

**SA-0000675-23;** Comm. of PA vs Andre Montel Ellis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001311-23;** Comm. of PA vs Byrant Michael Ellis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000425-23;** Comm. of PA vs Alleyon Lowry; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000510-23;** Comm. of PA vs Joseph Lutch; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000931-23;** Comm. of PA vs Joseph Lutch; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001101-23;** Comm. of PA vs Mandy M. Meskel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001302-23;** Comm. of PA vs Mandy M. Meskel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001303-23;** Comm. of PA vs Mandy M. Meskel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001298-23;** Comm. of PA vs Mary Meskel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001299-23;** Comm. of PA vs Mary Meskel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001300-23;** Comm. of PA vs Mary Meskel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000784-23;** Comm. of PA vs Marco AnToni Pascarella; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000844-23;** Comm. of PA vs Tionna Pinnix; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001111-23;** Comm. of PA vs Devin M. Plummer; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001128-23;** Comm. of PA vs Marcus Graham Ressler; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001102-23;** Comm. of PA vs Skylar S. Summers; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000282-23;** Comm. of PA vs Kameraun Yates; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001033-23;** Comm. of PA vs Wade Robert Yurko, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001034-23;** Comm. of PA vs Wade Robert Yurko, Jr.; 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, Tuesday, January 2, 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. 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 TUESDAY, JANUARY 2, 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. WEDNESDAY, JANUARY 3, 2024, 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, JANUARY 8, 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 MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

### Article XII Sheriff's Sales

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

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

written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

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

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

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

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

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

### Baldwin Borough

79. Timothy M. Gallagher

GD-21-008640—\$44,983.05

Christine L. Graham, Esq.

McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 156 Sunny Drive, Pittsburgh, Pennsylvania 15236. Deed Book Volume 09480, Page 635. Block and Lot Number 0390-C-00242-0000-00.

### Bethel Park

11. Brian Ferris and Jason Ferris, Known Heirs of Mary A. Ferris

GD-21-012043—\$20,737.58

Elizabeth P. Sattler, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 5021 Orchard Avenue, Bethel Park, PA 15102. Deed Book 10591, Page 94. Block and Lot Number 393-M-151.

88. David M. Ohler and Jana K. Ohler

MG-23-000435—\$166,763.21

Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Bethel Park: Having erected thereon a single-story dwelling being known and numbered as 227 Drake Road, Bethel Park, PA 15102. Deed Book 12596, Page 272, Instrument Number 2005-32045. Block and Lot Number 568-F-169.

### Brackenridge

58. Timothy S. Michaels

MG-22-000710—\$27,999.87

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 801 9th Avenue, Brackenridge, PA 15014. Deed Book Volume 9802, Page 132. Block and Lot 1224-A-00335-0000-00.

### Carnegie

44. Lisa Crewl a/k/a Lisa Frederick Solely in Her Capacity as Heir of Robert F. Crewl, Jr., Deceased

GD-23-001312—\$31,877.14

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 507 3rd Avenue, Carnegie, PA 15106. Deed Book 5699, Page 231. Block and Lot Number 102-B-78.

### City of Clairton

39. Georgina A. Rondinelli

MG-23-000418—\$36,855.88

KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward City of Clairton: Having erected thereon a dwelling being known and numbered as 302 Elm Street, Clairton, PA 15025. Deed Book 11120, Page 521. Block and Lot Number 657-P-313.

### Collier

45. Patrick J. Mulligan and the United States of America

MG-23-000581—\$162,824.77

KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 100 Scott Way, Carnegie, PA 15106. Deed Book 14282, Page 81. Block and Lot Number 147-F-34.

### Dormont

77. Crjstina Carole Helebrand, Known Surviving Heir of Lorraine C. Helebrand and Unknown Surviving Heirs of Lorraine C. Helebrand

MG-22-000224—\$127,756.64

Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling being known and numbered as 1107 Illinois Avenue, Pittsburgh, Pennsylvania 15216. Deed Book Volume 11184, Page 442. Block and Lot Number 0097-E-00099-0000-00.

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### Elizabeth Borough

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#### 7. Curtis Barrett

GD-22-015457—\$10,746.84  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 118 7th Ave., Elizabeth, PA 15037. Deed Book 17956, Page 91. Block and Lot Number 1133-S-355.

#### 75. Kenneth A. Kolodziej and Lori A. Kolodziej

GD-23-006358—\$21,490.24  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: (Parcel 1) Having erected thereon a commercial theater building being known and numbered as 207 S. 2nd Avenue, Elizabeth, PA 15037. Deed Book 11668, Page 413. Block and Lot Number 1133-L-172;

(Parcel 2) Having erected thereon a commercial office/apartments over building known and numbered as 121 S. 3rd Avenue, Elizabeth, PA 15037; Deed Book Volume 11939, Page 89. Block and Lot Number 1133-M-312; and

(Parcel 3) Being all that vacant land known and numbered as 3rd Avenue, Elizabeth, PA 15037. Deed Book Volume 11939, Page 89. Block and Lot Number 1133-M-316.

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### Elizabeth Township

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#### 34. Holly Bryan and Jeffrey Pool

MG-23-000634—\$169,485.42  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 102 Narragansett Drive, McKeesport, PA 15135. Deed Book 16677, Page 471. Block and Lot Number 997-C-166.

#### 50. Hilary A. Spell, Personal Representative of the Estate of James D. McCombs, Deceased

GD-23-007496—\$45,524.62  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 5834 Meade Street, McKeesport, PA 15135. Deed Book Volume 10479, Page 639. Block and Lot Number 653-L-229.

#### 66. Amanda Clark

MG-23-000088—\$177,300.41  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 925 Scenery Drive, Elizabeth, Pennsylvania 15037. Deed Book Volume 17752, Page 295. Block and Lot Number 1130-N-00222-0000-00.

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### Etna

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#### 103. The Unknown Heirs of Daniel Lee Pilszak, Deceased

GD-22-008727—\$4,724.71  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Parcel #1: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223 f/k/a 17 Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 10746, Page 542. Block & Lot No. 222-P-62.

Parcel #2: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 10746, Page 542. Block & Lot No. 222-P-63.

#### 106. Judith and George Clementson

GD-08-003174—\$3,728.88  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 10094, Page 132. Block & Lot No. 222-P-61.

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### Findlay

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#### 91. Danielle E. Greaves and Timothy S. Cannon

MG-19-001357—\$337,023.50  
Nathalie Paul, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a dwelling being known and numbered as 236 Horse Shoe Drive, Clinton, Pennsylvania 15026. Deed Book Volume 17068, Page 499. Block & Lot No. 1320-N-00138-0000-00.

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### Forward

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#### 56. Anthony F. Piscitelli; and Angela M. Grant a/k/a Angela Marie Grant a/k/a Angela M. Bordini

MG-23-000349—\$214,507.82  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Being vacant land known as Rainbow Run Rd., Monongahela, PA 15063. Deed Book Volume 17785, Page 107. Block and Lot 2274-S-00270-0000-00.

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### Harrison

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#### 65. Timothy J. Oddis

MG-23-000254—\$174,838.60  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1216 Arizona Avenue, Natrona Heights, Pennsylvania 15065. Deed Book Volume 17877, Page 333. Block and Lot Number 1518-R-00007.

#### 73. Norma L. Deer

GD-22-005286—\$14,005.65  
Anthony Giglio, Esq.  
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a retail structure with apartments above known as 87 Garfield Street, Natrona Heights, PA 15065. Deed Book Volume 14139, Page 450. Block and Lot 1368-G-336.

#### 78. Christopher L. Rutkowski, Jamie Marie Zingaro Rutkowski a/k/a Jamie Marie Z. Rutkowski; and the Secretary of Housing and Urban Development

MG-23-000817—\$38,784.60  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1322 8th Avenue, Natrona Heights, PA 15065. Deed Book Volume 14429, Page 513. Block and Lot Number 1368-J-16.

#### 96. Lisa Ann Winter and Alan B. Winter

MG-23-000623—\$121,651.85  
Padgett Law Group  
850-422-2520

All that certain lot or piece of ground situate in the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a two-story dwelling being known and numbered as 1275 11th Avenue, Natrona Heights, PA 15065. Deed Book Volume 18331, Page 189, Instrument Number 2021-4595. Block and Lot Number 1368-E-69.

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### Homestead

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#### 46. Myra Ann Mott

MG-22-000791—\$57,756.32  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 1513 West Street, Homestead, Pennsylvania 15120. Deed Book Volume 10685, Page 159. Block and Lot Number 0131-G-00123.

#### 100. Floreence Davis

GD-19-001337—\$4,885.09  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story frame house being known as 124 East 15th Avenue, Homestead, PA 15120. Deed Book Volume 8638, Page 189. Block & Lot No. 131-C-272.

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### Indiana

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#### 27. John B. Smolter

GD-17-000018—\$2,575.38  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Being thereon vacant residential land known as Hillside Lane, Glenshaw, PA 15116. Deed Book Volume 13472, Page 289. Block & Lot No. 523-B-169.

#### 28. John B. Smolter

GD-14-021147—\$2,869.49  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one story brick house being known as 113 Hillside Lane, Glenshaw, PA 15116. Deed Book Volume 13472, Page 289. Block & Lot No. 523-B-158.

#### 67. Hall Family Trust

GD-22-009773—\$7,003.89  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a farm being known and numbered as 150 Eisele Road, Cheswick, PA 15024. Deed Book 14945, Page 229. Block and Lot Number 1081-M-229.

#### 68. Estate of Randal A. Roth and Ronald Roth

GD-18-011824—\$21,316.32  
Paul J. Giuffre, Esq.  
Giuffre Law Office  
412-781-7900

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

Having erected thereon a residential single family home being known and numbered as 240 Little Deer Creek Road, Cheswick, PA 15024. More fully described in Deed Book Volume 12201, Page 259; and being designated as Block and Lot No. 1084-E-98.

#### 69. Ronald Roth

GD-18-011476—\$19,610.98  
Paul J. Giuffre, Esq.  
Giuffre Law Office  
412-781-7900

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon an industrial warehouse being known and numbered as 230 Little Deer Creek Road, Cheswick, PA 15024. More fully described as parcel first in Deed Book Volume 10942, Page 52; and being designated as Block and Lot No. 1084-E-112.

#### 70. Ronald Roth

GD-18-011821—\$38,147.31  
Paul J. Giuffre, Esq.  
Giuffre Law Office  
412-781-7900

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Parcel I: Having erected thereon a residential single family home being known and numbered as 253 Little Deer Creek Road, Cheswick, PA 15024, more fully described as parcel second in Deed Book Volume 10942, Page 63; and being designated as Block and Lot No. 1084-A-154; and

Parcel II: Having erected thereon an industrial small shop being known and numbered as 242 Little Deer Creek Road, Cheswick, PA 15024, more fully described as parcel fourth in Deed Book Volume 10942, Page 63; and being designated as Block and Lot No. 1084-E-89.

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### Jefferson Hills

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#### 21. Joann S. Trumpie a/k/a Joann S. Trumpie Peterman, with Notice to Heirs and Assigns

GD-22-011650—\$7,001.76  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one and a half story frame house being known as 145 Butternut Street, Clairton, PA 15025. Deed Book Volume 3997, Page 657. Block & Lot 766-R-102.

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### Kennedy

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#### 52. John E. Jenkins, Heir of Donald M. Jenkins, Deceased; the Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Donald M. Jenkins, Deceased; and the Secretary of Housing and Urban Development

MG-23-000480—\$196,186.37  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Kennedy Township: Having erected thereon a one story dwelling known and numbered as 32 Green Oak Drive, Coraopolis, PA 15108. Deed Book 35494 and Page 196. Block & Lot No. 156-P-226.

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### Liberty

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#### 43. John M. Duda, Jr.

MG-23-000128—\$71,718.81  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2908 Woodrow Street,

McKeesport, PA 15133. Deed Book 13542, Page 429. Block and Lot Number 556-C-296.

### City of McKeesport

#### 9. DNT Property Investments, LLC

GD-19-015128—\$530,651.00

John B. Joyce, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport, 8th Ward: Having erected thereon an apartment building known and numbered as 3109-3111 Freeland Street, McKeesport, PA 15132. DBV 15970, PG. 587, B/L #380-R-101.

#### 10. DNT Property Investments, LLC

GD-19-015128—\$530,651.00

John B. Joyce, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport, 8th Ward: Having erected thereon an apartment building known and numbered as 3108-3110 Freeland Street, McKeesport, PA 15132. DBV 15970, PG. 587, B/L 380-R-102.

#### 97. David Franklin, in His Capacity as Heir of William R. Franklin, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, Associations Claiming Right Title or Interest From or Under William R. Franklin, Deceased

MG-22-000571—\$60,125.50

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

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 3516 Mayfair St., McKeesport, PA 15132. Deed Book Volume 12107, Page 506. Block and Lot Number 0381-M-00101-0000-00.

### Monroeville

#### 1. Mauro A. Kisak, Known Heir of Joan E. Kisak, Deceased and Gigi K. Hebrank, Known Heir of Joan E. Kisak, Deceased

GD-23-006795—\$128,490.96

Benjamin Hoen, Esq.  
216-739-5100

All the following described real estate situated in the Municipality of Monroeville (formerly the Borough of Monroeville), County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 2328 Haymaker Road, Monroeville, PA 15146. Book 6125, Page 93, Parcel Number 859-D-126.

#### 24. Debora M. Kruper

GD-19-002983—\$2,579.73

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two story masonry frame townhouse being known as 101 Meadow Gap Drive, Monroeville, PA 15146. Deed Book Volume 12753, Page 59, Block & Lot 544-L-6-0001.

### Mt. Oliver

#### 42. George Daniel, Sr. a/k/a George A. Daniel

MG-22-000951—\$26,913.77

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 111 Sherman Street, Pittsburgh, PA 15210. Deed Book 12566, Page 42. Block and Lot Number 14-S-193.

### Munhall

#### 84. Michael A. Bandola and Laura M. Bandola a/k/a Laura Bandola

MG-20-000037—\$47,647.44

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 716 East 12th Avenue, Homestead, PA 15120 a/k/a 716 12th Avenue, Homestead, PA 15120 a/k/a 716 East 12th Avenue, Munhall, PA 15120 a/k/a 716 12th Avenue, Munhall, PA 15120. Deed Book Volume 12111, Page 233. Block and Lot Number 0130-S-00086-0000-00.

### Neville

#### 54. Michael Ladakos, in His Capacity as Administrator and Heir of the Estate of Karen M. Kanakis; John Ladakos, in His Capacity as Heir of Karen M. Kanakis; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Karen M. Kanakis

MG-22-000894—\$32,217.47

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Neville: Being a Mobile Home known and numbered as 7113 Grand Avenue Pittsburgh, PA 15225. Deed Book Volume 10274, Page 148. Block and Lot 0273-K-00083-0000-00.

### North Braddock

#### 102. Sarah McWhite

GD-08-017338—\$4,975.25

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 1013 4th Street, Braddock, PA 15104. Deed Book Volume 19199, Page 230. Block & Lot No. 301-E-337.

#### 104. Richard J. Comfort & Guy T. James d/b/a CJ Properties

GD-16-001997—\$16,308.01

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a one story frame house being known as 1101 4th Street, Braddock, PA 15104. Deed Book Volume 14968, Page 33. Block & Lot No. 301-E-356.

#### 105. The Unknown Heirs of Charles Paden, Deceased

GD-16-009270—\$8,235.98

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 brick house being known as 1014 4th Street, Braddock, PA 15104. Deed Book Volume 13432, Page 450. Block & Lot No. 301-E-321.

### North Versailles

#### 90. Carol Puhalla and David Nolf

GD-23-006187—\$76,752.55

Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3807 Alice Avenue, North Versailles, Pennsylvania

15137. Deed Book Volume 17260, Page 134, Block and Lot Number 549-C-336.

#### 99. Michael K. Willis and Patricia R. Willis

GD-09-018243—\$7,332.25

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 8567, Page 9. Block & Lot No. 376-L-177.

#### 101. Charles Norman Carey

GD-23-002768—\$5,909.04

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 8307, Page 488. Block & Lot No. 376-L-170.

#### 107. Willette Thomas Jackson, Executrix of the Estate of Sophia N. Thomas a/k/a Sophie N. Thomas, Deceased and the Unknown Heirs of Willie J. Thomas, Deceased and the Unknown Heirs of Sophia N. Thomas a/k/a Sophie N. Thomas, Deceased

GD-23-006012—\$5,715.34

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story frame house being known as 2108 Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 3688, Page 119. Block & Lot No. 376-L-178.

#### 109. Thomas J. Townsend

GD-19-005240—\$5,078.32

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as 307 Tintsman Avenue, North Versailles, PA 15137. Deed Book Volume 13208, Page 289. Block & Lot No. 456-M-125.

### Oakdale

#### 35. Ernest R. Benard

GD-23-002815—\$55,618.35

KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakdale: Having erected thereon a dwelling being known and numbered as 11 Robinson Street, Oakdale, PA 15071. Deed Book 12598, Page 23. Block and Lot Number 492-M-389.

### Oakmont

#### 82. Joseph B. Felix a/k/a Joseph Braddon Felix

MG-23-000827—\$126,145.46

Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a two-story frame dwelling known as 530 Pennsylvania Avenue, Oakmont, PA 15139, Deed Book Volume 17440, Page 310, Block & Lot No. 363-C-73.

### Penn Hills

#### 6. Agnes Karaffa a/k/a Sara Agnes Karaffa, With Notice to Unknown Heirs and Assigns

GD-21-014768—\$11,125.36

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 5612 Front St., Verona, PA 15147. Deed Book 3247, Page 383. Block and Lot Number 366-S-278.

#### 12. Stephanie J. Rock and Adam T. Watt

MG-19-000793—\$136,317.81

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality (Formerly Township) of Penn Hills: Having erected thereon a dwelling being known and numbered as 170 Spring Grove Road, Pittsburgh, PA 15235. Deed Book Volume DE VL-14410, Page 98, Block and Lot 0448-N-00065-0000-00.

#### 14. The Unknown Heirs of Donna R. Carter a/k/a Donna Carter, deceased

MG-23-000027—\$82,996.40

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 360 Dorothy Drive, Pittsburgh, PA 15235. Deed Book Volume 11381, Page 498. Block and Lot Number 368-G-307.

#### 17. Eric Youngblood and Nelvia Seals

MG-19-001350—\$98,919.53

Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6921 Alcoma Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16575, Page 447. Block and Lot Number 0634-J-00348.

#### 33. Kathleen E. Griffin and Robert E. Griffin

GD-19-001549—\$192,817.87

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 328 Crescent Garden Drive, Pittsburgh, PA 15235. Deed Book Volume 12162, Page 469, Block and Lot 537-R-00209-0000-00.

#### 49. Phillip G. Vogel, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Ralph W. Vogel, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Suzanne Hill, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Christine Sampsell, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Marianne Mikitko, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; and Unknown Surviving Heirs of Dennis Vogel a/k/a Dennis M. Vogel

GD-20-000608—\$83,817.69

Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 150 Marshall Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 10269, Page 295. Block and Lot Number 370-H-138.

#### 51. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Lois E. Sharlock a/k/a Lois Elaine Sharlock, Deceased

GD-23-008450—\$234,188.70

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick bungalow being known and numbered

as 1121 McCully Drive, Pittsburgh, PA 15235. Deed Book Volume 8446, Page 490. Block and Lot Number 540-K-84.

**55. Rickey Williams and Toya Williams**  
MG-23-000040—\$222,971.60  
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 10 Black Oak Dr., Pittsburgh, PA 15235. Deed Book Volume 12211, Page 498. Block and Lot 0538-C-00381-0000-00.

**60. Tyler A. Straus, known Heir of Betty J. Straus, deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Betty J. Straus, deceased**  
MG-23-000403—\$103,084.36  
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 807 Clearview Drive, Verona, PA 15147. Deed Book Volume 15131, Page 118, Block and Lot 0446-H-00298-0000-00.

**74. Benjamin F. Rouse and Yvonne D. Rouse**  
GD-21-002640—\$9,390.50  
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 7592 Tyler Road, Verona, PA 15147. Deed Book 17348, Page 334. Block and Lot Number 173-H-176.

**85. John Mercalde, in His Capacity as Heir to the Estate of Eugene Mercalde, Deceased; Michael Mercalde, in His Capacity as Heir to the Estate of Eugene Mercalde, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Eugene Mercalde, Deceased**  
MG-22-000846—\$151,823.87  
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 611 Summit Dr., Verona, PA 15147. Deed Book Volume 13760, Page 347. Block and Lot Number 0446-M-00062-0000-00.

**86. Richard D. Edwards and the United States of America**  
GD-23-006778—\$93,006.84  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant commercial land known and numbered as Rodi Road, Pittsburgh, PA 15235. Deed Book 15221, Page 263. Block and Lot Number 450-P-19.

### Pitcairn

**40. James J. Laird a/k/a James Joseph Laird c/o River Communities Fiduciary Services, Inc. ("RCFS") in Their Capacity as Plenary Permanent Guardian of the Person, James J. Laird**  
MG-23-000467—\$25,406.25  
KML Law Group, P.C.  
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 1212 North Avenue, Pitcairn, PA 15140. Deed Book 9192, Page 199. Block and Lot Number 746-B-170.

### Plum

**61. Vincent Joseph Molierno, Jr. and Courtney Crissman**  
MG-19-000501—\$129,653.78  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 7194 Leechburg Road, New Kensington, PA 15068. Deed Book Volume 16600, Page 366, Block and Lot 0849-A-00138-0000-00.

**81. Carol A. Ashbaugh**  
MG-18-001346—\$121,230.01  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Plum Borough: Having erected thereon a dwelling being known and numbered as 176 Big Horn Road, Pittsburgh, PA 15239. Deed Book Volume 8437, Page 542, Block and Lot 1102-M-00262-0000-00.

### Port Vue

**3. Stacie L. Ammer and the United States of America c/o the U.S. Attorney for the Western District of Pennsylvania**  
MG-18-001084—\$93,049.60  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Port Vue Borough: Having erected thereon a dwelling being known and numbered as 904 Pleasant Avenue, McKeesport, PA 15133 a/k/a 904 Pleasant Avenue, Port Vue, PA 15133. Deed Book Volume 11753, Page 229, Instrument Number 2003-28434. Block and Lot Number 0383-F-00251-0000-00.

**19. Kelly J. Metz**  
MG-19-000907—\$70,049.83  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1326 Barkley Road, McKeesport, Pennsylvania 15133 a/k/a 1326 Barkley Road, Port Vue, Pennsylvania 15133. Deed Book Volume 13966, Page 210. Block and Lot Number 0383-R-00097-0000-00.

### Richland

**41. Stacy E. Auther a/k/a Stacy Auther and John F. Auther a/k/a John Auther**  
MG-23-000415—\$98,303.33  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a dwelling being known and numbered as 5959 Heckert Road, Bakerstown, PA 15007. Deed Book 11285, Page 329. Block and Lot Number 2007-H-182.

### Ross

**25. Shanell Robinson**  
GD-22-002976—\$26,617.39  
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 116 Pinevalley Drive,

Pittsburgh, PA 15229. Deed Book Volume 17600, Page 276, Block & Lot 350-E-160.

**37. John S. Urbanek**  
MG-23-000416—\$111,616.09  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 1724 Renton Avenue, Pittsburgh, PA 15229. Deed Book 11322, Page 401. Block and Lot Number 279-N-111.

**38. Sandra J. Kording a/k/a Sandra J. Mammay and Paul F. Mammay, Jr.**  
MG-21-000052—\$156,947.99  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 162 East Wedgewood Drive, Pittsburgh, PA 15229. Deed Book 7121, Page 553. Block and Lot Number 349-D-6.

**76. Walter C. Smith**  
MG-19-000127—\$195,981.53  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Ross: Having erected thereon a dwelling being known and numbered as 309 Noring Court, Pittsburgh, PA 15237. Deed Book Volume 14133, Page 220. Block and Lot Number 431-C-51.

**94. Scottsdale REI LLC**  
GD-23-010279—\$199,142.29  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a two-story brick dwelling being known and numbered as 74 Union Avenue, Pittsburgh, PA 15202. Deed Book Volume 18714, Page 125, Instrument Number 2021-42072. Block and Lot Number 215-K-300.

### Sewickley

**22. Thomas W. Gatehouse, Jr.**  
GD-23-000493—\$71,102.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a one story frame house being known as 202 Bank Street, Sewickley, PA 15143. Deed Book Volume 11551, Page 481. Block & Lot No. 506-C-98.

### Shaler

**18. Vincent D. Metz**  
MG-22-000507—\$134,756.33  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 123 Lily Drive, Glenshaw, Pennsylvania 15116 a/k/a 123 Lilly Drive, Glenshaw, Pennsylvania 15116. Deed Book Volume 14379, Page 291. Block and Lot Number 0615-P-00036-0000-00.

### Springdale

**20. Eric David Zahner**  
MG-23-000801—\$58,889.05  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling known and

numbered as 737 Garfield Street, Springdale, PA 15144. DBV 14437, PG. 566, B/L #733-A-330.

### Stowe

**15. Steven Szweci, Known Surviving Heir of Henry R. Szweci and Unknown Surviving Heirs of Henry R. Szweci**  
GD-20-001710—\$78,651.55  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 152 William Circle, McKees Rocks, Pennsylvania 15136. Deed Book Volume 6675, Page 55. Block and Lot Number 0111-D-00395-0000-00.

### Tarentum

**87. Susan M. Logue and Kenneth R. Sprouse, Jr.**  
MG-23-000642—\$36,117.23  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Tarentum: Having erected thereon a two-story dwelling being known and numbered as 720 Center Street, Tarentum, PA 15084. Deed Book Volume 10131, Page 395, Instrument Number 1998-020339. Block and Lot Number 1223-P-00144-0000-00.

### Turtle Creek

**108. Gelt Properties, LLC**  
GD-23-002986—\$25,623.21  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Parcel #1: Being thereon vacant residential land known as Airbrake Avenue, Turtle Creek, PA 15145 f/k/a 1509 1/2 Airbrake Avenue, Turtle Creek, PA 15145. Deed Book Volume 13591, Page 69. Block & Lot No. 456-H-25.

Parcel #2: Being thereon vacant residential land known as Airbrake Avenue, Turtle Creek, PA 15145 f/k/a 1509 Airbrake Avenue, Turtle Creek, PA 15145. Deed Book Volume 13591, Page 69. Block & Lot No. 456-H-23.

### Upper St. Clair

**59. Cheryl L. Gastineau, as Administratrix of the Estate of Elizabeth K. Campbell; Brendan J. Campbell, in His Capacity as Heir of Elizabeth K. Campbell; Taryn E. Campbell, in Her Capacity as Heir of Elizabeth K. Campbell; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elizabeth K. Campbell**  
MG-19-000591—\$353,774.63

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2510 Edgewood Drive, Pittsburgh, PA 15241. Deed Book Volume 4262, Page 427. Block and Lot 0668-F-00090-0000-00.

### West Deer

**62. Linda White, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William H. White, deceased, William Hunter White, known Heir of William H. White,**

deceased, **Melissa M. Francis, known Heir of William H. White, deceased, Jessica R. White, known Heir of William H. White, deceased, Heather L. White, known Heir of William H. White, deceased**

MG-19-000635—\$57,221.63  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel 1: Having erected thereon a dwelling being known and numbered as 1028 Mueller Street, Gibsonia, PA 15044. Deed Book Volume DE 11700, Page 404, Block and Lot 1668-M-00013-0000-00.

Parcel 2: Having thereon vacant land being known as Mueller Street, Gibsonia, PA 15044. Deed Book Volume DE 11700, Page 404, Block and Lot 1668-S-00209-0000-00.

### White Oak

**16. Michael John Gallo and Wendy Gallo**  
MG-22-000892—\$246,307.26  
Chelsea A. Nixon, Esq.

McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1910 Fawcett Avenue, McKeesport, Pennsylvania 15131 a/k/a 1910 Fawcett Avenue, White Oak, Pennsylvania 15131. Deed Book Volume 17358, Page 316. Block and Lot Number 551-E-352.

**93. Georgette Dusetzina; Sylvia Kopay; Judy Kopay Telli, Known Heirs of the Estate of John Kopay, Jr. and the Unknown Heirs, Executors and/or Administrators of the Estate of John Kopay, Jr.**

MG-23-000730—\$82,445.99  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling known as 226 Carmella Drive, McKeesport, PA 15131. DBV 13305, PG. 154, Block & Lot No. 549-J-254.

### Whitehall

**72. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak**

MG-16-000765—\$140,710.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

### Wilkins

**31. Jessica Williams, in her capacity as Administratrix and Heir of the Estate of Joseph Patrick Craig**

MG-22-000779—\$50,002.17  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a single family dwelling being known and numbered as 631 Highland Avenue, Turtle Creek, PA 15145. Deed Book DE-13439, Page 239. Block and Lot 454-N-262.

### Wilksburg

**4. Deliverance Incorporated**

GD-22-004162—\$12,990.31  
Jennifer L. Cerce, Esq.  
412-242-4400

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

Having erected thereon a two family dwelling being known and numbered as 1116 South Ave., Pittsburgh, PA 15221. Deed Book 11840, Page 10. Block and Lot Number 233-F-189.

**5. The Unknown Heirs of Fern E. Kuzma, Deceased**

GD-23-004546—\$10,974.34  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 107 Beatty St., Pittsburgh, PA 15221. Deed Book 3608, Page 208. Block and Lot Number 233-B-124.

**8. Jenise Caldwell**

GD-21-012251—\$59,117.66  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 737 Glenn Ave., Pittsburgh, PA 15221. Deed Book 10331, Page 111. Block and Lot Number 232-J-178.

**29. Rockledge Commons LLC**

GD-23-001268—\$29,578.88  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a commercial apartment building being known and numbered as 815 North Avenue, Pittsburgh, PA 15221. Deed Book 18606, Page 170. Block and Lot Number 232-N-191.

**30. A.M. Cottica Real Estate LLC**

GD-23-005225—\$12,590.98  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1700 Turner Ave., Pittsburgh, PA 15221. Deed Book 18080, Page 183. Block and Lot Number 296-P-160.

**32. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Patricia L. Frailey, deceased**

MG-23-000179—\$52,318.32  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two family dwelling being known and numbered as 917 South Avenue, Pittsburgh, PA 15221. Deed Book Volume 12122, Page 247, Block and Lot 0233-A-00301-0000-00.

### Wilmerding

**47. Diane Fields and Mindy Fields**

MG-23-000549—\$40,640.25  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 756 Middle Avenue, Wilmerding, PA 15148. Deed Book Volume 18897, Page 49. Block and Lot Number 545-E-284.

### Pittsburgh—11th Ward

**95. Scottsdale REI LLC**

GD-23-010405—\$443,112.51  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 11th Ward of the City of Pittsburgh: Having erected thereon a two-story dwelling being known and numbered as 1434 North Euclid Avenue, Pittsburgh, PA 15206. Deed Book Volume 18911, Page 183, Instrument Number 2022-15866. Block and Lot Number 0082-H-00191-0000-00.

### Pittsburgh—14th Ward

**98. Robyn Musilek, solely in his capacity as known heir of Bonnie Musilek, deceased and the Unknown Heirs of Bonnie Musilek, deceased and Tracy Musilek, solely in her capacity as known heir of Bonnie Musilek, deceased**

GD-23-002817—\$85,208.34  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 14th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 312 Leblanc Street, Pittsburgh, PA 15218-1011. Deed Book Volume 09598, Page 334. Block and Lot Number 128-S-31.

### Pittsburgh—15th Ward

**92. Patricia V. Lowrey**

MG-22-000763—\$52,934.72  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 30 Nansen Street, Pittsburgh PA 15207, Deed Book 12478 Page 273, Block and Lot 0056-C-00205-0000-00.

### Pittsburgh—19th Ward

**57. Marjorie D. Palmer**

MG-23-000282—\$62,974.99  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 324 Kramer Way, Pittsburgh, PA 15211. Deed Book Volume 10007, Page 429. Block and Lot 0004-R-00151-0000-00.

**83. Michelle Paulina; Shannon Pritchard; William J. Goodboy, Jr., Known Heirs of the Estate of William J. Goodboy, Sr. a/k/a W.J. Goodboy and the Unknown Heirs, Executors and/or Administrators of the Estate of William J. Goodboy, Sr. a/k/a W.J. Goodboy**

MG-23-000714—\$86,519.81  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 19th Ward: Having erected thereon a dwelling known as 229 Merrimac Street, Pittsburgh, PA 15211. DBV 15100, PG. 399, Block & Lot No. 4-A-124.

**89. Mark L. Gualtieri and Maria Macioszek a/k/a Maria E. Gualtieri**

GD-18-004978—\$117,373.67  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 746 Berkshire Avenue, Pittsburgh, PA 15226. Deed Book Volume 14369, Page 449. Block and Lot Number 97-C-196.

### Pittsburgh—20th Ward

**63. Antoine T. Brooks**

MG-22-000998—\$29,033.33  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3124 Banksview Ave., Pittsburgh, PA 15216. Deed Book Volume 12235, Page 322. Block and Lot 0063-F-00045-0000-00.

### Pittsburgh—26th Ward

**48. Leila E. Washington**

MG-22-000955—\$51,782.94  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 208 Bonvue St., Pittsburgh, PA 15214. Deed Book Volume 11905, Page 419. Block and Lot Number 116-A-195.

### Pittsburgh—28th Ward

**64. Brian Laquinta a/k/a Samuel B. Laquinta, in His Capacity as Heir of Gary R. Laquinta; Julie Dixon, in Her Capacity as Heir of Gary R. Laquinta; Lisa Barthelemy, in Her Capacity as Heir of Gary R. Laquinta; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, claiming Right, Title, or Interest, From or Under Gary R. Laquinta**

MG-22-000916—\$135,205.90  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Parcel One: Vacant Land being known as Arnold Street, Pittsburgh, PA 15205. Deed Book Volume 17719, Page 203. Block and Lot 0040-C-00278-0000-00.

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Parcel Two: Having erected thereon a dwelling being known and numbered as 1656 Arnold Street, Pittsburgh, PA 15205. Deed Book Volume 17719, Page 203. Block and Lot 0040-C-00277-0000-00.

**71. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Anthony A. Krivickas, Deceased**

GD-23-008876—\$54,799.16  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward, City of Pittsburgh: Having erected thereon a dwelling house being known and numbered as 1555 Harlow Street, Pittsburgh, PA 15204. Deed Book Volume 6302, Page 337. Block and Lot Number 71-F-58.

### Pittsburgh—29th Ward

**2. Scott D. Haines**

MG-22-000175—\$40,013.86  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 101 Linnview Avenue, Pittsburgh, Pennsylvania 15210. Deed Book Volume 13064, Page 476, Instrument No. 2006-39070, Block and Lot Number 60-C-307.

13. John Farah, solely in his capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and Monica Covert, solely in her capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and Stephanie Ritter, solely in her capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and T.J. Ritter, solely in his capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and the Unknown Heirs of Deborah L. Ritter a/k/a Deborah L. Farah

MG-23-000193—\$78,097.45  
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 1310 Amanda Street, Pittsburgh, PA 15210. Deed Book Volume 12045, Page 160. Block and Lot Number 60-C-166.

#### AMENDED NOTICE

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

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

Allegheny County Bar Association  
412-261-0518  
Lawyer Referral Services  
412-261-5555  
Neighborhood Legal Services  
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.  
Kevin M. Kraus, Sheriff  
Dec 7, 2023  
Dec 8, 15, 22, 2023

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

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

#### Estate Notice

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

Ardrey, Esther L., deceased, of Pittsburgh, PA. No. 05118 of 2023. Alfreda Ardrey, Extr., 3318 Camp Street, Pittsburgh, PA 15219.  
23-02307w Dec 15, 22, 29, 2023

Beck, Nancy Louise, deceased, of Pittsburgh, PA. No. 07557 of 2023. Marisa Di Bello, Extr., 1559 Spreading Oak Drive, Pittsburgh, PA 15220 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.  
23-02304w Dec 15, 22, 29, 2023

Birch, Diane L., deceased, of Pittsburgh, PA. No. 7515 of 2023. Frederick D. Birch, Admr., 1552 Ingomar Heights Rd., Pittsburgh, PA 15237 or to Russell G. Roll, Esq., PO Box 325, DuBois, PA 15801.  
23-02310w Dec 15, 22, 29, 2023

Bridson, Marlene A., deceased, of Avalon Borough, PA. No. 07862 of 2023. Sally O'Connor, Co-Extr., 96 Link Avenue, Pittsburgh, PA 15237 and Charles R. Goetz, Co-Extr., 841 California Avenue, Apt. 409, Pittsburgh, PA 15202 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.  
23-04802 Dec 15, 22, 29, 2023

Duke, Jr., Walter E., deceased, of Pittsburgh, PA. No. 7480 of 2023. Roberta Blackwell, Co-Extr. and Ethel Currington, Co-Extr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.  
23-04799 Dec 15, 22, 29, 2023

Durkin, Maureen, deceased, of Monroeville, PA. No. 07842 of 2023. Brian J. Durkin, Extr., 2344 Beallsville Road, Marianna, PA 15345 or to Bernard P. Matthews, Jr., Esq., Meyer, Darragh, Buckler, Bebenek & Eck, PLLC, 40 North Pennsylvania Ave., Ste. 410, Greensburg, PA 15601.  
23-04791 Dec 15, 22, 29, 2023

Fetzick, Joseph Edward, deceased, of O'Hara Twp., PA. No. 7723 of 2023. Anita Fetzick, Extr., 345 Cloverdale Dr., Wexford, PA 15090 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044.  
23-04794 Dec 15, 22, 29, 2023

Fisher, Regina A., deceased, of Pittsburgh, PA. No. 07893 of 2023. George H. Crompton, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.  
23-04801 Dec 15, 22, 29, 2023

Galla, Frank G., deceased, of Verona, PA. No. 07386 of 2023. Joseph Galla, Jr., Extr., 115 Orchard Drive, Sarver, PA 16055 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.  
23-04807 Dec 15, 22, 29, 2023

Gentile, Natalie A., deceased, of Mount Lebanon, PA. No. 6442 of 2023. Daniel L. Wetmore, Extr., c/o Christine Mathews Long, Esq., Anderson Leech & Long, LLC, 429 Fourth Avenue, Suite 1502, Pittsburgh, PA 15219.  
23-04808 Dec 15, 22, 29, 2023

Gloeckl, Joseph L., deceased, of Pittsburgh, PA. No. 8170 of 2023. Sandra Gloeckl, Extr., 3176 Glendale Avenue, Pittsburgh, PA 15227 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.  
23-04806 Dec 15, 22, 29, 2023

Grana, Ann G., deceased, of Glenshaw, PA. No. 8190 of 2023. Mario M. Grana, Extr., 107 Hawk Drive, Glenshaw, PA 15116 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
23-04809 Dec 15, 22, 29, 2023

Java, Elsie J. a/k/a Elsie Java, deceased, of Moon Township, PA. No. 04023 of 2021. Karen A. Davis, Extr., 201 Fern Hollow Rd., Moon Township, PA 15108 or to J. Deron Gabriel, Esq., 445 Fort Pitt Blvd., Suite LL 500, Pittsburgh, PA 15219.  
23-04803 Dec 15, 22, 29, 2023

Kane, Mary L. a/k/a Mary Louise Martinelli, deceased, of Pittsburgh, PA. No. 05760 of 2023. Elizabeth Ann Mascaro,

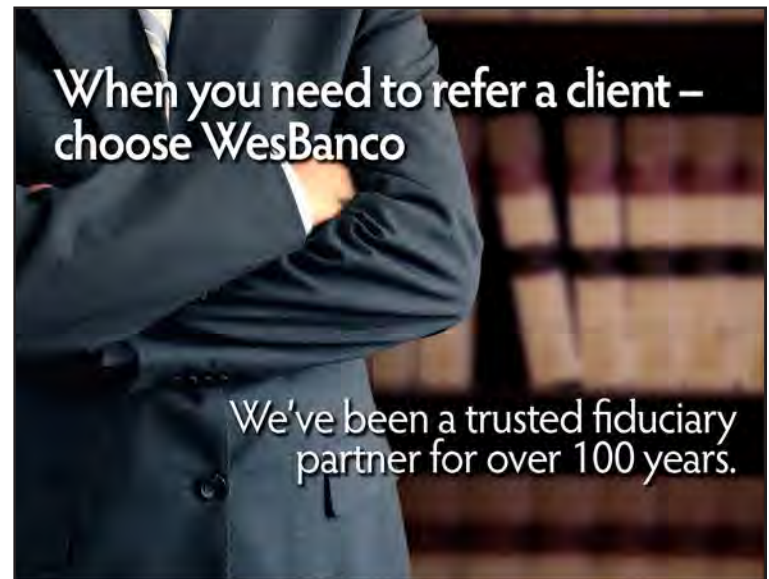
Admr., 1231 Turnberry Drive, Pittsburgh, PA 15241 or to John R. Kane, Esq., Savinis, Kane & Gallucci, LLC, 436 Seventh Avenue, Suite 700, Pittsburgh, PA 15219.  
23-04795 Dec 15, 22, 29, 2023

Lindner, Norman H. a/k/a Norman Harvey Lindner, deceased, of Jefferson Hills, PA. No. 06493 of 2023. Linda S. Bleil, Extr., 3311 Antler Dr., Gibsonsia, PA 15044.  
23-04798 Dec 15, 22, 29, 2023

McMullen, Edward T., deceased, of Pittsburgh, PA. No. 07779 of 2023. Michael Ihrig, Extr., c/o Colin Adair Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
23-04792 Dec 15, 22, 29, 2023

Medley, Louise, deceased, of McKeesport, PA. No. 08139 of 2023. Ernestine Y. Medley, Admr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
23-04793 Dec 15, 22, 29, 2023

Miller, Norman F., deceased, of Coraopolis, PA. No. 08319 of 2023. Karen Shazer, Extr., 1428 5th Avenue, Coraopolis, PA 15108 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.  
23-02314w Dec 15, 22, 29, 2023



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Orosz, Gary M. a/k/a Gary Michael Orosz, deceased, of Whitaker, PA. No. 07976 of 2023. Lynn F. Orosz, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

23-04792 Dec 15, 22, 29, 2023

Oswalt, Gerald S., deceased, of Pittsburgh, PA. No. 1589 of 2023. Mary Louise Aiminio, Admr., 220 Bloom Road, Punxsutawney, PA 15767 or to John A. Tumolo, Esq., 103 Bluebird Lane, Wexford, PA 15090.

23-04797 Dec 15, 22, 29, 2023

Pamplin, Jr., Thomas O., deceased, of Pittsburgh, PA. No. 0993 of 2022. Augusta Pamplin, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

23-04800 Dec 15, 22, 29, 2023

Pinkerton, Robert E., deceased, of Pittsburgh, PA. No. 7952 of 2023. Gail L. Grimm, Extr., 201 The Oaks Boulevard, Elgin, TX 78621 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

23-04804 Dec 15, 22, 29, 2023

Schmitz, Maureen S., deceased, of Pittsburgh, PA. No. 8165 of 2023. Rose Marie Ritter, Extr., 815 North Avenue, Verona, PA 15147 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

23-04805 Dec 15, 22, 29, 2023

Sorick, Virginia Dorothy, deceased, of Forward Township, PA. No. 08333 of 2023. Linda D. Olatin, Extr., 12919 Veronica Lane, North Huntingdon, PA 15642 or to Daniel P. Beisler, Esquire, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

23-02311w Dec 15, 22, 29, 2023

Carter, Gary, deceased, of Pittsburgh, PA. No. 07131 of 2023. Alaine M. Allen, Co-Extr., 4835 Coleridge Street, Pittsburgh, PA 15201 and Bridgette Wright, Co-Extr., 623 Lincoln Avenue, Apt. 2, East Liberty, PA 15206 or to Devin Hallett Snyder, Esq., Hallett Snyder Law, 518A Allegheny River Blvd., Oakmont, PA 15139.

23-02261w Dec 8, 15, 22, 2023

Gmiter, Kimberly S., deceased, of South Park, PA. No. 07372 of 2023. James A. Gmiter, Admr., c/o Caitlin M. Harrington, Esq., Harry S. Cohen & Associates, Two Chatham Center, Suite 985, Pittsburgh, PA 15219.

23-04683 Dec 8, 15, 22, 2023

Kamerling, Rose Marie a/k/a Rosemarie Kamerling, deceased, of Pittsburgh, PA. No. 07973 of 2023. Christopher W. Kamerling, Admr., 359 Cole Road, Sarver, PA 16055 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.

23-04724 Dec 8, 15, 22, 2023

Koreny, Joseph, deceased, of West Mifflin, PA. No. 08142 of 2023. Jo-Anne Krevy, Extr., 3914 Vistaview St., West Mifflin, PA 15122 or to Christine N. Guthrie, Esq., C.N. Guthrie Law, 1024 Route 519, Suite 400, Eighty Four, PA 15330.

23-02262w Dec 8, 15, 22, 2023

McMicheaux, Eula M., deceased, of Pittsburgh, PA. No. 07741 of 2023. John Robert Morgan, Admr., 911 Oranmore St., Pittsburgh, PA 15201.

23-04717 Dec 8, 15, 22, 2023

Nelson, Lindy D. a/k/a Lindy Nelson a/k/a Lynn Diane Nelson, deceased, of McCandless, PA. No. 01319 of 2023. Dawn Nelson Hart, Extr., 8189 Streamside Drive, Pittsburgh, PA 15237 or to Melissa A. Hart, Esq., Hergenroeder Rega Ewing & Kennedy, LLC, 650 Smithfield St., Centre City Tower, Suite 1700, Pittsburgh, PA 15222.

23-04719 Dec 8, 15, 22, 2023

Retzger, Paul H., deceased, of Pittsburgh, PA. No. 07614 of 2023. Matthew D. Retzger, Extr., 401 Ridgeway Drive, Grand Junction, CO 81507 or to David W. Tyree, Esq., David W. Tyree, PC, 3371 Babcock Blvd., Pittsburgh, PA 15237.

23-02265w Dec 8, 15, 22, 2023

Rittman, Diana Lynn Faltot a/k/a Diana Lynn Faltot-Rittman a/k/a Dede Rittman, deceased, of McCandless, PA. No. 06756 of 2023. Joshua C. Faltot, Admr., 16596 Walnut Creek Drive, Strongsville, OH 44149 or to Melissa A. Hart, Esq., Hergenroeder Rega Ewing & Kennedy, LLC, 650 Smithfield St., Centre City Tower, Suite 1700, Pittsburgh, PA 15222.

23-04718 Dec 8, 15, 22, 2023

Scholl, Lois a/k/a Lois E. Scholl a/k/a Lois Elizabeth Scholl, deceased, of Harrison Township, PA. No. 07974 of 2023. Douglas R. Scholl, Extr., 1209 Liberty Avenue, Natrona Heights, PA 15065 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.

23-04723 Dec 8, 15, 22, 2023

Shick, Anne a/k/a Anne M. Shick, deceased, of Blawnox, PA. No. 07563 of 2023. John Raymond Shick, Extr., 842 Winfield Road, Cabot, PA 16023 or to Joseph

A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

23-04720 Dec 8, 15, 22, 2023

Shores, Kevin Steven, deceased, of Etna, PA. No. 07972 of 2023. William A. Shores, Admr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

23-04722 Dec 8, 15, 22, 2023

Stasko, Leslie Ann, deceased, of Pittsburgh, PA. No. 08854 of 2021. Ricky W. Kieffer, Admr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

23-04721 Dec 8, 15, 22, 2023

Stierheim, Michelle Maria, deceased, of Oakdale, PA. No. 08144 of 2023. Charles A. Stierheim, Admr., 608 Hankey Farms Drive, Oakdale, PA 15071 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

23-02259w Dec 8, 15, 22, 2023

Adelson, Marvin B., deceased, of Pittsburgh, PA. No. 07864 of 2023. Arleen E. Adelson, Extr., 6716 Beacon Street, Pittsburgh, PA 15217 or to Harvey A. Wolsh, Esq., Wechsler, Wolsh and Associates, 210 Sixth Ave., Ste. 320, Pittsburgh, PA 15222.

23-04533 Dec 1, 8, 15, 2023

Borek, Jean a/k/a Jean Theresa Borek, deceased, of McCandless Twp., PA. No. 07782 of 2023. William J. Sarkis, Extr., 402 Wimer Drive, Pittsburgh, PA 15237 or to Lori Nolan Lindey, Esq., Yukevich, Marchetti, Fischer & Zangrilli, P.C., 200 First Avenue, Suite 100, Pittsburgh, PA 15222.

23-04532 Dec 1, 8, 15, 2023

Dempsey, Jean Marie a/k/a Jean M. Dempsey, deceased, of Ross, PA. No. 07287 of 2023. Thomas J. Dempsey, Jr., Admr., 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

23-02219w Dec 1, 8, 15, 2023

Hartle, Dolores R. a/k/a Dolores Ruth Hartle, deceased, of Avalon Borough, PA. No. 07788 of 2023. Clifford J. Hartle, Extr., 619 Taylor Avenue, Pittsburgh, PA 15202 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

23-04548 Dec 1, 8, 15, 2023

Herpel, Anne, deceased, of Coraopolis, PA. No. 07692 of 2023. Sharon Herpel, Admr., 127 Wyngate Road, Coraopolis, PA 15108.

23-02227w Dec 1, 8, 15, 2023

Hytla, Dorothy C., deceased, of Oakdale, PA. No. 8026 of 2023. Michael Hytla, Extr., 111 Jade Drive, Oakdale, PA 15071 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-02218w Dec 1, 8, 15, 2023

Irwin, Margaret C., deceased, of Pittsburgh, PA. No. 06895 of 2023. Suzan Turino, Extr., 606 Attica Street, Pittsburgh, PA 15220 or to Kiersten L. Lane, Esq., KL Law, P.O. Box 14723, Pittsburgh, PA 15234.

23-02225w Dec 1, 8, 15, 2023

Jakubowski, John Joseph, deceased, of Pittsburgh, PA. No. 07903 of 2023. Susan Lynn Vanalstine, Extr., 3510 Penn Avenue, Pittsburgh, PA 15201 or to Domenic Bellisario, Esq., 310 Grant St., Suite 1302, Pittsburgh, PA 15219.

23-02224w Dec 1, 8, 15, 2023

Klein, Gloria B., deceased, of Pittsburgh, PA. No. 05290 of 2023. Terri R. Klein, Admr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.

23-04549 Dec 1, 8, 15, 2023

Lutz, Gerald J., deceased, of Gibsonia, PA. No. 07769 of 2023. George Patrick Lutz, Extr., 4918 Canyon Creek Trail, Gibsonia, PA 15044 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

23-04547 Dec 1, 8, 15, 2023

Mashaw, Noreen a/k/a Noreen M. Bivins Mashaw, deceased, of North Versailles, PA. No. 06132 of 2023. Danielle Brown, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.

23-04552 Dec 1, 8, 15, 2023

Mason, III, Harold H., deceased, of Pittsburgh, PA. No. 03383 of 2023. Sue Ann Mason, Admr., c/o Julie A. Jones, Esq., Motheral Jones Law, 400 Hastings Street, Pittsburgh, PA 15206.

23-04539 Dec 1, 8, 15, 2023

McCann, Charles J. a/k/a Charles McCann, deceased, of Munhall, PA. No. 07943 of 2023. Joseph Turovac, Extr., 4700 Roberta Drive, West Mifflin, PA 15120.

23-02226w Dec 1, 8, 15, 2023

Musgrove, Sr., Victor Gregory a/k/a Victor G. Musgrove, Sr., deceased, of Pittsburgh, PA. No. 06403 of 2023. Nakkia Lynn Walls, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.

23-04551 Dec 1, 8, 15, 2023

Pirain, Roy David, deceased, of Upper Saint Clair, PA. No. 06845 of 2023. Joan Pirain, Extr., 260 Brookside Boulevard, Upper Saint Clair, PA 15241.

23-02216w Dec 1, 8, 15, 2023

Schindler, Elizabeth L., deceased, of Pittsburgh, PA. No. 07848 of 2023. Gregory S. Schindler, Admr. c.t.a., 511 Railroad Street, Houston, PA 15342 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

23-04546 Dec 1, 8, 15, 2023

Sima, John A., deceased, of Forest Hills, PA. No. 06566 of 2023. Ruth E. Sima, Admr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.

23-04550 Dec 1, 8, 15, 2023

Snyder, Michael Albert, deceased, of Bethal Park, PA. No. 07422 of 2023. Steven Snyder, Extr., 1100 Village Drive, Apartment 1315, Upper Saint Clair, PA 15241 or to Harry A. Readshaw, Esq., Whiteford Taylor Preston, 11 Stanwix Street, Suite 1400, Pittsburgh, PA 15237.

23-02215w Dec 1, 8, 15, 2023

Swineford, Lorraine, deceased, of North Fayette, PA. No. 8020 of 2023. Lori Kirkpatrick, Extr., 110 Carolyn Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-02217w Dec 1, 8, 15, 2023

Thomas, Wayne L., deceased, of Penn Hills, PA. No. 06616 of 2022. Corey Thomas-Turner, Extr., 33 Cardinal Drive, Clementon, NJ 08021 or to Thomas N. Farrell, Esq., Farrell Weaver & Okun, 100 Ross St., Ste. 1, Pittsburgh, PA 15219.

23-04538 Dec 1, 8, 15, 2023

Turon, David J., deceased, of Pittsburgh, PA. No. 07900 of 2023. Jordan Lyle Fox, Admr. c.t.a., 1003 Haley Street, Kannapolis, NC 28081 or to Steven Abramovitz, Esq., Abramovitz & Cymerman, L.L.C., 1034 Fifth Ave., Ste. 400, Pittsburgh, PA 15219-6202.

23-04537 Dec 1, 8, 15, 2023

Verdish, Dan, deceased, of White Oak, PA. No. 07507 of 2023. Diane Verdish, Extr., 169 Carmella Drive, White Oak, PA 15131 or

## OATH OF OFFICE CEREMONY FOR THE HONORABLE PATRICK A. SWEENEY

The public is invited to attend the  
Oath of Office Ceremony for Patrick A. Sweeney,  
a newly elected Judge of the  
Court of Common Pleas of Allegheny County,  
Fifth Judicial District of Pennsylvania.

Thursday, December 28, 2023, 1:30 p.m.  
700 City-County Building  
414 Grant Street  
Pittsburgh, PA 15219

to Colleen D. Bratkovich, Esq., Zacharia Brown P.C., 4500 Walnut St., McKeesport, PA 15132.

23-04536 Dec 1, 8, 15, 2023

#### Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division

Case No. GD-22-008788

In Re: Petition of the City of Pittsburgh, Petitioner,

v.

Susan Gontz, with Notice to Heirs & Assigns, George Gontz, with Notice to Heirs & Assigns, Steve Gontz, with Notice to Heirs & Assigns, County of Allegheny and City of Pittsburgh School District, Respondents.

Please be advised that pursuant to the Order of Court dated November 16, 2022, a Rule has been issued upon the above-named Respondents and, generally, upon all persons who may be interested, to appear and show cause within thirty (30) days hereof as to why the City of Pittsburgh's Petition to Quiet Tax Title should not be adjudicated and decreed valid and indefeasible against all mortgagees, assignees, or other persons having any right, title, interest in or claim against certain real property being known as 3269 McClure n/k/a McClure Avenue, Pittsburgh, PA 15212, Block and Lot No. 75-M-62, and to further show cause as to why all liens, including mortgages, tax liens and municipal claims, shall not be stricken from the subject property by an order granting clear title.

23-04788 Dec 15, 2023

#### Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division

Case No. GD-22-014761

In Re: Petition of the City of Pittsburgh, Petitioner,

v.

Reeble Day, with Notice to Heirs & Assigns, Clyde Green, with Notice to Heirs & Assigns, Paul Green, with Notice to Heirs & Assigns, Evelyn Wheat, with Notice to Heirs & Assigns, Idella L. Michael, with Notice to Heirs & Assigns, Redevelopment Authority of Allegheny County, its Successors & Assigns, National Tax Funding, L.P., its Successors & Assigns, Pittsburgh Water & Sewer Authority, County of Allegheny and City of Pittsburgh School District, Respondents.

Please be advised that pursuant to the Order of Court dated December 22, 2022, a Rule has been issued upon the above-named Respondents and, generally, upon all persons who may be interested, to appear and show cause within thirty (30) days hereof as to why the City of Pittsburgh's Petition to Quiet Tax Title should not be adjudicated and decreed valid and indefeasible against all mortgagees, assignees, or other persons having any right, title, interest in or claim against certain real property being known as 2632 Bedford Avenue n/k/a Bedford Avenue, Pittsburgh, PA 15219, Block and Lot No. 10-D-48, and to further show cause as to why all liens, including mortgages, tax liens and municipal claims, shall not be stricken from the subject property by an order granting clear title.

23-04789 Dec 15, 2023

#### Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division

Case No. GD-22-014764

In Re: Petition of the City of Pittsburgh, Petitioner,

v.

Houses Unlimited, Inc., its Successors & Assigns, Wade C. Timmerman, with Notice to Heirs & Assigns, Gerald Santucci, with Notice to Heirs & Assigns, Deborah Santucci, with Notice to Heirs & Assigns, David Mielnicki, with Notice to Heirs & Assigns, Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust, its Successors & Assigns, Pittsburgh Water & Sewer Authority, County of Allegheny, City of Pittsburgh School District, Commonwealth of Pennsylvania and the United States of America, Respondents.

Please be advised that pursuant to the Order of Court dated December 22, 2022, a Rule has been issued upon the above-named Respondents and, generally, upon all persons who may be interested, to appear and show cause within thirty (30) days hereof as to why the City of Pittsburgh's Petition to Quiet Tax Title should not be adjudicated and decreed valid and indefeasible against all mortgagees, assignees, or other persons having any right, title, interest in or claim against certain real property being known as 1611 Antrim Street, Pittsburgh, PA 15212, Block and Lot No. 75-L-121, and to further show cause as to why all liens, including mortgages, tax liens and municipal claims, shall not be stricken from the subject property by an order granting clear title.

23-04790 Dec 15, 2023

#### Articles of Incorporation Business Corporation

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

23-02305w Dec 15, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-11678. In re: Petition of Korina Alexandra Mikhonin, for change of name to Korina Ines Karpov. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 17, 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.

23-04845 Dec 15, 2023

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division

NO. GD-23-012881

South Allegheny School District, Plaintiff,

v.

The Unknown Heirs of Marion L. Young, Deceased, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 232-N-254, more commonly known as Mill Street, Pittsburgh, PA 15221; and Block & Lot 232-N-255, more commonly known as 1320 Mill Street, Pittsburgh, PA 15221 in Wilkinsburg Borough.

Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice to the

relief requested by the Plaintiff. You may lose the property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association,  
400 Koppers Building  
436 Seventh Avenue  
Telephone: (412) 261-5555

Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

23-04828 Dec 15, 2023

#### Notice of Trust

RE: Robert J. Heil and Elizabeth Heil Revocable Living Trust

Notice is hereby given that Robert J. Heil Jr. and Helen E. Matoka are the Co-Trustees of the above-named Trust. All persons indebted to Robert J. Heil are requested to make payment and all those having claims against Robert J. Heil are directed to present the same without delay to:

Robert J. Heil, Jr., Co-Trustee  
Helen E. Matoka, Co-Trustee

161 Broadbent Road  
Sewickley, PA 15143

Or to:

David C. Moran, Esquire  
Moran & Moran, P.C.

3000 Stonewood Drive, Suite 315  
Wexford, PA 15090

23-04545 Dec 1, 8, 15, 2023

#### Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In the Court of Common Pleas of Washington County, Pennsylvania  
Orphans' Court Division

In Re: Kashton Staley a/k/a Kashton Edward Staley a/k/a Baby Boy Togni  
D.O.B. May 21, 2022

Place of Birth: Allegheny County,  
Pennsylvania

Child of: Kendall Togni a/k/a Kendall Renee Togni a/k/a Kendall R. Togni a/k/a Kendall M. Togni a/k/a Kendall Togni a/k/a Kendall R. Pogni a/k/a Kendall Baker a/k/a Kendall Pagni and Edward Staley a/k/a Edward William Staley a/k/a Edward W. Staley a/k/a Eddie Staley  
NO: 63-23-1450

Take notice that a Petition for Involuntary Termination of Parental Rights of Edward Staley a/k/a Edward William Staley a/k/a Edward W. Staley a/k/a Eddie Staley will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on February 1, 2024, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact Summit Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

You have a right to obtain a copy of the Petition for Involuntary Termination of

Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, Suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Haley Winkleblech, Caseworker, Washington County Children & Youth Social Service Agency, 95 West Beau Street, Suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

23-04787 Dec 15, 2023

#### Voluntary Dissolution Business Corporation

John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203. Notice is hereby given by Signal Mountain Communications Incorporated, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-02308w Dec 15, 22, 2023

#### Voluntary Dissolution Business Corporation

John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203. Notice is hereby given by Quality Sheet Metal Services, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-02309w Dec 15, 22, 2023

### CIVIL DIVISION

#### Arbitration Awards

(Continued from Page 1, Column 2)

Plaintiff Citibank in the amount of \$2,075.45. Dated 12/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40281A

**Citibank, N.A. vs Piergalski;** AR-23-004146; P-atty: Robert M. Kline; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Piergalski in the amount of \$2,919.63 plus any costs and fees. Defendant failed to appear by 10:51 a.m. Dated 12/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40281A

**Citibank, N.A. vs Lykens;** AR-23-004162; P-atty: Robert M. Kline; Award for Plaintiff in the amount of \$3,977.21. Dated 12/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40281A

**Citibank, N.A. vs Taylor;** AR-23-004163; P-atty: Robert M. Kline; D-atty: Bruce W. Blissman; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Taylor in the amount of \$19,766.70 plus any costs and fees. Defendant failed to appear by 10:41 a.m. Dated 12/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40281A

**Citibank, N.A. vs Evins;** AR-23-004165; P-atty: Robert M. Kline; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Evins in the amount of \$3,471.96 plus any costs and fees. Defendant failed to appear by 10:49 a.m. Dated 12/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40281A