bey, for change of name to Johnson Marc Anthony. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, June 30, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-02233 Jun 9, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-002500. In re: Petition of Stefani Marie Williams, for change of name to Estefania Marie Williams. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, June 23, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-02238 Jun 9, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-006036. In re: Petition of Victoria Catherine Doan, for change of name to Tori Minh Quach. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, June 29, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-02249 Jun 9, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-005680. In re: Petition of Boris Georgiev Georgiev, for change of name to Boris Georgiev. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, June 29, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-02250 Jun 9, 2023

#### Intent to Withdraw Foreign Business Corporation

Notice is hereby given that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, MPS Engineering & Construction Inc., a corporation incorporated under the laws of the State of Delaware with principal office at 17021 Aldine Westfield Rd., Houston, TX 77073-5101, and having a Commercial Registered officer provider and county of venue as follows: C T Corporation System, Allegheny County which on 12/20/1999 was registered to transact business in the Commonwealth, intends to file a Statement of Withdrawal with the Department of State.

23-02247 Jun 9, 2023

#### Notice

Hattie A. Sims, deceased, of Coraopolis, No. 4083 of 2023. On June 2, 2023, Cheryl Rae Thomas filed Petition to Determine Title to 621 6th Avenue, Coraopolis, PA 15108. Peter B. Lewis, N.L.S., 928 Penn Ave., Pittsburgh, PA 15222, Counsel.

23-02235 Jun 9, 16, 23, 2023

#### Notice of Trust

Notice is hereby given that Edward J. Cebulski, Jr. and Judy A. Bentz are the Co-Trustees of the Edward J. Cebulski and Jean E. Cebulski Family Trust. All persons indebted to Edward J. Cebulski and Jean E. Cebulski are requested to make payment and all those having claims against Edward J. Cebulski and Jean E. Cebulski are directed to present the same without delay to:

Edward J. Cebulski, Jr., Co-Trustee, 3010 Humbolt Place, Valencia, PA 16059

or to

Judy A. Bentz, Co-Trustee, 508 Jefferson Street, Pittsburgh, PA 15237

or to

Patrick F. Lawlor, Esquire, 979 Perry Highway, Pittsburgh, PA 15237

23-02262 Jun 9, 16, 23, 2023

#### Notice

Court of Common Pleas, Allegheny County, PA, Orphans Court Division, Estate of Dorothy Hill, deceased, No. 02-23-3230. Notice: Petition filed April 28, 2023 by Roderick Hill to terminate interests of heirs

and devisees of Dorothy Hill in real estate at 524 Roberts St., Pittsburgh (3rd Ward), PA, 15219 (Parcel No. 2-D-17) and to determine that fee simple title be in Roderick Hill. If no exceptions are filed within 30 days of date of this Notice, Roderick Hill will seek an Order adjudging title to be in him. Daniel L. Haller, Esq., Neighborhood Legal Srvc., 928 Penn Ave., Pittsburgh, PA 15222, (412) 586-6151.

23-02184 Jun 2, 9, 16, 2023

#### Notice of Trust

RE: Mary Lou Ferketic Family Trust

Notice is hereby given that James Ferketic is the Trustee of the above-named Trust. All persons indebted to Mary Lou Ferketic are requested to make payment and all those having claims against Mary Lou Ferketic are directed to present the same without delay to:

James Ferketic, Trustee  
2906 Ponderosa Drive  
Allison Park, PA 15101

Or to:

David C. Moran, Esquire  
Moran & Moran, P.C.  
2500 Brooktree Road, Suite 203  
Wexford, PA 15090

23-02039 May 26; Jun 2, 9, 2023

#### Notice of Lawsuit

To: P&M Asphalt Paving & Sealcoating LLC, a Pennsylvania limited liability company.

You are hereby notified that Plaintiff, Hotel Richland, Inc. a Pennsylvania Business Corporation, has filed a Complaint in the Court of Common Pleas of Allegheny County, Pennsylvania, on March 10, 2023, endorsed with a Notice to Defend, against you P&M Asphalt Paving & Sealcoating LLC, a Pennsylvania limited liability company.

The caption of the Lawsuit and the names of the parties are: Hotel Richland, Inc. a Pennsylvania Business Corporation, Plaintiff v. Michael Reno a/k/a Michael F. Reno a/k/a Michael Frisco Reno, an individual; All Pro Contracting, a Sole Proprietorship d/b/a All Pro Roofing & Paving; and P&M Asphalt Paving & Sealcoating LLC, a Pennsylvania limited liability company, Defendants.

The Case No. is GD-23-3332.

The nature of this action stems from a breach of contract, breach of warranties, unjust enrichment, and fraud related to defective repaving of the parking lot in December of 2021 at 5370 William Flynn Hwy., Gibsonia, Allegheny County, Pennsylvania 15044.

Plaintiff's Attorney: Slade R. Miller, Esq. and Beata I. Gray, Esq., Miller & Miller Attorneys At Law, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

Notice To Defend

You Have Been Sued In Court. If you wish to defend against the claims set forth in the following pages, you must take action within Twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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23-02209 Jun 9, 2023

## ORPHANS' COURT

### Letters

(Continued from Page 1, Column 3)

**Susanne Huppenthal, deceased;** Emily S. Huppenthal, Admr.; Atty: David W. Tyree; 03594 of 2023.

**Mary Holly Seng, deceased;** Robert Seng, Admr.; Atty: David W. Tyree; 03595 of 2023.

**Robert T. Legas, deceased;** Henry J. Legas, Admr.; Atty: Mary Margaret Isabella; 03597 of 2023.

**Stanford Hainesworth, deceased;** Karen D. Hainesworth, Admr.; Atty: Michael J. Girardi; 03598 of 2023.

**Sarah M. Santucci, deceased;** Kelton Merrill Burgess, Admr.; Atty: Kelton Merrill Burgess; 01757 of 2017.

**Donald W. Perman, deceased;** Daniel J. Perman, Admr.; Atty: Chelsea K. Dice; 05778 of 2021.

**Patricia Lynn Milholland, deceased;** Laura E. Milholland, Admr.; Atty: Claire Johnson Saenz; 03601 of 2023.

**Seema Purohit, deceased;** Avinash Purohit, Admr.; Atty: Dale P. Frayer; 03604 of 2023.

**Thomas Washington, Sr., deceased;** Dominique Washington, Co-Admr., Thomas Washington, Jr., Co-Admr.; Atty: Michele P. Conti; 03605 of 2023.

**Rosemary Washington, deceased;** Dominique Washington, Co-Admr., Thomas Washington, Jr., Co-Admr.; Atty: Michele P. Conti; 03606 of 2023.

**Regis Clinton Rose, deceased;** Regis Rose, Co-Admr., Kimberly Rose, Co-Admr.; 03614 of 2023.

**Louis J. Fischer, deceased;** Deborah Liotus, Admr.; Atty: Deborah Liotus; 03618 of 2023.

**Maureen E. Fay, deceased;** Carol A. Freiland, Admr.; Atty: Joseph V. Luvara; 03619 of 2023.

**Roberta M. Klimovich, deceased;** Admr: William P. Klimovich, Extr.; Atty: Kevin F. Israel; 03620 of 2023.

**Kenneth Paul Rubel, deceased;** Kenneth M. Rubel, Admr.; 03621 of 2023.

**Nancy Jean Epler, deceased;** Deborah J. Saccamango, Admr.; Atty: Theodore M. Trbovich; 03622 of 2023.

**Roy L. Noey, deceased;** Sandra Jean Krakker, Co-Admr., Lee Ann Beyer, Co-Admr.; Atty: Jennifer M. Merx; 03629 of 2023.

**Alvin W. Allison, Sr., deceased;** Alvin W. Allison, Jr., Admr.; Atty: Timothy J. Kidd; 02139 of 2023.

**Judith A. Haines, deceased;** Jason Haines, Admr.; Atty: James R. Antoniono; 03643 of 2023.

**John F. Lavelle, deceased;** Doris J. Lavelle, Admr.; Atty: Amy R. Schrempf; 03644 of 2023.

**Benjamin B. Cutler, deceased;** Sarah L. Jones, Admr.; Atty: Michael A. Nahas; 03647 of 2023.

**Matthew Williams, deceased;** Santana Williams, Admr.; Atty: Philip C. Chapman; 03648 of 2023.

**James Joseph Grande, deceased;** Frank V. Grande, Admr.; Atty: Scott E. Kasbee; 03649 of 2023.

**David Wayne Voshall, deceased;** Arthur E. Voshall, Admr.; Atty: William G. Ball; 03654 of 2023.

**James Steele Yount, Jr., deceased;** Rebecca Elizabeth Yount McKenzie, Admr.; Atty: Andrew C. Goodermode; 03655 of 2023.

**Sonja Fuget, deceased;** Christopher Fuget, Admr.; 03657 of 2023.

**Martha Petriga, deceased;** Myra Aronson, Admr.; Atty: James R. Mall; 08648 of 2021.

**Joseph L. Duncan, deceased;** William J. Duncan, Admr.; Atty: Christine M. Long; 03499 of 2023.

**Justin K. Pass, deceased;** Bryan K. Pass, Admr.; 03676 of 2023.

**Florence L. Ramsey, deceased;** David E. Ramsey, Admr.; Atty: Daniel F. Bekavac, Jr.; 03680 of 2023.

**Margaret W. Baker, deceased;** Amanda McBride, Admr.; Atty: Brian F. Levine; 03681 of 2023.

**Eric Hoffman, deceased;** Michelle Hoffman, Admr.; Atty: Matthew A. Fiscus; 03692 of 2023.

**Robert O. Garvin, II, deceased;** Marcella H. Garvin, Admr.; Atty: Matthew A. Fiscus; 03693 of 2023.

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