

## 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, September 5, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

## CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on TUESDAY, SEPTEMBER 5, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, SEPTEMBER 6, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, SEPTEMBER 11, 2023 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

Article XII  
Sheriff's Sales

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

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

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

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

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

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

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

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

## Avalon

42. Jessica M. Grover  
GD-21-013082—\$2,764.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story frame house being known as 341 McKinley A venue, Pittsburgh, PA 15202. Deed Book Volume 13680, Page 226. Block & Lot No. 160-E-155.

44. Ronald W. Klett  
GD-22-004282—\$3,623.18  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story frame house being known as 806 Jackman Avenue, Pittsburgh, PA 15202. Deed Book Volume 9408, Page 99. Block & Lot No. 159-H-100.

## Baldwin Borough

69. Dorn P. Laux, Jr., Administrator of the Estate of Anna Marie Seman a/k/a Anna Seman, Deceased and as Known Heir of Anna Marie Seman a/k/a Anna Seman, Deceased  
MG-21-000209—\$68,303.08

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 629 Penn Street, Pittsburgh, PA 15227. Deed Book Volume 11254, Page 358. Block and Lot Number 0059-G-00074-0000-00.

## Bellevue

99. James G. Motta, in His Capacity as Heir of Zoe Belle Motta a/k/a Zoe B. Motta, Deceased; Zoey Motta, in Her Capacity as Heir of Zoe Belle Motta a/k/a Zoe B. Motta, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right Title or Interest From or Under Zoe Motta a/k/a Zoe B. Motta, Deceased  
MG-22-000439—\$65,598.97

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 189 North Balph Avenue, Pittsburgh, PA 15202. Deed Book Volume 7045, Page 405. Block and Lot Number 0160-D-00167-0000-00.

## Bethel Park

70. William C. Huehn  
MG-22-000627—\$138,681.98  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 403 Broughton Road, Bethel Park, PA 15102. Deed Book Volume 15838, Page 45. Block and Lot Number 0392-L-00045-0000-00.

77. Estair Kotsagrello  
GD-22-015776—\$10,036.67  
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 1083 Surrey Woods Road, Bethel Park, PA 15102. Deed Book 5700, Page 453. Block and Lot Number 391-R-270.

## Blawnox

96 Aug 23. David W. Carr and Craig A. Carr  
MG-15-000125—\$202,141.74  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Blawnox: Having erected thereon a brick dwelling being known and numbered as 209 Summit Drive, Pittsburgh, Pennsylvania 15238. Block/Lot # 292-J-271.

## Carnegie

66. Michelle A. Shiring  
MG-23-000127—\$31,154.85  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Carnegie: Having currently erected thereon a single family dwelling being known as 618 6th Avenue, Carnegie, PA 15106. Deed Book 12913, Page 384, Block and Lot 0103-N-00140-0000-00.

## Castle Shannon

26. Mark D. Hutchin and Shantel M. Hutchin  
MG-20-000401—\$86,212.03  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3158 May Street, Pittsburgh, PA 15234. Deed Book 13217, Page 31. Block and Lot Number 190-G-208.

51. Pingala Gajurel and Bidur Khadka

MG-22-000273—\$196,263.28  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 707 Riehl Drive, Pittsburgh, PA 15234. Deed Book 16876, Page 419. Block and Lot Number 139-J-121.

## Churchill

20. Solutions for Homeowners LLC, Solutions for Homeowners Inc., and Douglas C. Dorsey

GD-22-002427—\$303,427.15  
Adam Friedman, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Churchill: Parcel 1: Having erected thereon a dwelling being known and numbered as 2331 Marbury Road, Pittsburgh, PA 15221. Deed Book Volume 17468, Page 197. Block and Lot 298-F-207.

Parcel 2: Being vacant land being known as Marbury Road, Pittsburgh, PA 15221. Deed Book Volume 17468, Page 197. Block and Lot 298-F-206.

## City of Clairton

65. David D. Lee, Individually, as Administrator and Heir of the Estate of Shawnta M. Moore a/k/a Shawnta M. Lee a/k/a Shawnta Moore a/k/a Shawnta Marrelle Moore-Lee; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Shawnta M. Moore a/k/a Shawnta M. Lee a/k/a Shawnta Moore a/k/a Shawnta Marrelle Moore-Lee  
MG-22-000413—\$30,310.05

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

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 412 Baker Avenue, Clairton, PA 15025. Deed Book Volume 13943, Page 468. Block and Lot 0879-S-00230-0000-00.

87. Lisa Denillo, as Believed Heir of the Estate of Carol Ann Daugherty; Todd Daugherty, as Believed Heir of the Estate of Carol Ann Daugherty; Teri Jamison, as Believed Heir of the Estate of Carol Ann Daugherty; Unknown Heirs of the Estate of Carol Ann Daugherty (if any); and Unknown Administrators of the Estate of Carol Ann Daugherty (if any)

GD-22-012864—\$107,609.17  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton:

Having erected thereon a dwelling being known and numbered as 1117 McKinley Drive, Clairton, PA 15025. Document Number 2001-102677, Deed Book Volume 11125, Page 415. Block and Lot Number 0879-J-00082-0000-00.

---

### Collier

---

#### 13. Angel Lou Skulos Boulis

MG-19-001353—\$988,282.77  
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 4010 Muirfield Drive, Presto, PA 15142. Deed Book 10930, Page 620. Block and Lot Number 199-L-19.

#### 38. Sandra L. Dragan Arrigo and Dawn Bradburn

GD-21-012527—\$4,544.27  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a one story brick house being known as 1069 Noblestown Road, Oakdale, PA 15071. Deed Book Volume 11704, Page 595. Block & Lot No. 261-E-4.

---

### Crafton

---

#### 2. Mary Beth Sciubba a/k/a Mary B. Sciubba

MG-23-000252—\$39,609.68  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling known and numbered as 35 Taylor St., Pittsburgh, PA 15205. Deed Book Volume 11172, Page 239. Parcel No.: 0069-R-00268-0000-00.

---

### Dormont

---

#### 43. Frances Pattinato

GD-22-004483—\$3,204.72  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story masonry frame house being known as 1696 New Haven Avenue, Pittsburgh, PA 15216. Deed Book Volume 7960, Page 527. Block & Lot No. 63-L-169.

#### 91. Jeffrey Leslie Varion

GD-23-002408—\$40,352.69  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family rowhouse being known and numbered as 1329 Tennessee Avenue, Pittsburgh, PA 15216. Deed Book 8570, Page 340. Block and Lot Number 98-D-54.

---

### Duquesne

---

#### 35. The Unknown Heirs of Henry Samuels, Deceased

GD-23-002110—\$3,397.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 3: Having erected thereon a one and one half story brick house being known as 422 South 3rd Street, Duquesne, PA 15110. Deed Book Volume 8702, Page 78. Block & Lot No. 378-J-79.

---

### Elizabeth Borough

---

#### 61. Kenneth A. Kolodziej and Lori A. Kolodziej

GD-22-015453—\$36,887.19  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: (Parcel 1) Having erected thereon a three family dwelling being known and numbered as 511 7th Ave., Elizabeth, PA 15037. Deed Book 14325, Page 159. Block and Lot Number 1133-S-377;

(Parcel 2) Having erected thereon a single family dwelling being known and numbered as 610 Bayard St., Elizabeth, PA 15037. Deed Book 15783, Page 198. Block and Lot Number 1133-R-97.

---

### Elizabeth Township

---

#### 81. Ronald W. Hallas, Jr.

MG-23-000301—\$68,552.73  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 900 Pineview Drive, Elizabeth, PA 15037. Document Number 31342, Deed Book Volume 11457, Page 363. Block and Lot Number 1904-F-00371-0000-00.

---

### Forward

---

#### 90. Kenneth A. Kolodziej and Lori A. Kolodziej

GD-22-015477—\$31,243.69  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: (Parcel 1) Having erected thereon a single family dwelling being known and numbered as 2712 Pangburn Hollow Road, Monongahela, PA 15063. Deed Book 17281, Page 425. Block and Lot Number 2088-G-41;

(Parcel 2) Having erected thereon a mobile home dwelling being known and numbered as 2838 Pangburn Hollow Road, Monongahela, PA 15063. Deed Book 9818, Page 480. Block and Lot Number 1738-N-360;

(Parcel 3) Having erected thereon a single family dwelling being known and numbered as 8832 Roberts Hollow Road, Elizabeth, PA 15037. Deed Book 15933, Page 388. Block and Lot Number 1573-B-328.

---

### Glassport

---

#### 19. Craig A. Slafka and the Secretary of Housing and Urban Development

MG-17-001293—\$53,946.61  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having thereon erected a dwelling known and numbered as 235 Euclid Avenue, Glassport, PA 15045. Deed Book Volume 12690, Page 97. Block and Lot Number 467-L-334-0000-01.

#### 84. Hunter Jackson Harris Holdings Inc.

GD-23-000100—\$49,212.21  
Sarah A. Elia, Esq.  
267-295-3364

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a multi family residential dwelling being known and numbered as 830-832 Ohio Avenue, Glassport, PA 15045 a/k/a 830 Ohio Avenue, Glassport, PA 15045. Deed Book Volume 18529, Page 577. Block and Lot Number 558-F-3.

#### 100. Cecilia Sowa, with Notice to Heirs and Assigns

GD-23-002996—\$2,914.46  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one story frame house known as 435 Iowa Avenue, Glassport, PA 15045. Deed Book Volume 4788, Page 234. Block & Lot No. 467-R-327.

#### 101. The Unknown Heirs of Carol Ann Dabruzzo, Deceased

GD-23-002993—\$5,375.81  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family, two story frame house known as 316 5th Street, Glassport, PA 15045. Deed Book Volume 4645, Page 532. Block & Lot No. 467-R-128.

#### 102. The Unknown Heirs of Kenneth G. Pollock, Deceased

GD-23-002994—\$3,504.19  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two story frame house known as 310 N. Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 4770, Page 437. Block & Lot No. 384-R-234.

---

### Hampton

---

#### 40. Howard Gibson

GD-19-018223—\$10,133.75  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one story two family house being known as 4336 Route 8, Allison Park, PA 15101. Deed Book Volume 17628, Page 86. Block & Lot No. 830-D-299.

#### 49. Jean Holland Baumgardner

GD-16-018988—\$2,794.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one and a half story frame house being known as 2264 W. Hardies Road, Gibsonia, PA 15044. Deed Book Volume 10425, Page 482. Block & Lot No. 1075-D-159.

#### 82. Farhad Salari-Lak; Zahra Salari-Lak a/k/a Zahra Salri-Lak; and the United States of America, Department of Treasury, Internal Revenue

MG-22-001052—\$780,955.84  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 2154 South Villa Drive, Gibsonia, PA 15044. Document Number 36126, Deed Book Volume 7995, Page 211. Block and Lot Number 1209-H-00001-0000-01.

---

### Ingram

---

#### 5. Matthew J. Douglas

MG-23-000251—\$30,601.47  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling known and numbered as 148 Ingram Avenue, Pittsburgh, PA 15205. Block/Lot # 69-C-16.

---

### Liberty

---

#### 54. Nemeth and Sons, LLC, a Pennsylvania limited liability company, and Mark G. Nemeth, an adult individual, and MGT Manufacturing Corporation, a Pennsylvania corporation, jointly and severally

GD-16-013843—\$124,384.12  
Jaclyn M. DiPaola, Esq.  
412-802-6666

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a commercial building being known and numbered as 2805 Liberty Way, McKeesport, PA 15133. Deed Book Volume 10078, Page 251, Block and Lot Number 465-R-227.

#### 55. Michael Spargal

MG-23-000367—\$59,595.78  
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 2708 E Street, McKeesport, PA 15133. Deed Book 14342, Page 260. Block and Lot Number 465-R-309.

---

### City of McKeesport

---

#### 15. Erica Griffin, Heir of Nancy L. Griffin, Deceased, Unknown Heirs of Nancy L. Griffin, Deceased, and Darryl Smith, Heir of Nancy L. Griffin, Deceased

MG-16-000539—\$23,353.14  
KML Law Group, P.C.  
215-627-1322

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

#### 31. Julia H. Traczynski

MG-22-000984—\$20,254.74  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Parcel No. 1: Having erected thereon a single family residential dwelling being known and numbered as 3421 Steele Street, McKeesport, PA 15132. Deed Book Volume 10387, Page 522. Block and Lot Number 381-L-76.

Parcel No. 2: Being vacant land known and numbered as Steele Street, McKeesport, PA 15132. Deed Book Volume 10387, Page 522. Block and Lot Number 381-L-78.

#### 57. All Known and Unknown Heirs of Michael A. West

MG-23-000091—\$28,002.77  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Eighth Ward of the City of McKeesport: Having erected thereon a dwelling known and numbered as 3009 Boyd Street, McKeesport, PA 15132. Deed Book Volume 9570, Page 184, Parcel Number 380-R-2.

---

### McKees Rocks

---

#### 24. David Pachasa Solely in His Capacity as Heir of Joann Pachasa, Deceased, Donald Pachasa Solely in His Capacity as Heir of Joann Pachasa, Deceased, Paul Pachasa, Jr., Solely in His Capacity as Heir of Joann Pachasa, Deceased, and the Unknown Heirs of Joann Pachasa, Deceased

GD-23-001137—\$22,472.00  
KML Law Group, P.C.  
215-627-1322



In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1149 Church Avenue, McKees Rocks, PA 15136. Deed Book 5722, Page 587. Block and Lot Number 72-S-150.

---

### Monroeville

---

**68. Timothy E. Lewis and Karen M. Lewis**  
MG-22-000386—\$121,213.84  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Monroeville: Having currently erected thereon a single family dwelling being known as 101 Edgemeade Drive, Monroeville, PA 15146, Deed Book 12977 Page 6, Block and Lot 0741-G-00023-0000-00.

---

### Moon

---

**25. Paul R. Castner**  
MG-17-001586—\$159,672.99  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known and numbered as 243 Burch Drive, Coraopolis, PA 15108. Deed Book 16053, Page 534. Block and Lot Number 416-S-149.

**76. Michael John Ivosevic**  
GD-23-000322—\$12,235.86  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling, known as 112 South Patton Drive, Coraopolis, PA 15108. Deed Book 15078, Page 8. Block and Lot Number 697-M-60.

**85. One Thorn Run Associates, A. Richard Nernberg, Susan Nernberg, A. Richard Nernberg, as Trustee of the A. Richard Nernberg Amended and Restated Revocable Deed of Trust, Dated May 25, 2018, and Susan L. Nernberg, as Trustee of Susan L. Nernberg Amended and Restated Revocable Deed of Trust, Dated May 25, 2018**  
GD-23-006835—\$9,325,286.80  
Mark G. Claypool, Esq.  
Knox McLaughlin Gornall & Sennett, P.C.  
814-459-2800

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a six-story commercial office building being known and numbered as 1187 Thorn Run Road, Coraopolis, PA 15108 and leasehold of 1187 Thorn Run Road, Coraopolis, PA 15108. Deed Book Volume 17301, Page 36. Block and Lot Number 0595-B-00068-0000-00.

---

### Munhall

---

**72. Jason Dixon a/k/a Jasin Dixon, in His Capacity as Known Heir of Eugene L. Dixon, Deceased, and the Unknown Heirs of Eugene L. Dixon, Deceased**  
MG-22-000070—\$22,633.14  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1402 Ravine Street, Homestead, PA 15120 a/k/a 1402 Ravine Street, Munhall, PA 15120. Deed Book Volume 11165, Page 28. Block and Lot Number 180-P-147.

**94. Skeeter E. Hicks and Nicole B. Hicks**  
GD-22-006424—\$120,366.01  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Parcel 1: Having thereon a vacant lot being known and numbered as W. Marigold Street, Homestead, PA 15120. Deed Book Volume 10776, Page 422, Block and Lot 0180-F-00032-0000-00.

Parcel 2: Having erected thereon a dwelling being known and numbered as 220 West Marigold Street, Homestead, PA 15120. Deed Book Volume 10776, Page 422, Block and Lot 0180-F-00036-0000-00.

---

### North Versailles

---

**73. Daniel L. Isaacs**  
MG-23-000026—\$67,028.68  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 420 Tintman Avenue, North Versailles, PA 15137. Deed Book Volume 11322, Page 418. Block and Lot Number 456-G-258.

---

### Penn Hills

---

**7. James Stefan, Known Heir of John R. Stefan, Deceased, David Stefan, Known Heir of John R. Stefan, Deceased and All Unknown Heirs of John R. Stefan, Deceased**  
GD-22-005925—\$18,133.01  
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 11009 Azalea Drive, Pittsburgh, PA 15235. Deed Book 5628, Page 157. Block and Lot Number 368-C-73.

**9. ECCJ Real Estate Management**  
GD-21-013009—\$11,445.20  
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 7800 Thon Dr., Verona, PA 15147. Deed Book 16031, Page 170. Block and Lot Number 230-G-60.

**10. TOC Management, LLC**  
GD-22-006570—\$44,867.14  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 185 Coal Hollow Road, Verona, PA 15147. Deed Book 15247, Page 387. Block and Lot Number 367-N-145;

Parcel 2: Being all that certain vacant land being known and numbered as Coal Hollow Road, Verona, PA 15147. Deed Book 15247, Page 387. Block and Lot Number 367-N-161; and

Parcel 3: Having erected thereon a commercial building being known and numbered as 270 Coal Hollow Road, Verona, PA 15147. Deed Book 15247, Page 387. Block and Lot Number 367-N-336.

**18. Sharon R. Young**  
MG-15-000378—\$84,158.70  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 235 Curtis Street, Pittsburgh, PA 15235. Deed Book Volume 16857, Page 103. Block and Lot Number 296-D-107.

**22. Trista Chester, Solely as Heir of Anthony T. Sims, Deceased and Anthony J. Sims,**

**Solely as Heir of Anthony T. Sims, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Anthony T. Sims, Deceased**  
MG-22-000678—\$138,190.14  
Joseph A. Sulon, Esq.  
Hill Wallack LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Penn Hills Municipality: Having erected thereon a 2 story dwelling being known and numbered as 51 Rushmore Dr., Pittsburgh, PA 15235. Deed Book 17476, Page 162. Block and Lot Number 537-E-146.

**28. Sherry Leaf-Wittkopp, Known Heir of Merna Wittkopp, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Merna Wittkopp, Deceased**  
MG-19-001257—\$78,795.49  
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 158 Bridge Street, Verona, PA 15147. Deed Book Volume 8956, Page 255, Block and Lot 0631-B-00049-0000-00.

**30. Harry G. Delancey, With Notice to Known Heirs and Assigns**  
GD-21-015130—\$11,467.76  
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 890 Old Coal Hollow Rd., Verona, PA 15147. Deed Book 4340, Page 53. Block and Lot Number 368-N-101.

**60. Monique Dunson**  
GD-23-000986—\$12,524.54  
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 1890 Runnette St., Pittsburgh, PA 15235. Deed Book 10237, Page 13. Block and Lot Number 173-D-279.

**63. Robert A. Satryan, Sr.**  
GD-22-013346—\$12,933.05  
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 11738 Joan Drive, Pittsburgh, PA 15235. Deed Book 10556, Page 458. Block and Lot Number 450-E-304.

**67. Jason L. O'Connell**  
GD-22-015398—\$84,467.78  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having currently erected thereon a single family dwelling being known as 1817 Loretta Drive, Pittsburgh, PA 15235. Deed Book 12177, Page 565, Block and Lot 0632-K-00298-0000-00.

**92. Davon Lee Reynolds, Jr.**  
GD-22-011509—\$17,157.37  
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 305 Jefferson Road, Pittsburgh, PA 15235. Deed Book 17255, Page 424. Block and Lot Number 449-R-173.

**98. Darryl W. Johnson**  
MG-22-001011—\$91,787.50  
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 10909 Frankstown Road, Pittsburgh, PA 15235. Deed Book Volume 8971, Page 393. Block and Lot 0368-R-00105-0000-00.

---

### Pennsbury Village

---

**96. Steven J. Cable**  
MG-21-000228—\$100,229.32  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Pennsbury Village: Having erected thereon a condominium unit being known and numbered as 1192 Pennsbury Boulevard, Pittsburgh, PA 15205. Deed Book Volume 13650, Page 213, Block and Lot 0150-S-00096-0148-00.

---

### Pine

---

**48. Kevin J. Roth and Shelby A. Roth**  
GD-22-011781—\$6,193.54  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a one story brick house being known as 100 Fawn Drive, Wexford, PA 15090. Deed Book Volume 17149, Page 231, Block & Lot No. 1824-D-11.

---

### Plum

---

**14. Edward Waugh a/k/a Edward P. Waugh**  
MG-22-000796—\$81,913.81  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 270 Fiesta Drive, Pittsburgh, PA 15239. Deed Book 14478, Page 185. Block and Lot Number 1240-C-386.

**59. Sean R. Kelley and Steffany R. Kelley**  
MG-23-000071—\$186,001.94  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 493 Rainier Drive, Pittsburgh, PA 15239 a/k/a 493 Rainier Drive, Plum, PA 15239. Deed Book Volume 18172, Page 163. Block and Lot Number 1103-H-205.

**78. Karen L. Burnside and Ronald L. Burnside**  
GD-19-006511—\$13,557.21  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 7906 Saltsburg Road, Pittsburgh, PA 15239. Deed Book 7450, Page 250. Block and Lot Number 852-K-127.

---

### Ross

---

**88. Toni A. Fiumara**  
MG-23-000169—\$107,840.25  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a dwelling being known and numbered as 317 Preston Ave, Pittsburgh,

PA 15214. Deed Book Volume 12914, Page 405. Block and Lot Number 162-N-126.

---

**Scott**

---

**34. Terrance L. Cassidy**

GD-21-013636—\$13,139.50  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a two story brick house being known as 603 Lindsay Road, Carnegie, PA 15106. Deed Book Volume 17041, Page 120. Block & Lot No. 143-A-52.

**95. Ronald Styche, III, in His Capacity as Heir of Kandy M. Styche; Michael J. Styche, in His Capacity as Heir of Kandy M. Styche; Timothy J. Styche, in His Capacity as Heir of Kandy M. Styche; Jaimie L. Styche, in His/Her Capacity as Heir of Kandy M. Styche; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kandy M. Styche**

MG-22-000667—\$78,777.96

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Scott: Having erected thereon a dwelling being known and numbered as 441 Carothers Avenue, Carnegie, PA 15106. Deed Book Volume 12886, Page 502. Block and Lot 0102-G-00097-0000-00.

---

**South Fayette**

---

**1. Jason L. Katz and Denise Smith**

AR-22-000212—\$5,138.85  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge No. 6 Condominium Association dwelling being known and numbered as 2469 Brook Ledge Road, Unit 33A, Bridgeville, PA 15017. Deed Book 16495, Page 453. Block and Lot Number 0481-R-00474-033A-00.

**36. Rose M. Sosa**

GD-22-000302—\$3,530.23  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one story frame house being known as 213 Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block & Lot No. 258-C-1.

---

**Stowe**

---

**3. Michael A. Foor and Brandon Lee Lueckert**

GD-22-012063—\$6,045.50  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1117 Dohrman Street, McKees Rocks, PA 15136. Deed Book 14998, Page 388. Block and Lot Number 72-8-125.

**37. Rick Sheets a/k/a Richard Sheets, with Notice to Heirs and Assigns**

GD-23-002135—\$6,513.79  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story, two family brick house being known as 66 Harlem Avenue, McKees Rocks, PA 15136. Deed Book Volume 12980, Page 137. Block & Lot No. 73-M-168.

**75. Edward L. Wallace and Dewanda D. Wallace**

MG-23-000393—\$100,431.31  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Parcel 1: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-147.

Parcel 2: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-148.

Parcel 3: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-149.

Parcel 4: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-150.

Parcel 5: Having erected thereon a dwelling known and numbered as 38 McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-152.

---

**Turtle Creek**

---

**16. David Cook, Solely in His Capacity as Heir of Jeanne M. Ireland, Deceased**

MG-22-000923—\$24,954.64  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 313 Monroe Avenue, Turtle Creek, PA 15145. Deed Book 9074, Page 109. Block and Lot Number 455-L-192.

---

**Verona**

---

**64. Matthew A. Frank a/k/a Matthew Frank, in His Capacity as Heir of Barbara Frank; Gregory Frank, in His Capacity as Heir of Barbara Frank; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barbara Frank**

GD-21-012070—\$87,704.01  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Verona: Having erected thereon a dwelling being known and numbered as 664 3rd Street, Verona, PA 15147. Deed Book Volume 12957, Page 459. Block and Lot 0364-S-00224-0000-00.

---

**West Deer**

---

**39. Margaret I. Wilson, with Notice to Heirs and Assigns**

GD-23-001914—\$16,103.23  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant residential land known as Bakerstown Culmerville Road, Gibsonsia, PA 15044. Deed Book Volume 2747, Page 470. Block & Lot No. 2009-J-385.

**41. The Unknown Heirs of Sarah M. McMorran, Deceased**

GD-23-002143—\$5,373.11  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant residential land known as Bakerstown Culmerville Road, Gibsonsia, PA 15044. Deed Book Volume 3061, Page 692. Block & Lot No. 2008-R-62.

**46. The Unknown Heirs of Reese M. Hassinger, Deceased**

GD-23-001913—\$11,131.18  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one story frame house being known as 25 Tree Haven Lane, Gibsonsia, PA 15044. Deed Book Volume 3402, Page 196. Block & Lot No. 2010-N-182.

**56. Georgetta Thalman a/k/a Georgetta M. Thalman**

GD-22-000906—\$34,206.37  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 225 Shoaf Street, Tarentum, PA 15084. Deed Book 15842, Page 84. Block and Lot Number 1838-N-172.

---

**Whitehall**

---

**89. Patricia L. Nidbella**

GD-22-014861—\$135,963.46  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5135 South Passage Drive, Pittsburgh, PA 15236. Deed Book Volume 15826, Page 109. Block and Lot Number 249-H-008.

---

**Wilkinsburg**

---

**8. The Unknown Heirs of Zelma M. Locke, Deceased**

GD-21-014055—\$16,576.09  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1243 Franklin Ave., Pittsburgh, PA 15221. Deed Book 10676, Page 632. Block and Lot Number 233-F-252.

**29. William Thompson**

GD-22-011510—\$51,153.29  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three family dwelling being known and numbered as 727 Hill Avenue, Pittsburgh, PA 15221. Deed Book 16970, Page 114. Block and Lot Number 232-J-86.

**62. Carl C. Jordan**

GD-17-003019—\$51,909.23  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 2042 Laketon Road, Pittsburgh, PA 15221. Deed Book 18620, Page 71. Block and Lot Number 297-B-81.

**79. Mark Wagner, as Believed Heir to the Estate of Daisy E. Wagner; Unknown Heirs to the Estate of Daisy E. Wagner (if any); Unknown Administrators to the Estate of Daisy E. Wagner (if any)**

GD-23-001033—\$45,372.55  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1411 Fairmont Street, Pittsburgh, PA 15221. Document Number 2004-8920, Deed Book Volume 11988, Page 356. Block and Lot Number 0298-A-00025-0000-00.

**93. Ellen M. Gleason and Linda S. Kelly**

MG-20-000163—\$76,668.23  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1017 Osage Drive, Pittsburgh, PA 15235. Deed Book 17002, Page 374. Block and Lot Number 297-L-246.

---

**Pittsburgh—4th Ward**

---

**33. Janet Wise, with Notice to Heirs and Assigns**

GD-22-013738—\$45,283.68  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 4: Having erected thereon a two and a half story brick house being known as 3632 Frazier Street, Pittsburgh, PA 15213. Deed Book Volume 6374, Page 430. Block & Lot No. 29-G-42.

**52. The Unknown Heirs of Cheryl Pearsall Deceased, and Marcus Zigler Solely in His Capacity as Heir of Cheryl Pearsall, Deceased**

MG-22-000012—\$106,217.20  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward City of Pittsburgh: Having erected thereon a condominium unit designated as No. 3283, Building 10 in Holmes Place Condominiums, being known and numbered as 3283 Dawson Street, Pittsburgh, PA 15213. Deed Book 7935, Page 67. Block and Lot Number 29-C-270-10.

---

**Pittsburgh—5th Ward**

---

**97. Anthony I. Bentley, Jr.**

GD-20-010310—\$32,468.33  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3309 Iowa Street, Pittsburgh, PA 15219. Deed Book Volume 12614, Page 159, Block and Lot 0027-C-00024-0000-00.

---

**Pittsburgh—14th Ward**

---

**45. Paula Epstein Elinoff**

GD-20-001068—\$4,413.83  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 14: Having erected thereon a two and one half story, two family house being known as 5606 Pocusset Street, Pittsburgh, PA 15217. Deed Book Volume 15600, Page 74. Block & Lot No. 87-F-243.

---

**Pittsburgh—15th Ward**

---

**21. Jennie A. Sciarretti and Orlando F. Sciarretti**

MG-18-000718—\$317,894.10  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and 15th Ward of the City of Pittsburgh: Parcel# 1: Having Erected thereon a Residential Dwelling being known and numbered as 308 Kaercher Street, Pittsburgh, PA 15207. Deed Book 11262, Page 424. Block and Lot 0055-A-00074-0000-00.

Parcel #2: Having Erected thereon a Res Aux Building (No House) known and numbered as 308 Kaercher Street, Pittsburgh, PA 15207. Deed Book 11262, Page 424. Block and Lot 0055-A-00076-0000-00.



**71. Kathryn A. Lovas and Dale K. Lovas, Jr.**  
 MG-17-00011—\$77,947.81  
 Stephen Panik, Esq.  
 Brock & Scott, PLLC  
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4322 Tesla Street, Pittsburgh, PA 15217. Deed Book Volume 14108, Page 134. Block and Lot Number 0055-H-00016-0000-00.

**Pittsburgh—18th Ward**

**50. Dusan Grmusa**  
 GD-18-006236—\$154,695.59  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 18: Having erected thereon a two story commercial building being known as 634 E. Warrington Avenue, Pittsburgh, PA 15210. Deed Book Volume 10432, Page 634. Block & Lot No. 14-A-337.

**Pittsburgh—19th Ward**

**4. A M Rafi, P.C.**  
 GD-23-004979—\$1,770,464.65  
 Andrew G. Dittoe, Esq.  
 McGrath McCall, P.C.  
 412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward, City of Pittsburgh: Parcel One: Having erected thereon a commercial building known as 2681 Waddington Avenue, Pittsburgh, PA 15226 and designated as Block and Lot 62-P-282.

Parcel Two: Being vacant commercial land known as Waddington Avenue, Pittsburgh, PA 15226 and designated as Block and Lot 62-P-282-1.

**12. The Unknown Heirs of Hoang H. Dang Deceased, and Truc Garry Solely in Her Capacity as Heir of Hoang H. Dang, Deceased**  
 GD-22-014533—\$194,688.03  
 KML Law Group, P.C.  
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 743 Mayville Avenue, Pittsburgh, PA 15226. Deed Book 17937, Page 37. Block and Lot Number 61-B-16.

**Pittsburgh—20th Ward**

**53. Patricia A. Wagner**  
 MG-22-000339—\$98,911.65  
 KML Law Group, P.C.  
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1306 Carnahan Road, Pittsburgh, PA 15220. Deed Book 8595, Page 643. Block and Lot Number 36-C-1-A.

**83. Tyler W. Knabe-Jones**  
 MG-20-000095—\$61,741.88  
 Manley Deas Kochalski LLC  
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 20: Having erected thereon a dwelling being known and numbered as 2916 Banksville Avenue, Pittsburgh, PA 15216. Document Number 2014-12123, Deed Book Volume 15599, Page 591. Block and Lot Number 0063-B-00133-0000-00.

**Pittsburgh—26th Ward**

**17. Donna Rae McDonough**  
 MG-22-000633—\$23,540.15  
 KML Law Group, P.C.  
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 312 West Burgess Street, Pittsburgh, PA 15214. Deed Book 9476, Page 620. Block and Lot Number 46-J-239.

**Pittsburgh—28th Ward**

**32. James Shannon**  
 MG-23-000280—\$52,246.44  
 Powers Kirn, LLC  
 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1207 Justine Street, Pittsburgh, PA 15204. Deed Book Volume 13425, Page 576, Instrument 2007-35011, Block and Lot Number 41-G-100.

**Pittsburgh—29th Ward**

**6. Christine R. Aggazio a/k/a Christine Renee Aggazio**  
 MG-23-000180—\$55,570.79  
 Michelle Pierro, Esq.  
 Tucker Arensberg, P.C.  
 412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Twenty-Ninth Ward, City of Pittsburgh, formerly known as Carrick: Having erected thereon a dwelling known and numbered as 401 Birmingham Ave., Pittsburgh, PA 15210. Deed Book Volume 10586, Page 307 Block/Lot # 32-N-249.

**27. The Unknown Heirs of Georgeann C. Donnelly, Deceased**  
 MG-22-000881—\$64,665.65  
 KML Law Group, P.C.  
 215-627-1322

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

**Pittsburgh—30th Ward**

**74. Stanley D. Shuey, Charlene R. Shuey and Mark W. Bright**  
 MG-23-000054—\$66,533.97  
 Powers Kirn, LLC  
 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 310 Reifert Street, Pittsburgh, PA 15210. Deed Book Volume 12426, Page 140, Instrument No. 2005-13053, Block and Lot Number 33-K-19.

**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.sheriffallegheycounty.com](http://www.sheriffallegheycounty.com).

**Sheriff's Office, Pittsburgh, PA.**  
 Kevin M. Kraus, Sheriff  
 Aug 10, 2023  
 Aug 11, 18, 25, 2023

**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:

Ackenheil, Pauline King Wilson a/k/a Pauline W. Ackenheil, deceased, of Upper St. Clair Township, PA. No. 05174 of 2023. Marcia A. Gooding, Extr., 704 Red Barn Court, Bethel Park, PA 15102 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.  
 23-03126 Aug 11, 18, 25, 2023

Bubash, Jr., George F. a/k/a George Bubash, deceased, of Blawnox, PA. No. 04112 of 2023. George P. Bubash, Extr., 121 Meadow Wood Lane, Washington, PA 15301 or to Stephen J. Taczak, Esq., Taczak Law Office, 12 N. Jefferson Ave., Canonsburg, PA 15317.  
 23-01416w Aug 11, 18, 25, 2023

Green, Jeffrey B., deceased, of North Fayette, PA. No. 5548 of 2023. Nancy Green, Extr., 41 Woodland Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.  
 23-01505w Aug 11, 18, 25, 2023

Lagattuta, Lawrence A. a/k/a Lawrence Anthony Lagattuta, deceased, of Pittsburgh, PA. No. 05230 of 2023. Madeline E. Lagattuta, Admr., 39 Greene Street, Apt. 202, Jersey City, NJ 07302 or to Benjamin J. Wischnowski, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 535 Smithfield Street, Ste. 800, Pittsburgh, PA 15222.  
 23-03120 Aug 11, 18, 25, 2023

Lauderbaugh, Carole A., deceased, of South Park, PA. No. 04795 of 2023. Lori Gillis, Extr., 573 Cherryhill Dr., Bridgeville, PA 15017.  
 23-01508w Aug 11, 18, 25, 2023

Lavrach, Joseph B., deceased, of Bethel Park, PA. No. 05567 of 2023. Richard Lavrach, Extr., 1023 Quincy Drive, Greensburg, PA 15601 or to Elizabeth A. Male, CPA, Esq., 3925 Reed Blvd., Ste. 205, Murrysville, PA 15668.  
 23-01509w Aug 11, 18, 25, 2023

Liguori, Pasquale R., deceased, of McKees Rocks, PA. No. 05382 of 2023. Richard Charles Liguori, Admr., 75 Thorncrest Drive, McKees Rocks, PA 15136 or to Frederick E. Liechi, Esq., 7190 Steubenville Pike, Oakdale, PA 15071.  
 23-03123 Aug 11, 18, 25, 2023

Reese, Sharon, deceased, of Monroeville, PA. No. 05549 of 2023. Danean Boyer, Extr., 2339 Bavarian Avenue, Rosamond, CA 93560 or to Brandan A. Fulcini, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
 23-01503w Aug 11, 18, 25, 2023

Renda, Antoinette M., deceased, of Pittsburgh, PA. No. 05556 of 2023. Marc Mastro, Extr., 2269 Clairmont Drive,

## Find out what's happening in the Pittsburgh Legal Community

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

[ACBA.org/calendar](http://ACBA.org/calendar)

Pittsburgh, PA 15241 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossidge Boulevard, Monroeville, PA 15146.

23-01511w Aug 11, 18, 25, 2023

Seybert, William T., deceased, of Monroeville, PA. No. 04453 of 2023. Melissa Ann Shearer, Admr., 521 Anderson Road, Ford City, PA 16226 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

23-03125 Aug 11, 18, 25, 2023

Sutton, Loretta Lee, deceased, of Pittsburgh, PA. No. 04758 of 2023. Derek M. Sutton, Admr., 100 Toms Xing, Fruitland, MD 21826 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.

23-03122 Aug 11, 18, 25, 2023

Tingler, Terry L. a/k/a Terry Lee Tinger, deceased, of Pittsburgh, PA. No. 05456 of 2023. Tom Bryan a/k/a Thomas Bryan, Extr., 2145 N. Flaugherly Run Road, Coraopolis, PA 15108 or to Deborah R. Erbstein, Esq., 1806 Frick Bldg., 437 Grant Street, Pittsburgh, PA 15219.

23-01512w Aug 11, 18, 25, 2023

Valcheff, Anneliese M., deceased, of Moon Township, PA. No. 04333 of 2023. Barbara M. Valcheff, Extr., c/o Del P. Nolfi,

III, Esq., Ligonier Law, L.L.C., 300 North Market Street, Ligonier, PA 15658.

23-01510w Aug 11, 18, 25, 2023

Wesolowski, Elisabeth R. a/k/a Elisabeth Wesolowski a/k/a Elizabeth M. Wesolowski, deceased, of Pittsburgh, PA. No. 04948 of 2023. Stephen M. Wesolowski, Extr., c/o Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

23-03121 Aug 11, 18, 25, 2023

Bounos, Georgiann, deceased, of Pittsburgh, PA. No. 05042 of 2023. Michael Bounos, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01462w Aug 4, 11, 18, 2023

Cangelier, Margaret M., deceased, of Scott Township, PA. No. 5276 of 2023. Sandra Baer, Admr., 607 Jefferson Road, Pittsburgh, PA 15235 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

23-02972 Aug 4, 11, 18, 2023

Cox, Beverly J., deceased, of Pittsburgh, PA. No. 05330 of 2023. Robert Cox, Extr., 200 Carriage Ct., Pittsburgh, PA 15238 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-01460w Aug 4, 11, 18, 2023

Endsley, Joanne Frankhouser, deceased, of Pittsburgh, PA. No. 05313 of 2023. Robert Endsley, Co-Admr. and Pamela Marchetto, Co-Admr., 1099 William St., Pittsburgh, PA 15209.

23-01452w Aug 4, 11, 18, 2023

McElhaney, Virginia E., deceased, of Findlay Township, PA. No. 04945 of 2023. Cynthia L. Sherbondy, Extr., c/o David C. Moran, Esq., Moran & Moran, P.C., 2500 Brooktree Rd., Ste. 203, Wexford, PA 15090.

23-02973 Aug 4, 11, 18, 2023

Miller, Bertha E., deceased, of McKees Rocks, PA. No. 03070 of 2023. Jeffrey J. Miller, Extr., 509 Hidden Court, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

23-01458w Aug 4, 11, 18, 2023

Rubash, Jr., Edward, deceased, of Plum, PA. No. 05023 of 2023. Ronald J. Rubash, Extr., c/o Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

23-01454w Aug 4, 11, 18, 2023

Williams, Mary Ellen a/k/a Mary Williams, deceased, of Pittsburgh, PA. No. 05381 of 2023. Maxwell Williams, Extr., 502 Greendale Ave., Pittsburgh, PA 15218 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.

23-01461w Aug 4, 11, 18, 2023

Wilson, Nancy a/k/a Nancy Cassinelli Wilson a/k/a Nancy C. Wilson, deceased, of Jefferson Hills Borough, PA. No. 4881 of 2023. Floyd Cassinelli, Extr., 1113 State Route 885, Jefferson Hills, PA 15025 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

23-02971 Aug 4, 11, 18, 2023

Daniels, Leslie D., deceased, of Findlay Township, PA. No. 05011 of 2023. Sheryl Smith, Extr., 3252 B Stone Quarry Road, Aliquippa, PA 15001 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

23-02916 Jul 28; Aug 4, 11, 2023

Ditillo, Ronald A., deceased, of Penn Hills, PA. No. 05016 of 2023. Christopher Lepore, Extr. and Atty., 157 Druid Drive, McMurray, PA 15317.

23-02900 Jul 28; Aug 4, 11, 2023

Dubyak, Beth A., deceased, of West View, PA. No. 04746 of 2023. Louis J. Towchik, Admr., 10 Wellington Drive, Pittsburgh, PA 15229 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.

23-02910 Jul 28; Aug 4, 11, 2023

Fitzgerald-Nicholson, Sylvia A. a/k/a Sylvia Fitzgerald, deceased, of Pittsburgh, PA. No. 03290 of 2017. Clifford Nicholson, Admr., 3439 Webster Avenue, Pittsburgh, PA 15219 or to Stephen Israel, Esq., 2907 Skyline Drive, Allison Park, PA 15101.

23-02913 Jul 28; Aug 4, 11, 2023

Leight, Kathryn F., deceased, of Allison Park, PA. No. 04666 of 2023. Amanda A. Leight, Extr., 9 Bell Ave., Pittsburgh, PA 15205 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.

23-02909 Jul 28; Aug 4, 11, 2023

Lion, Gerald L., deceased, of Monroeville, PA. No. 05008 of 2023. Damon R. Thomas, Extr., c/o Kathryn A. Gioia, Esq., Bowles Rice, 1800 Main Street, Suite 200, Canonsburg, PA 15317.

23-02915 Jul 28; Aug 4, 11, 2023

Moeller, Audrey S., deceased, of Oakmont, PA. No. 05225 of 2023.

Christopher Veenis, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01413w Jul 28; Aug 4, 11, 2023

Moretti, Thomas P., deceased, of San Diego, CA. No. 4777 of 2023. Michael J. Moretti, Extr., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.

23-01412w Jul 28; Aug 4, 11, 2023

Orban, Michael J., deceased, of Allison Park, PA. No. 05129 of 2023. Jay R. Hagerman, Extr. and Atty., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-01408w Jul 28; Aug 4, 11, 2023

Pizzella, John R., deceased, of Cheswick, PA. No. 02641 of 2023. Christina Lelis, Co-Extr. and Justin Pizzella, Co-Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01410w Jul 28; Aug 4, 11, 2023

Provenza, Vincent J., deceased, of Oakmont, PA. No. 04698 of 2023. Marl Provenza, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01411w Jul 28; Aug 4, 11, 2023

Sheasley, Ellen Maureen, deceased, of Verona, PA. No. 04461 of 2023. Patricia DeBiase, Extr., 5330 Charnwood Forest Circle, Aiken, SC 29803.

23-01409w Jul 28; Aug 4, 11, 2023

Swager, Shirley Mae a/k/a Shirley Swager, deceased, of Fawn Township, PA. No. 05092 of 2023. Jay R. Swager, Extr., c/o Charles T. Clark, Esq., 210 Fifth Ave., Tarentum, PA 15084.

23-02914 Jul 28; Aug 4, 11, 2023

Toneti, Jr., Robert, deceased, of South Park, PA. No. 05044 of 2023. Laurette Marie Dean, Extr., 6371 Crestview Drive, South Park, PA 15129 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

23-02911 Jul 28; Aug 4, 11, 2023

Vey, Thomas Mark a/k/a T. Mark Vey, deceased, of Verona, PA. No. 04844 of 2023. Paul Vey, Admr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01414w Jul 28; Aug 4, 11, 2023

#### Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania  
In Re: Carol Bagaley, Debtor.

Carol Bagaley

vs.

Shaler School District, Shaler Township, Allegheny County, First Commonwealth Bank, United States of America, Internal Revenue Service, Pennsylvania Department of Revenue, Daniel Smucker, Darren Bagaley and Ronda J. Winnecour, Trustee.

Bankruptcy No.: 23-20675-CMBChapter 13Hearing Date and Time: Thursday, August 24, 2023, 2:30 p.m.

Notice of Sale of Real Property Free and Clear of All Liens, Claims and Encumbrances:

To: Respondents and all Creditors and Parties in Interest of the above-named Debtor:

Notice Is Hereby Given That Carol Bagaley, Debtor, has filed a Motion for Sale of Real and Personal Property Free and Clear of All Liens, Claims and Encumbrances (ECF #56) (the "Sale Motion") through which she seeks authority to sell the following Real Property, through which the Debtor seeks authority to sell the following real property as follows:

1. Two parcels of Real Property situate at 1001-1007 Mount Royal Boulevard,

When you need to refer a client –  
choose WesBanco

We've been a trusted fiduciary  
partner for over 100 years.

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
- SPECIAL/SUPPLEMENTAL NEEDS TRUSTS
- ESTATE ADMINISTRATION
- ESCROW AGENT

  
**WesBanco**  
Trust and Investment Services

WesBanco Bank, Inc. is a Member FDIC. WesBanco Trust and Investment Services may invest in insured deposits or nondeposit investment products. Nondeposit investment products are not insured by the FDIC or any other government agency, are not deposits or other obligations of, or guaranteed by any bank, and are subject to investment risks, including the potential loss of principal. wesbanco.com



Pittsburgh, PA 15223 and 96-98 West Littlewood Street, Pittsburgh, PA 15223 (the "Property"). The Property is further identified as Tax Parcel ID Numbers 0284-F-00212-0000-00 and 0284-F-00215-0000-00 ("the Real Property").

2. The Real Property is owned by the Debtor and Darren Bagaley. All creditors which may hold a lien, claim or encumbrance on the Real Property are named as Respondents herein.

3. The Debtor entered into a Contract for the Purchase and Sale of Real Property (the "Agreement") dated July 26, 2023, with Tanner D. Bagaley ("the Purchaser") for the Purchase Price of \$785,000.32.

23-03148 Aug 11, 2023

#### Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania In Re: Thomas R. Ozga

Bankruptcy Number: 23-21159 JAD

Notice of Sale to Creditors and Other Parties in Interest

Notice is hereby given that Kenneth Steidl, Attorney for the Debtor, has filed a Motion to Sell Real Property Free and Clear of all Liens, Judgments and Encumbrances.

The Debtor, Thomas R. Ozga, have received an offer of \$40,000.00 for the Debtor real property being known as 306 Catherine Street, McKees Rocks, PA 15136 in Allegheny County free and clear of all liens and encumbrances.

A hearing will be held by Zoom on, August 30, 2023 at 10:00 a.m. for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted.

Additional information is available at the office of the Debtor's attorney, Kenneth Steidl, Esquire, Steidl and Steinberg, Suite 2830 - Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

23-03151 Aug 11, 2023

#### Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania In Re: Thomas R. Ozga

Bankruptcy Number: 23-21159 JAD

Notice of Sale to Creditors and Other Parties in Interest

Notice is hereby given that Kenneth Steidl, Attorney for the Debtor, has filed a Motion to Sell Real Property Free and Clear of all Liens, Judgments and Encumbrances.

The Debtor, Thomas R. Ozga, have received an offer of \$35,000.00 for the Debtor real property being known as 2 Ann Street, McKees Rocks, PA 15136 in Allegheny County free and clear of all liens and encumbrances.

A hearing will be held by Zoom on, August 30, 2023 at 10:00 a.m. for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted.

Additional information is available at the office of the Debtor's attorney, Kenneth Steidl, Esquire, Steidl and Steinberg, Suite 2830 - Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

23-03152 Aug 11, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-7691. In re: Petition of Regina Annette Camp, for change of name to Regina Camp El. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 13, 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.

23-01504w Aug 11, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-5063. In re: Petition of Baby Mitchell, for change of name to JR Mitchell. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, August 25, 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.

23-01507w Aug 11, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-007528. In re: Petition of Charles Dillon Marshall-Griego, for change of name to Charles Dillon Griego. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, August 31, 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.

23-01513w Aug 11, 2023

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-012839. Notice is hereby given to Michael B. Florentine, All unknown heirs of Albert M. Florentine and Charlene D. Florentine, deceased, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 18 Oak Street, Russellton, Allegheny County, Pennsylvania 15076, known as lot/block 1361-M-257. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the April 25, 2023 Order of Court.

23-03130 Aug 11, 2023

#### Notice

Estate Notice - Service By Publication - Estate of Emma Frances Marshall a/k/a Emma F. Marshall a/k/a Emma Frances Cutright, Deceased - Late of Allegheny County - File No. 022303176 - To: Brenda Hyre, Heir of Emma Frances Marshall a/k/a Emma F. Marshall a/k/a Emma Frances Cutright, Deceased (D.O.D. 3/8/22) - A Petition for Alias Citation to Compel Administration of Decedent's Estate by Surviving Heir or in the Alternative to Show Cause Why Petitioner or its Nominee Should Not Be Appointed Administrator, has been filed by a principal creditor of decedent, Citizens Bank, N.A. s/b/m Citizens Bank of Pennsylvania, and a Citation has been awarded directed to the above Heir to be and appear before me, Michael McGeever, Director of Dept. of Court Records, Wills/Orphans' Court Div. of Allegheny County, PA on or before 8/28/23 at 10:00 a.m. prevailing time in my office at 414 Grant St., 1st Fl., City-County Bldg., Pittsburgh, PA 15219, To Show Cause Why, Letters of Administration should not be granted to the Petitioner's nominee, Charles A.J. Halpin, III, Esq., for the Estate of Emma Frances Marshall a/k/a Emma F. Marshall a/k/a Emma Frances Cutright, deceased. 8/28/23 is not a hearing date. An answer

must be filed before this date; However, the hearing date will be arranged between counsel and the Director. /s/ Charles A.J. Halpin, III, Esq., 100 S. Broad St., Ste. 1830, Phila., PA 19110, 215-563-4613.

23-03163 Aug 11, 2023

#### Notice of Trust

RE: William Lionel Craver, Jr. Revocable (now Irrevocable) Trust

Notice is hereby given that William M. Craver is the Trustee of the above-named Trust. All persons indebted to William Lionel Craver, Jr. are requested to make payment and all those having claims against William Lionel Craver, Jr. are directed to present the same without delay to:

William Lionel Craver, Jr. Revocable (now Irrevocable) Trust

William M. Craver, Jr., Trustee  
c/o Dentons Cohen & Grigsby P.C.  
625 Liberty Avenue, 7th Floor  
Pittsburgh, PA 15222-3152

Or to:

Lauren C. Hadburg, Esquire  
Dentons Cohen & Grigsby P.C.  
625 Liberty Avenue, 7th Floor  
Pittsburgh, PA 15222-3152

23-02974 Aug 4, 11, 18, 2023

#### Trust Notice

Notice is hereby given of the administration of the Enscoe Family Trust dated October 11, 2012. Kenneth W. Enscoe, grantor, of Mount Lebanon, County of Allegheny, and Commonwealth of Pennsylvania, died on June 4, 2023. All persons having claims against Kenneth W. Enscoe are requested to make known the same to the trustee (Richard R. Enscoe) or attorney named below, c/o John R. Owen, Esquire, Owen Law Group, LLC, 310 Grant Street, Suite 2200, Pittsburgh, PA 15219.

23-02899 Jul 28; Aug 4, 11, 2023

### CIVIL DIVISION

#### New Arbitration Suits

(Continued from Page 1, Column 2)

**Cavalry SPV I LLC** vs Brown Alfred; AR-23-003959; Contract - Other; Complaint; 1054.48; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Crozier Tammy A.; AR-23-003960; Contract - Credit Card; Complaint; 1787.83; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Harris Ashlee; AR-23-003961; Contract - Other; Complaint; 1590.23; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Baker Robert H.; AR-23-003962; Contract - Other; Complaint; 1492.12; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Meinert Dana L.; AR-23-003963; Contract - Credit Card; Complaint; 2187.12; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Craig Connor; AR-23-003964; Contract - Credit Card; Complaint; 10192.74; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Dillon Richard; AR-23-003965; Contract - Credit Card; Complaint; 2009.16; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Geffel Raymond L.; AR-23-003966; Contract - Credit Card; Complaint; 4503.59; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Cazin Savannah R.; AR-23-003967; Contract - Other; Complaint; 1457.85; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Powers Justin; AR-23-003968; Contract - Credit Card; Complaint; 4342.16; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Vasbinder Joshua C.; AR-23-003969; Contract - Other; Complaint; 1401.80; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Kanski Jr. Michael D.; AR-23-003970; Contract - Credit Card; Complaint; 1132.00; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Herring Shanay; AR-23-003971; Contract - Other; Complaint; 1605.33; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Randall Timothy V.; AR-23-003972; Contract - Credit Card; Complaint; 3229.12; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Bonant Robert; AR-23-003973; Contract - Other; Complaint; 2307.25; Atty(s): Apothaker David J

**S.V.B Associates Inc** vs 3735 Saxonburg Boulevard School LLC; AR-23-003974; Contract - Other; Complaint; 13378.88; Atty(s): Skatell Christopher P

**Cavalry SPV I LLC** vs Fernandez Marika L.; AR-23-003975; Contract - Other; Complaint; 2722.38; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Callender Wendy A.; AR-23-003976; Contract - Credit Card; Complaint; 3714.41; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Redman Akeitha J.; AR-23-003977; Contract - Credit Card; Complaint; 2348.05; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Cutts Tiffany B.; AR-23-003978; Contract - Credit Card; Complaint; 1638.73; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Bullock Takiyah; AR-23-003979; Contract - Other; Complaint; 3346.32; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Slowinski Michael; AR-23-003980; Contract - Other; Complaint; 3536.36; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Terry Ryan L.; AR-23-003981; Contract - Other; Complaint; 1666.68; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Lehman Peter; AR-23-003982; Contract - Other; Complaint; 5089.58; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Huska Brian; AR-23-003983; Contract - Credit Card; Complaint; 2680.52; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs McHugh Valerie; AR-23-003984; Contract - Credit Card; Complaint; 5091.53; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Nieder Robert A.; AR-23-003985; Contract - Credit Card; Complaint; 1420.52; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Calhoun Gary; AR-23-003986; Contract - Other; Complaint; 2565.06; Atty(s): Apothaker David J

**McCane Melvin, McCane Mylia** vs Kutzavich Caitlin A.; AR-23-003987; Motor Vehicle Accident; Complaint; Atty(s): Balzarini Laura E

**Maxwell Gerald Beatty** vs FCA US LLC; AR-23-003988; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Byrne III Joseph Elmer** vs Ford Motor Company; AR-23-003989; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**Henry Justin, Henry Garyn** vs General Motors LLC; AR-23-003990; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Goerl Robert** vs General Motors LLC; AR-23-003991; Contract - Buyer Plaintiff; Complaint; Atty(s): Gorberg David J