

## Department of Court Records

**Wills and Orphans' Court Division  
Allegheny County,  
Pennsylvania.  
Frick Building, Fl. 17**

The following fiduciaries have filed their accounts in the Office of the Clerk of the Orphans' Court Division. The accounts will be presented to the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania, for confirmation nisi at

**9:30 a.m.  
Monday  
July 3, 2023**

### Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Monday, August 21, 2023 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

**2905-2022;** Brimmer, Robert L.; Acct: Arnold H. Caplan, Extr.; Acct-atty: **Arnold H. Caplan**

**4801-2022;** Fulmer, Philip M. a/k/a Philip Cole a/k/a Phillip M. Cole; Acct: Darrin Cole, Admr.; Acct-atty: **Michael W. Nalli**

**1860-2021;** Fulmer, Alice C.; Acct: Jewish Family & Children's Service, Guardian; Acct-atty: **Gary J. Gushard**  
**3871-2022;** Gross, Stephen G.; Acct: Richard A. Gross, Admr.; Acct-atty: **Jeffrey J. Lochner**

**3651-2020;** Haser, Lorraine Elizabeth; Acct: Cheryl Shuler, Guardian; Acct-atty: **Max C. Feldman**

**9164-2021;** Loeffler, James; Acct: Robert M. Loeffler, Admr.; Acct-atty: **John Paul Spina**

**3754-2022;** O'Shea, Catherine; Acct: Robert O'Shea, Extr.; Acct-atty: **Kylee M. Clark**

**6096-2017;** Patterson, Joan; Acct: Joseph S. Bielecki, Extr.; Acct-atty: **Joseph S. Bielecki**

**663-2019;** Puel, Ruth; Acct: River Communities Fiduciary Services, Inc., Guardian; Acct-atty: **Michelle A. Ross**  
**2762-2022;** Pugliano, Joseph; Acct: Dr. Libby Moore, Guardian; Acct-atty: **Stephanie T. Kramer**

**1126-2017;** Stalnaker, Paul Domenic; Acct: Aligned Partners Trust Company, Guardian; Acct-atty: **Heidi Rai Stewart**

### Deeds of Trust

**7018-2010;** Yount, Betty Lou; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Kristen M. Del Sole**

## Department of Court Records

**Wills and Orphans' Court Division  
Allegheny County,  
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The following fiduciaries have filed their accounts in the Office of the Clerk of the Orphans' Court Division. The accounts will be presented to the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania, for confirmation nisi at

**9:30 a.m.  
Monday  
August 7, 2023**

### Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Monday, August 21, 2023 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

**2049-2021;** Cohen, Ronald; Acct: Debra Lynn Hartzell, Extr.; Acct-atty: **Slade R. Miller**

**4540-2021;** Dvorak, Dolores M.; Acct: Mary Dolores Dvorak, Extr.; Acct-atty: **Harold A. English**

**5839-2022;** Goga, Dolores J.; Acct: Victoria G. Kritikos, Extr.; Acct-atty: **Linda C. Plum**

**8014-2022;** Harper, Karen Sue a/k/a Karen Harper; Acct: Judith A. Harper, Extr.; Acct-atty: **Ashley M. Elias**

**3159-2020;** Johnson, Mary M.; Acct: Donald W. Borneman, Extr.; Acct-atty: **Christopher F. Farrell**

**2049-2022;** Kakareka, Alice J.; Acct: Marilyn Kunka and Judith McLane, Co-Extr.; Acct-atty: **Robert H. Gustine**

**5198-2020;** Kazalas, Annette Mae; Acct: Theodore J. Kazalas, Extr.; Acct-atty: **Mallory L. Sikora**

**4517-2020;** Ligons, Charles R.; Acct: Monica Ligons, Admr.; Acct-atty: **Jon M. Lewis**

**4898-2022;** Matesic, Betty B.; Acct: Cynthia Lang, Extr.; Acct-atty: **Slade R. Miller**

**3121-2023;** Morris, George W.; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Kristen M. Del Sole**

**6080-2020;** Nightingale, Marcie; Acct: Myra Aronson, Guardian; Acct-atty: **James R. Mall**

**3146-2022;** Rosenberger, Jr., Atlee Earl; Acct: Cindy M. Rosenberger, Admr.; Acct-atty: **Ashley M. Elias**

**6347-2018;** Smart, Tra'von D.; Acct: Tammeka Dennison, Admr.; Acct-atty: **Walter J. Nalducci**

**2729-2017;** Wakim, Kimberly Luff; Acct: Wayne Talbott Luff, Extr.; Acct-atty: **James K. Goldberg**

### Deeds of Trust

**3260-2023;** O'Brien, James Patrick; Acct: Daniel M. Catanzaro, Trustee; Acct-atty: **F. Brian Dodson**

**4841-2023;** Perlow Family Foundation; Acct: Rodney W. Fink and Charles S. Perlow, Petitioners; Acct-atty: **Daniel A. Seibel**

**422-2023;** Raymond Family; Acct: Eric Rossi and Gary Raymond, Co-Trustees; Acct-atty: **Michelle A. Ross**

**1707-1992;** Zytnick, Allan; Acct: Sheldon Zytnick, Trustee; Acct-atty: **Jordan Lee Strassburger**

## BANKRUPTCY COURT

### Eastern District

(Continued from Page 1, Column 4)

**Kenneth B. Fullenwellen;** PHILADELPHIA-PA; 23-11993; Atty: David B. Spitofsky; Chapter: 13; Filed 07/06/2023; Judge Mayer

**William L. Holmes;** PHILADELPHIA-PA; 23-11994; Atty: David B. Spitofsky; Chapter: 13; Filed 07/06/2023; Judge Chan

**Nicole Ellis;** PHILADELPHIA-PA; 23-11995; Atty: Stephen Matthew Dunne; Chapter: 13; Filed 07/06/2023; Judge Coleman

**David Lee Goodhart, Jr.;** BERKS-PA; 23-11996; Atty: Joseph L. Quinn; Chapter: 7; Filed 07/06/2023; Judge Mayer

**1505 Lehigh LLC;** KINGS-NY; 23-11997; Atty: John R.K. Solt; Chapter: 11; Filed 07/06/2023; Judge Chan

**Kenneth Robert Derr;** LEHIGH-PA; 23-11998; Atty: Kevin K. Kercher; Chapter: 13; Filed 07/06/2023; Judge Mayer

**Joseph Anthony;** DELAWARE-PA; 23-11999; Atty: Brad J. Sadek; Chapter: 13; Filed 07/07/2023; Judge Coleman

**Kacribe N. Williams;** PHILADELPHIA-PA; 23-12000; Atty: Brad J. Sadek; Chapter: 13; Filed 07/07/2023; Judge Chan

**Julia G. O'Connor;** MONTGOMERY-PA; 23-12001; Atty: Mark M. Medvesky; Chapter: 7; Filed 07/07/2023; Judge Mayer

**Diane N. O'Brien;** LEHIGH-PA; 23-12002; Atty: Michael J. McCrystal; Chapter: 7; Filed 07/07/2023; Judge Mayer

## LEGAL ADS

**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:

DeFazio, Theresa C., deceased, of Baldwin, PA. No. 05314 of 2019. Nicholas J. DeFazio, Extr., 5110 Jamie Drive, Pittsburgh, PA 15227 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.  
23-02875 Jul 26; Aug 2, 9, 2023

Elliott, Juanita M. a/k/a Juanita Marie Elliott, deceased, of Crafton Borough, PA. No. 04949 of 2023. J. Marie Flanagan, Extr., c/o Wendy D. Heleen, Esq., GRB Law, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.  
23-02867 Jul 26; Aug 2, 9, 2023

Engles, Doris D., deceased, of Pittsburgh, PA. No. 02239 of 2022. Clifford Graham, Extr., 2108 Superior Street, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
23-02874 Jul 26; Aug 2, 9, 2023

Holmes, Judith L. a/k/a Judy Holmes, deceased, of Glassport, PA. No. 4924 of 2023. Robert Goldbaugh, Extr., 132 S. Pitt St., Apt. 2, Mercer, PA 16137 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
23-02876 Jul 26; Aug 2, 9, 2023

Kenaan, Ruth A. a/k/a Ruth Kenaan, deceased, of Shaler Township, PA. No. 04360 of 2023. Sean W. Kenaan, Co-Extr., 189 Warren Road, Warrendale, PA 15086 and Daniel A. Kenaan, Co-Extr., 303 Fox

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](https://www.acba.org/LivingWill).



**NEIGHBORHOOD  
LEGAL SERVICES**

Presents an In Person Seminar

### Landlord/Tenant Mediation Advice Project CLE Seminar

Wednesday, August 2 | 12:00 - 2:30 PM



2 PPG Place, Suite 400, Pittsburgh, PA 15222

(2 substantive, .5 ethics credits)

*Speakers: Judy Hale, NLS Pro Bono Manager and Adam DiBuo, NLS Managing Attorney for Housing*

Complimentary lunch will be offered. If you have any dietary restrictions, please email [MarascoJ@nlsa.us](mailto:MarascoJ@nlsa.us).



Register at [bit.ly/Aug2NLSCLE](https://bit.ly/Aug2NLSCLE) or scan the QR code.

Meadows Court, Glenshaw, PA 15116 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

23-02869 Jul 26; Aug 2, 9, 2023

Leopold, Barbara L., deceased, of Bethel Park, PA. No. 03965 of 2023. Wesley Paul Leopold, Extr., 3200 Forest Rd., Bethel Park, PA 15102 or to J. Deron Gabriel, Esq., 445 Fort Pitt Blvd., Suite LL 500, Pittsburgh, PA 15219.

23-02878 Jul 26; Aug 2, 9, 2023

MacLeod, Susan K., deceased, of Munhall, PA. No. 04706 of 2023. David B. MacLeod, Extr., 4477 Woodhill Drive, Munhall, PA 15120 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

23-02868 Jul 26; Aug 2, 9, 2023

Marino, Lisa a/k/a Lisa A. Marino, deceased, of Munhall, PA. No. 04751 of 2023. Jesse Lee Cantley, Extr., 2498 Fayette Street, McKeesport, PA 15132 or to David M. Charles, Esq., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.

23-01390w Jul 26; Aug 2, 9, 2023

Notaro, Janet Sperling a/k/a Janet S. Notaro, deceased, of Sewickley, PA. No. 04973 of 2023. Shelly Notaro Born, Extr., 2502 Campmeeting Road, Sewickley, PA 15143 or to David L. Harnish, Esq., D. L.

Harnish & Associates, LLC, Brooktree Office Park, 7500 Brooktree Road, Suite 118, Wexford, PA 15090.

23-02865 Jul 26; Aug 2, 9, 2023

Peck, Minnie A., deceased, of Fawn Township, PA. No. 05047 of 2023. Melvin W. Peck, Admr., c/o Charles T. Clark, Esq., 210 Fifth Ave., Tarentum, PA 15084.

23-02873 Jul 26; Aug 2, 9, 2023

Quantz, James Edward, deceased, of Elizabeth Township, PA. No. 04849 of 2023. Christine Wittman, Extr., 562 Rolling Green Drive, Bethel Park, PA 15102 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-02870 Jul 26; Aug 2, 9, 2023

Schmitt, Shirley J., deceased, of Pittsburgh, PA. No. 05150 of 2023. Karen L. Lindner, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.

23-01388w Jul 26; Aug 2, 9, 2023

Skrzyniarz, Robert, deceased, of Pittsburgh, PA. No. 02568 of 2023. Nancy Clark, Extr., 259 Cider Ct., Severna Park, MD 21146.

23-01389w Jul 26; Aug 2, 9, 2023

Barbieri, Barbara A., deceased, of Penn Hills, PA. No. 05004 of 2023. Paul Christopher Barbieri, Extr., 1014 Chislett

Street, Pittsburgh, PA 15206 or to Gusto Sunseri, Esq., 1290 Freepoint Road, Pittsburgh, PA 15238.

23-01344w Jul 19, 26; Aug 2, 2023

Cammarata, Theresa E. a/k/a Theresa H. Cammarata, deceased, of Pittsburgh, PA. No. 04939 of 2023. Albert G. Hromulak, Jr., Extr., 1422 Powers Run Road, Pittsburgh, PA 15238 or to Gusto Sunseri, Esq., 1290 Freepoint Road, Pittsburgh, PA 15238.

23-01343w Jul 19, 26; Aug 2, 2023

Caswell, Paul G., deceased, of Pittsburgh, PA. No. 04704 of 2023. Laurie Caswell Rosenberg, Extr., 1501 Baylor Avenue, Rockville, MD 20850 or to William G. Merchant, Esq., Papernick & Gefsky, LLC, 301 Grant Street, 34th Floor, Pittsburgh, PA 15129.

23-01352w Jul 19, 26; Aug 2, 2023

DiPietrantonio, Pasquale a/k/a Pat Peters, deceased, of McKees Rocks, PA. No. 05021 of 2023. Glenn A. Peters, Extr., 1090 Fiddleback Drive, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

23-01349w Jul 19, 26; Aug 2, 2023

Lawson, Mabel Juliet, deceased, of West Mifflin, PA. No. 04427 of 2022. Kathi R. Elliott, Extr., 5543 Hays Street, Pittsburgh, PA 15206 or to E. Vernon Parkinson, Esq., Parkinson Law Offices, PLLC, 900 Lowry Avenue, Suite D, Jeannette, PA 15644.

23-01353w Jul 19, 26; Aug 2, 2023

Marino, Rita C., deceased, of Rita Clare Marino, PA. No. 04634 of 2023. Andrew L. Tomko, Extr., 1612 N. Middlecrest Drive, Glenshaw, PA 15116 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

23-02804 Jul 19, 26; Aug 2, 2023

Nichols, Betty Ann, deceased, of Pittsburgh, PA. No. 04681 of 2023. Dean Nichols, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01351w Jul 19, 26; Aug 2, 2023

Sharpless, Lorraine, deceased, of Pittsburgh, PA. No. 03844 of 2023. Janet Sharpless, Admr., 7335 McClure Avenue, Apt. 1, Pittsburgh, PA 15218.

23-01350w Jul 19, 26; Aug 2, 2023

Stephens, Marlin G. a/k/a Marlin Gerard Stephens, deceased, of Pittsburgh, PA. No. 02966 of 2023. Mary Teresa Stephens a/k/a Chrissy Stephens, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.

23-02801 Jul 19, 26; Aug 2, 2023

Stock, Robert a/k/a Robert L. Stock, deceased, of Pittsburgh, PA. No. 04767 of 2023. Yarone Zober, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01347w Jul 19, 26; Aug 2, 2023

Tate, Marian C., deceased, of Pittsburgh, PA. No. 04992 of 2023. Thomas W. Hartman, Admr. c.t.a., 3922 Meadowbrook Boulevard, Pittsburgh, PA 15227 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

23-01346w Jul 19, 26; Aug 2, 2023

Turnbull, David S., deceased, of Pittsburgh, PA. No. 06760 of 2022. Dianne E. Joseph, Admr., 312 Mt. Tabor Rd., Coal Center, PA 15423 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

23-01348w Jul 19, 26; Aug 2, 2023

Wilden, Marythe L., deceased, of Pittsburgh, PA. No. 03825 of 2023. Susan P.

Wilden, Extr., 720 Market St., Leechburg, PA 15656 or to Raymond W. Bitar, Sr., Esq., Bitar Law Firm, PLLC, Feldarellin Square, 2300 Freepoint Rd., Ste. 10, New Kensington, PA 15068.

23-02802 Jul 19, 26; Aug 2, 2023

Barbour, George Edward, deceased, of Bridgeville, PA. No. 04612 of 2023. Edward W. Barbour, Extr., 500 Crawford Street, #217, Houston, TX 77002 or to Michael J. Henny, Esq., Law Offices of Michael J. Henny, Gulf Tower, Suite 2828, 707 Grant Street, Pittsburgh, PA 15219.

23-02723 Jul 12, 19, 26, 2023

Barbour, Gloria C. a/k/a Gloria Jean Barbour a/k/a Gloria Jean Cross Barbour, deceased, of Bridgeville, PA. No. 00156 of 2023. Edward W. Barbour, Extr., 500 Crawford Street, #217, Houston, TX 77002 or to Michael J. Henny, Esq., Law Offices of Michael J. Henny, Gulf Tower, Suite 2828, 707 Grant Street, Pittsburgh, PA 15219.

23-02722 Jul 12, 19, 26, 2023

Bonadio, Frank L., deceased, of White Oak, PA. No. 04504 of 2023. Joyce A. McDonald, Admr., 1114 Glass Street, White Oak, PA 15131 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-02720 Jul 12, 19, 26, 2023

Bower, Doris F. a/k/a Doris Bower a/k/a Doris Fay Bower, deceased, of Bethel Park, PA. No. 03887 of 2023. Katrina D. Baker, Extr., 271 Arrowhead Lane, Eighty-Four, PA 15330 or to Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.

23-02729 Jul 12, 19, 26, 2023

Chuchla, Kathleen D., deceased, of North Versailles, PA. No. 04586 of 2023. Carol M. Leach, Extr., 4035 Cape Code Drive, Pittsburgh, PA 15239 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

23-02726 Jul 12, 19, 26, 2023

Evans, Gerald John a/k/a Jerry Evans, deceased, of Pittsburgh, PA. No. 04638 of 2023. John G. Gerulis, Extr., 4748 Lougean Ave., Pittsburgh, PA 15207 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA 15241.

23-02725 Jul 12, 19, 26, 2023

Hester, Willie J. a/k/a Willie James Hester, deceased, of Pittsburgh, PA. No. 03508 of 2023. Debra Pratt, Extr., 600 Gettysburg Street, Pittsburgh, PA 15221 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

23-02728 Jul 12, 19, 26, 2023

Jones, Barry Fred a/k/a Barry F. Jones a/k/a Barry Jones, deceased, of White Oak, PA. No. 04353 of 2023. Theresa L. Jones, Admr., 1020 Logan Road, Apartment A1, North Versailles, PA 15137 or to Jerome L. Tierney, Esq., 10531 Center Hwy., N. Huntingdon, PA 15642.

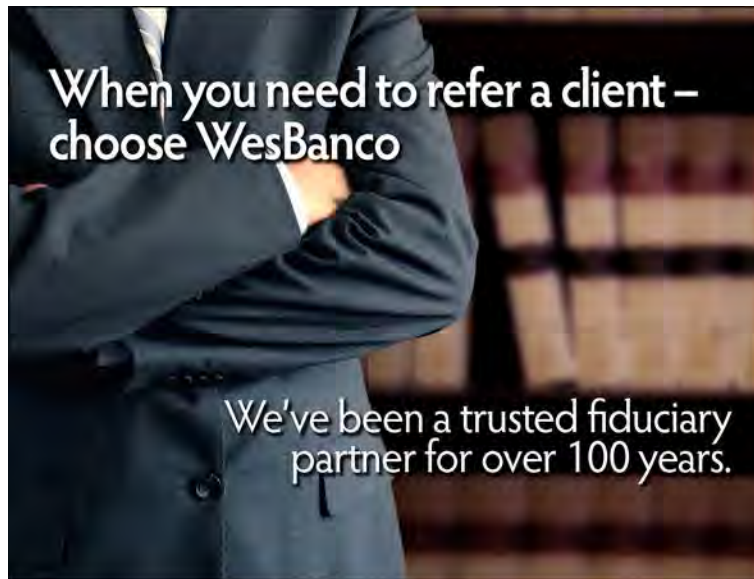
23-02730 Jul 12, 19, 26, 2023

Ohrman, Amy Marie a/k/a Amy Ohrman a/k/a Amy M. Ohrman, deceased, of Natrona Heights, PA. No. 04672 of 2023. Howard Derbaum, Admr., 2613 Buchanan Street, Natrona Heights, PA 15065 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

23-02727 Jul 12, 19, 26, 2023

Reed, Garry A., deceased, of Port Vue, PA. No. 04505 of 2023. Craig P. Reed, Admr., 1138 Portsmouth Drive, Port Vue, PA 15133 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-02721 Jul 12, 19, 26, 2023



We are fully prepared to meet the expectations of your clients and welcome the opportunity to discuss their investment needs and estate planning goals. Contact us today to learn more about our services and fiduciary capabilities.

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

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

- INVESTMENT MANAGEMENT
- IRAS & PENSION PLANS
- TRUSTS
- CHARITABLE TRUSTS
- GUARDIANSHIPS
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- ESTATE ADMINISTRATION
- ESCROW AGENT

  
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Roberta, Rosemary P., deceased, of North Versailles, PA. No. 04463 of 2023. James R. Roberta, Extr., 431 Elizabeth Street, North Versailles, PA 15137 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

23-02731 Jul 12, 19, 26, 2023

Sauter, Albert M., deceased, of Scott Township, PA. No. 04115 of 2023. Michelle Burke, Extrx., 2511 S. 3rd Street, Steelton, PA 17113 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.

23-02724 Jul 12, 19, 26, 2023

**Action to Quiet Title**

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given to the following persons, their heirs, successors or assigns, and to all persons whatsoever, that the City of Pittsburgh by John Miller, Assistant City Solicitor, 328 City County Building has petitioned the Court for Orders quieting title to the following tax acquired real estate, pursuant to Act No. 171, approved December 11, 1984.

GD-2023-007303

City of Pittsburgh vs Pam Bittner; Richard Bittner; WM Specialty Mortgage, LLC; their heirs, successors, assigns and respondents.

19th Ward, Pittsburgh

0 Belasco Avenue. W Liberty 2nd Plan 273 Lot 30 x 100 Belasco Ave. Block & Lot 35-F-92. Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 20, Pages 116 and 117.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02901

GD-2023-007304

City of Pittsburgh vs Derrick T. Plummer; Redevelopment Authority of Allegheny County; National Tax Funding LP; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

6826 Kelly St. Lot 26.87 x 135.12 Kelly St. NR. Dallas Ave. Block & Lot 125-L-58. Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02902

GD-2023-007306

City of Pittsburgh vs Amana, Inc.; Capital Interchange Corporation; GLS Capital, Inc.; Redevelopment Authority of Allegheny County; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

4718 Monongahela St. Lot 16.05 x avg. 112.51 x 16.57 rr Monongahela St. Block & Lot 56-B-233.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02903

GD-2023-007309

City of Pittsburgh vs Brandin Jackson; Allegheny County Court Records-Criminal Division; Caulis Negris LLC; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh

2725 Perrysville Ave. Mansfield Plan .25 ft of 6 pt 7 lot 20.25 x 187 in all Perrysville Ave. Block & Lot 77-P-269. All roads, public or private, affecting the premises. Rights of the public and others entitled thereto, in and to the use of that portion of the premises within the bounds of Perrysville Avenue and Ellis Street. All matters that may appear in the Mayfield Plan of Lots, as recorded in the

Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 12, Pages 186 and 187.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02904

GD-2023-007311

City of Pittsburgh vs Paul Fisher; Marie Fisher; Fisher & Fisher Rentals LLC; Urban Redevelopment Authority of Pittsburgh; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

7403 Idlewild Street. Homewood Driving Park Plan 278. Lot 25 x 93 Idlewild Street between Collier and Braddock. Block & Lot 174-K-4. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 17, Pages 48 and 49.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02905

GD-2023-007313

City of Pittsburgh vs Eric Kaminski; Beneficial Consumer Discount Company; Caulis Negris, LLC; their heirs, successors, assigns and respondents.

20th Ward, Pittsburgh

215 Fairview Ave. 144 pt 143 Lot 28 x 100 in all Fairview Ave. cor Marena St. Block & Lot 20-S-55. Subject to all matters shown on the Plan as recorded in the Department of Real Estate Office of Allegheny County, Pennsylvania in Plan Book Volume 3, Page 220.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02906

GD-2023-007314

City of Pittsburgh vs Carl A. Werner; Marie Werner; their heirs, successors, assigns and respondents.

23rd Ward, Pittsburgh

23 Salter Wy. Verina Iten Plan Pt. 43 Lot 22 x avg 60.87 Salter Wy. Block & Lot 24-F-76. Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Vol. 2 Page 130.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02907

GD-2023-007317

City of Pittsburgh vs Donald N. Turner; Caulis Negris LLC; National Tax Funding L.P.; United States of America; United States Attorney; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

7317 Monticello St. Homewood Driving Park Plan 649 Lot 25 x 93 Monticello St. 3 Sty Brk Apt Hse 7317. Block & Lot 174-F-114. All roads public and private affecting premises and the rights of others therein.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02908

Whereupon the Court granted a rule on the aforesaid persons, and all persons, whatsoever, to appear and show cause within thirty days from this notice why the title of the City of Pittsburgh to the aforesaid real estate should not be adjudicated and decreed valid and indefeasible as against all mortgages, ground-rents, rights, title, interest in or claims against the aforesaid real estate, and to further show cause why the sale of the said real estate should not be made free and clear of all the aforesaid claims whatsoever.

John Miller  
Assistant City Solicitor  
City of Pittsburgh  
Jul 26, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-012810. In re: Petition of Matthew Baker Kowaleski, for change of name to Merritt Baker Kowaleski. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, August 21, 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.

23-01391w Jul 26, 2023

**Notice**

Petition for Determination of Title to 5120 Rosecrest Dr., Pittsburgh, PA 15201 (81-M-244). Estate of Hassie Mae Nelson, deceased, filed by Vikki Hearld at No. 02-23-4891, Orphans Court. Daniel L. Haller, Esq., Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222.

23-02877 Jul 26; Aug 2, 9, 2023

**Notice of Public Sale**

Notice is hereby given that EZ Storage at 2654 Mosside Blvd., Monroeville, PA 15146 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on August 9th, 2023 at 11:30 a.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card and cash to the highest bidder. A 10% buyer's premium will be charged and a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Tenant - Unit #  
Johnson, Nue - 319A  
Lynch, John - 935

23-02879 Jul 26; Aug 2, 2023

**Notice of Public Sale**

Notice is hereby given that EZ Storage at 810 Trumbull Drive, Pittsburgh, PA 15205 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on August 9th, 2023 at 1:30 p.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card or cash to the highest bidder. A 10% buyer's premium will be charged and \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Unit - Tenant Name  
243 - Nance Ramon  
262 - Charles Fenchel Assoc.  
3004 - Mark Jameson  
3017 - Jason Yim  
5003 - Zachary Hamilton  
5056 - Alicia Young  
7005 - Deborah Jones

23-02880 Jul 26; Aug 2, 2023

**Notice of Public Sale**

Notice is hereby given that EZ Storage at 1003 Ross Park Mall Drive, Pgh., PA 15237 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on August 9, 2023 at 9:30 a.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card or cash to the highest bidder. A 10% buyer's premium will be charged and \$100 cleaning deposit per unit. All Sales are final. Seller reserves the right to withdraw the property at anytime before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Unit - Name  
223A - Melissa Saitta  
223B - Melissa Saitta  
431A - Jason Zaubert  
824D - Maurita Smith

23-02881 Jul 26; Aug 2, 2023

**Notice of Action in Mortgage Foreclosure**

Allegheny County  
Court of Common Pleas  
Number: GD-23-007884

Bank of New York Mellon Trust Company, N.A. as trustee for Mortgage Assets Management Series I Trust, Plaintiff v. Jeffrey Kearns, Known Surviving Heir of Carol A. Kearns, Jeremy Kearns, Known Surviving Heir of Carol A. Kearns, Justin Kearns, Known Surviving Heir of Carol A. Kearns, and Unknown Surviving Heirs of Carol A. Kearns, Defendants

TO: Unknown Surviving Heirs of Carol A. Kearns. Premises subject to foreclosure: 5706 Butler Street, Pittsburgh, Pennsylvania 15201. 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 for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice 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, Allegheny County Bar Association, 400 Koppers Building, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219, (412) 261-5555. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010.

23-02920 Jul 26, 2023

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