

## LEGAL ADS

## Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, December 4, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

## CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, DECEMBER 4, 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. TUESDAY, DECEMBER 5, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, DECEMBER 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."

## Baldwin Borough

## 76. Nancy J. Marchwinski

MG-23-000626—\$61,170.06

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 3053 Harmening Avenue, Pittsburgh, PA 15227. Deed Book Volume 12552, Page 141. Block and Lot Number 94-M-34.

## 102. Victoria M. Henning a/k/a Victoria Henning

MG-19-000314—\$149,677.56

Joseph I. Foley, Esq.

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

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

Having erected thereon a dwelling being known and numbered as 5324 Blossom Road, Pittsburgh, Pennsylvania 15236. Deed Book Volume 16508, Page 435. Block and Lot Number 390-K-64.

## Bethel Park

## 31. Dennis E. Lear and the United States of America

GD-19-013130—\$2,847.77

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house known as 2011 Pleasant Street, Bethel Park, PA 15102. Deed Book Volume 15211, Page 241. Block & Lot No. 317-N-51.

## Bridgeville

## 29. Rose M. Susa, Known Heir of Robert A. Susa, Deceased

GD-22-015701—\$7,839.65

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story brick house being known as 1320 Missouri Avenue, Bridgeville, PA 15017. Deed Book Volume 12665, Page 185. Block & Lot No. 321-E-112.

## 33. Susan Berteotti, with Notice to Heirs and Assigns

GD-22-012377—\$7,448.91

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a two story frame house being known as 215 Patterson Avenue, Bridgeville, PA 15017. Deed Book Volume 14634, Page 563. Block & Lot No. 255-E-337.

## 62. Ronald C. Stalma, Jr.

MG-20-000039—\$110,202.62

Stern &amp; Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 710 Coulter Street, Bridgeville, PA 15017. Deed Book Volume 13461, Page 509. Block and Lot Number 256-S-10.

## Churchill

## 40. Mark S. Naas

GD-18-012760—\$50,840.77

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a one story brick house being known as 2000 Beulah Road, Pittsburgh, PA 15235. Deed Book Volume 9002, Page 428. Block & Lot No. 371-K-214.

## 58. Joshua Scott Burger, solely in his capacity as Co-Administrator of the Estate of Kevin S. Burger a/k/a Kevin Scott Burger a/k/a KS Burger, now deceased, and Michael Burger, solely in his capacity as Co-Administrator of the Estate of Kevin S. Burger a/k/a Kevin Scott Burger a/k/a KS Burger, now deceased, and the United States of America

MG-22-000277—\$173,161.83

Stern &amp; Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Churchill: Having erected thereon a dwelling being known and numbered as 2162 Garrick

Drive, Pittsburgh, PA 15235. Deed Book Volume 12672, Page 595. Block and Lot Number 372-B-084.

## City of Clairton

## 93. Aaliyah Adams, in Her Capacity as Heir of Lori A. Adams-Lewis a/k/a Lori Adams-Lewis Deceased; Jori Simpson, in His Capacity as Heir of Lori A. Adams-Lewis a/k/a Lori Adams-Lewis, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lori A. Adams-Lewis a/k/a Lori Adams-Lewis, Deceased

MG-20-000320—\$81,682.53

Stephen Panik, Esq.

Brock &amp; Scott, PLLC

844-856-6646

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 129 Constitution Circle, Clairton, PA 15025. Deed Book Volume 13960, Page 586. Block and Lot Number 0879-R-00012-0000-00.

## Collier

## 32. Amity Serenity Pines Real Estate, LLC

GD-22-010238—\$11,433.06

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 independent living facility being known as 223 Jones Drive, Bridgeville, PA 15017. Deed Book Volume 16815, Page 203. Block & Lot No. 196-N-5.

## Crafton

## 74. Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under James F. Volpe, Deceased

MG-23-000013—\$73,930.42

Jill M. Fein, Esq.

Hill Wallack, LLP

215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story dwelling known and numbered as 4 Morton Street, Pittsburgh, PA 15205. Deed Book 6068 And Page 689. Block & Lot No. 068-D-247.

## Dormont

## 53. Jamie J. Giuntini and Michele M. Kujawa

GD-23-000403—\$7,959.36

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as 2732 Connecticut Ave., Pittsburgh, PA 15216. Deed Book 10022, Page 470. Block and Lot Number 63-H-122.

## East Pittsburgh

## 45. Gilbert E. McCauley

MG-23-000402—\$57,096.83

Stern &amp; Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 524 Franklin St., East Pittsburgh, PA 15112: Deed Book Volume 16599, Page 353. Block and Lot Number 375-R-36.

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**Elizabeth Township**


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**22. Christopher Herron Solely in Their Capacity as Heir of Jesse Michael Herron, Deceased, Kerri Herron Solely in Their Capacity as Heir of Jesse Michael Herron, Deceased**

MG-23-000417—\$167,467.90  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 117 High Street, Elizabeth, PA 15037. Deed Book 18847, Page 105. Block and Lot Number 1129-E-386.

**48. The Unknown Heirs of Carmino Galzerano, Deceased, the Unknown Heirs of Henrietta Carrozze, Deceased and the Unknown Heirs of Rose Galzerano, Deceased**

GD-23-000160—\$7,366.93  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being all that certain vacant land known and numbered as Fallen Timber Road, Elizabeth, PA 15037. Deed Book 3900, Page 279. Block and Lot Number 1415-H-46.

**69. The Unknown Heirs of Lavauda J. Peterson a/k/a La Vauda J. Peterson Deceased, Douglas Peterson Solely in His Capacity as Heir of Lavauda J. Peterson a/k/a La Vauda J. Peterson, Deceased, Jeffrey Peterson Solely in His Capacity as Heir of Lavauda J. Peterson a/k/a La Vauda J. Peterson, Deceased**

MG-21-000166—\$104,734.29  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 113 Valleyvue Drive, Elizabeth, PA 15037. Deed Book 3715, Page 391. Block and Lot Number 999-C-242.

**96. Christine Porter**

MG-22-000035—\$114,211.92  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one story dwelling known and numbered as 260 Mohawk Drive, McKeesport, PA 15135. Deed Book 13000 and Page 271. Block & Lot No. 874-S-392.

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**Etna**


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**109. Michele A. Tomlins**

GD-12-020056—\$4,697.94  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223 f/k/a 20 Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 11541, Page 561. Block & Lot No. 222-P-111.

**110. The Unknown Heirs of Lee Kirkendoll, Deceased and the Unknown Heirs of Dolores Kirkendoll, Deceased**

GD-23-006635—\$15,660.78  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 8965, Page 407. Block & Lot No. 222-P-110.

**111. Michele A. Tomlins and the United States of America**

GD-22-008728—\$4,303.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 11541, Page 517. Block & Lot No. 222-P-112.

**112. John Ganster, with Notice to Heirs and Assigns and Nicholas Ganster, with Notice to Heirs and Assigns**

GD-22-008730—\$7,700.35  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 171, Page 460. Block & Lot No. 222-P-115.

**113. George Kucinic, with Notice to Heirs and Assigns and Burga Kucinic, with Notice to Heirs and Assigns**

GD-22-008726—\$6,649.50  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 2427, Page 197. Block & Lot No. 222-P-107.

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**Fawn**


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**65. Donald R. Ruk**

GD-22-014379—\$36,625.98  
Anthony Giglio, Esq.  
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Fawn Township: Having erected thereon a mobile home known as Kuhns Ln., Natrona Heights, PA 15065. Deed Book Volume 9322, Page 592. Block and Lot 2203-N-268.

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**Glassport**


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**47. Antoinette C. Kelly, Executrix of the Estate of Ellen C. Desio, Deceased**

GD-22-003491—\$15,966.18  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a three family dwelling being known and numbered as 339 Monongahela Ave., Glassport, PA 15045. Deed Book 2942, Page 66. Block and Lot Number 467-K-171.

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**Green Tree**


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**46. Unknown Heirs, Executors, Administrators, and Devises of the Estate of Veletta Bennett, Deceased, Karen M. Benko solely in her capacity as known heir of Veletta Bennett, Darren M. Bennett solely in his capacity as known heir of Veletta Bennett, Sherri B. Zimmerman, solely in her capacity as known heir of Veletta Bennett, and Craig Bennett solely in his capacity as known heir of Veletta Bennett**

MG-23-000046—\$130,024.35  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1305 Glencoe Avenue, Pittsburgh, PA 15205. Deed Book Volume 8190, Page 386. Block and Lot Number 37-G-68.

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**Harrison**


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**77. Steven M. Loveland**

GD-23-003741—\$55,289.13  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single family residential dwelling being known and numbered as 8 Greenwich Street, Natrona Heights, PA 15065. Deed Book Volume 18583, Page 290. Block and Lot Number 1368-G-175.

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**Kennedy**


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**18. Mark Kelly, Jr.**

MG-23-000018—\$59,662.28

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Kennedy: Having erected thereon a dwelling being known and numbered as 5 Cabindale Drive, McKees Rocks, PA 15136. Deed Book Volume 11562, Page 402. Block and Lot 0155-G-00225-0000-00.

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**Lincoln**


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**84. Adrienne Moss, as Believed Heir to the Estate of Joan Chomecky a/k/a Joan L. Chomecky; Unknown Heirs, to the Estate of Joan Chomecky a/k/a Joan L. Chomecky; Unknown Administrators, to the Estate of Joan Chomenky a/k/a Joan L. Chomenky**

GD-22-012289—\$33,885.60  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Parcel 1: Vacant Land being known as Kadar Lane, Elizabeth, PA 15037, Document Number 108760, Deed Book Volume 7623, Page 271, Block and Lot Number 1001-S-00297-0000-00.

Parcel 2: Having erected a dwelling being known and numbered as 17 Kadar Lane, Elizabeth, PA 15037, Document Number 108760, Deed Book Volume 7623, Page 271, Block and Lot Number 1001-S-00311-0000-00.

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**Marshall**


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**55. Achjan M. Chadran and Betty J. Chadran**

GD-23-003781—\$23,846.61  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family dwelling being known and numbered as 707 Wexford Bayne Rd., Wexford, PA 15090. Deed Book 9793, Page 88. Block and Lot Number 1497-S-14.

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**Town of McCandless**


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**1. Kimberly B. Catale and Daniel J. Gartley**

MG-22-001022—\$258,157.52  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling known and numbered as 10455 Meinert Rd., Wexford, PA 15090. DBV 16906, PG. 11, B/L #1205-E-257.

**63. Randolph L. Bowers, Lisa Grossman Bowers and the United States of America**

GD-23-000757—\$20,511.39  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 388 Richard Rd., Wexford, PA 15090. Deed Book 8757, Page 300. Block and Lot Number 1348-N-240.

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**City of McKeesport**


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**7. Sandra L. Kirkland and William Kirkland**

MG-23-000249—\$14,734.61  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a two and one half story dwelling known and numbered as 1306 Maple Street, McKeesport, PA 15132 a/k/a 1306 Maple Avenue, McKeesport, PA 15132. Deed Book 10110 and Page 427. Block & Lot No. 381-A-309.

**19. Kimberly Michael Guntrum**

MG-22-000789—\$136,891.36  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 402 Marshall Drive, McKeesport, PA 15132. Deed Book Volume 13378, Page 469. Block and Lot 0463-P-00347-0000-00.

**42. Daniel K. Carr and Kimberly R. Carr**

GD-23-005185—\$18,269.92  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 3411 Odair Street, McKeesport, PA 15132. Deed Book 15064, Page 174. Block and Lot Number 381-S-052.

**70. Unknown Heirs of Belvina G. Piotrowski a/k/a Belvina Grace Piotrowski, Deceased, Kim Belvina Raible a/k/a Belvina Raible, Solely in Her Capacity as Heir of Belvina G. Piotrowski a/k/a Belvina Grace Piotrowski, Deceased**

GD-22-000155—\$34,565.12  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 3830 Anderson Avenue, McKeesport, PA 15132. Deed Book 7081, Page 535. Block and Lot Number 461-E-336.

**95. Heidi L. Huschak a/k/a Heidi L. Huschak a/k/a Heidi L. Locke**

MG-23-000158—\$46,512.86  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1719 Wesley Street, McKeesport, PA 15132. Deed Book Volume 12472, Page 170. Block and Lot 0381-M-00290-0000-00.

**106. Dale Z. Stevens**

MG-22-000778—\$12,057.56  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2004 Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 8623, Page 251. Block and Lot Number 0381-M-00063-0000-00.

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**McKees Rocks**


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**86. JA CL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 5 Rosamond Street, McKees Rocks, Pennsylvania 15136**

GD-23-000766—\$73,121.14  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 5 Rosamond Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18857, Page 38. Block and Lot Number 72-F-104.

**87. JACL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 619 Frederick Street, McKees Rocks, Pennsylvania 15136**

GD-23-000774—\$79,177.50  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 619 Frederick Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18740, Page 238. Block and Lot Number 43-A-193.

**88. JACL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 11-D Valley Street, McKees Rocks, Pennsylvania 15136**

GD-23-005097—\$55,061.61  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 11-D Valley Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18974, Page 126. Block and Lot Number 72-B-044.

**89. Estate Homes Builder, Inc., a Pennsylvania corporation, having taken title as or also known as Estate Home Builders, Inc., James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 4A Rosamond Street, McKees Rocks, Pennsylvania 15136**

GD-23-002962—\$74,593.28  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 4 Rosamond Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18890, Page 108. Block and Lot Number 72-G-011.

**98. Alex S. Bilak a/k/a Alex Steven Bilak a/k/a Alex Ste Bilak a/k/a Alex Bilak**

MG-22-001016—\$72,416.19  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 311 Catherine St., McKees Rocks, PA 15136. Deed Book Volume 10120, Page 370. Block and Lot 0074-R-00130-0000-00.

### Monroeville

**5. Nina Al-Yousfi Solely in Her Capacity as Heir of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased, Louis Franceschini Solely in Her Capacity as Heir of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased, and the Unknown Heirs of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased**

MG-23-000426—\$172,326.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as

1185 Colgate Drive, Monroeville, PA 15146. Deed Book 4340, Page 29. Block and Lot Number 857-S-253.

### Mt. Oliver

**43. William F. Schaum**

GD-22-009622—\$7,500.39  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 1738 Arlington Avenue, Pittsburgh, PA 15210. Deed Book 9100, Page 227. Block and Lot Number 14-M-183.

**72. Joy S. Brice**

MG-23-000324—\$100,290.09  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 313 Jacob Street, Pittsburgh, PA 15210. Deed Book Volume 15647, Page 552. Block and Lot 0033-H-00372-0000-00.

**82. David E. Winkowski**

MG-20-000058—\$77,856.09  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Mt. Oliver Borough: Having erected thereon a dwelling being known and numbered as 653 Margaret Street, Pittsburgh, PA 15210. Deed Book Volume 11615, Page 216. Block and Lot Number 0033-M-00026-0000-00.

### North Fayette

**27. Linda Susan Pangersis**

GD-05-017594—\$7,967.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Being thereon vacant land known as Noblestown Road, McDonald, PA 15057. Deed Book Volume 7749, Page 553, Block & Lot No. 583-J-55.

### North Versailles

**81. Dream Castles, LLC**

GD-23-000603—\$19,379.33  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3523-3527 Foster Road, McKeesport, PA 15131. Deed Book 16279, Page 177. Block and Lot Number 549-E-131.

### Penn Hills

**6. Lucinda M. Saunders and Royalty Properties Group L.L.C.**

MG-18-001525—\$95,633.94  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story dwelling known and numbered as 228 Long Road Pittsburgh, PA 15235. Deed Book 18256 and Page 159. Block & Lot No. 368-S-021.

**8. Quinton L. Jackson, Sr.**

GD-22-003868—\$25,976.75  
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 1272 Blackadore Ave., Pittsburgh, PA 15221. Deed Book 17949, Page 1. Block and Lot Number 174-D-161.

**12. Josephine Ambroselli and Christopher Bouris**

MG-23-000343—\$80,665.75  
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 156 Deerfield Drive, Pittsburgh, PA 15235. Deed Book Volume 12638, Page 82. Block and Lot Number 538-H-30.

**50. Victor Manuel Dominguez and Laynes Judith Dominguez a/k/a Judith Dominguez**

GD-21-011854—\$8,834.51  
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 9209 Vantine Street, Pittsburgh, PA 15235. Deed Book 17109, Page 191. Block and Lot Number 296-B-101.

**52. Rosalind N. Oliver**

GD-22-012433—\$19,543.74  
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 404 Idlewood Road, Pittsburgh, PA 15235. Deed Book 18728, Page 396. Block and Lot Number 539-C-220.

**57. Richard Cain**

MG-23-000155—\$89,449.20  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6833 Saltsburg Rd., Pittsburgh, PA 15235. Deed Book Volume 12816, Page 283. Block and Lot Number 537-H-39.

**78. Desiree J. Williamson**

MG-23-000750—\$53,591.48  
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 15 Frankwood Road, Pittsburgh, PA 15235. Deed Book Volume 11520, Page 496. Block and Lot Number 230-R-331.

**90. Julian Marquis McClain-Hubbard**

GD-21-014765—\$11,416.42  
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 8155 Chaske St., Verona, PA 15147. Deed Book 16328, Page 231. Block and Lot Number 229-M-131.

**92. John Boyer, Gary Boyer, Lindsay Daum and Nicholle Cannada all in their capacity as Heirs of David Boyer, Deceased and the Unknown Heirs of David Boyer, Deceased**

MG-23-000096—\$48,022.55  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn

Hills: Having erected thereon a single family ranch dwelling being known and numbered as 357 Elias Drive, Pittsburgh, PA 15235. Deed Book DE-16437, Page 12. Block and Lot 368-K-262.

### Pitcairn

**37. Brenda Tessler**

GD-22-006386—\$4,640.73  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 317 Wall Avenue, Pitcairn, PA 15140. Deed Book Volume 18055, Page 410. Block & Lot No. 747-A-69.

### Pleasant Hills

**101. Jason R. Olenak and Jessica A. Davies**

MG-23-000300—\$90,870.16  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 316 Saratoga Drive, Pittsburgh, Pennsylvania 15236. Deed Book Volume 14703, Page 528. Block and Lot Number 471-D-270.

### Richland

**44. Natalie L. Hunter and Ronald B. Hunter**

MG-22-000897—\$217,692.07  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Richland: Having Erected thereon a dwelling being known and numbered as 206 Macduff Court, Gibsonia, PA 15044. Deed Book Volume 12754, Page 36. Block and Lot Number 1505-P-18.

### Robinson

**16. Daynelle Dickens**

MG-20-000388—\$369,802.84  
Benjamin Hoen, Esq.  
216-685-1170

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a single family dwelling known as 161 Nottingham Drive, Pittsburgh, PA 15205, Deed Book 13530, Page 451, Instrument No. 2008-5161, Block and Lot No. 0204-J-00107-0000-00.

### Ross

**26. John M. Policicchio, as Administrator of the Estate of John A. Policicchio a/k/a John Anthony Policicchio, Deceased**

MG-23-000681—\$92,343.52  
Powers Kirm, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 110 Good Lane, Pittsburgh, PA 15237. Deed Book 16372, Page 319, Instrument 2016-12522, Block and Lot # 429-D-109.

**34. Clement Mivumbi and Flora Usanase**

GD-23-001619—\$5,975.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story, two family

row house being known as 125 York Drive, Pittsburgh, PA 15214. Deed Book Volume 15795, Page 331. Block & Lot No. 162-A-216.

**35. Diane H. Dolata**  
GD-21-013633—\$2,106.68  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story brick house known as 200 Holly Hill Drive, Pittsburgh, PA 15237. Deed Book Volume 18364, Page 125. Block & Lot No. 281-B-204.

**36. Stephen C. Schuljak**  
GD-23-000960—\$5,809.59  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and a half story brick house being known as 7 Penn Drive, Pittsburgh, PA 15214. Deed Book Volume 16717, Page 269. Block & Lot No. 162-J-73.

**Shaler**

**15. Known and Unknown Heirs of Mary Belich a/k/a Mary Ellen Belich**  
MG-23-000093—\$33,386.35  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling known and numbered as 128 Lehr Avenue, Pittsburgh, PA 15223. Deed Book Volume 10690, Page Number 489. Tax ID 0221-H-00305-0000-00.

**67. Mary S. Bednar a/k/a Mary Susan Bednar and Frances M. Dunn a/k/a Frances Michael Dunn**  
MG-23-000038—\$109,158.50  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 1484 Wilson Street, Glenshaw, PA 15116. Deed Book 12351, Page 409. Block and Lot Number 355-H-256.

**Sharpsburg**

**103. Eleanor Johnson**  
MG-22-000716—\$213,132.26  
Joseph I. Foley, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling being known and numbered as 5 4th Street, Pittsburgh, Pennsylvania 15215 a/k/a 5 4th Street, Sharpsburg, PA 15215. Deed Book Volume 18650, Page 13. Block and Lot Number 167-S-169.

**Stowe**

**85. Darlene L. Barron**  
MG-23-000526—\$55,046.41  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 128 Bellmawr Drive, McKees Rocks, PA 15136. Deed Book Volume 7168, Page 91. Block and Lot Number 0111-D-00334-0000-00.

**100. Estate of Keith J. Gregorich, last record owner/mortgagor and Unknown heirs, devisees and personal representatives of Keith J. Gregorich and his, her, their or any of their successors in right, title and interest**

GD-22-013559—\$29,470.74  
Emmanuel J. Argentieri, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1100 13th Street, McKees Rocks, PA 15136. Deed Book Volume 9475, Page 97. Block and Lot Number 73-N-89.

**Swissvale**

**114. The Unknown Heirs of Katie L. Pegues, Deceased and the Unknown Heirs of Alice L. Pegues, Deceased and the Unknown Heirs of Edna Lorraine Pegues, Deceased and Donald C. Pegues**  
GD-23-001248—\$6,724.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two story brick house known as 2726 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book Volume 3890, Page 247. Block & Lot No. 236-C-98.

**Upper St. Clair**

**38. Michael Tomnay**  
GD-23-000926—\$3,214.02  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a one and a half story frame house being known as 2430 Orchard Drive, Pittsburgh, PA 15241. Deed Book Volume 15754, Page 122. Block & Lot No. 569-N-179.

**60. Alaina Condo**  
MG-23-000035—\$193,445.65  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2788 Bingham Drive, Pittsburgh, PA 15241. Deed Book Volume 18503, Page 265. Block and Lot Number 670-L-309.

**Verona**

**64. Henry A. Coogler and Darlene L. Coogler**  
GD-22-013955—\$20,790.78  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling, known as 432 Ridge Avenue, Verona, PA 15147. Deed Book 10591, Page 631. Block and Lot Number 364-C-57.

**Wall**

**97. Wayne Lucas, Jr. and Kendra Lucas a/k/a Kendra Otto**  
MG-23-000134—\$26,568.12  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a dwelling being known and numbered as 419 Bellview Street, Wall, PA 15148. Deed Book Volume 12922, Page 155. Block and Lot 0643-C-00333-0000-00.

**West Deer**

**73. Nancy J. Hammer, Solely as Heir of Ida E. Cannon, Deceased; James D. Cannon,**

**Solely as Heir of Ida E. Cannon, Deceased; David Cannon, Solely as Heir of Ida E. Cannon, Deceased; Donald F. Cannon, Solely as Heir of Ida E. Cannon, Deceased; Kevin P. Cannon, Solely as Heir of Ida E. Cannon, Deceased; the Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Ida E. Cannon, Deceased and the United States of America**  
MG-22-000977—\$177,798.90

Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one story dwelling known and numbered as 3514 W. Stag Drive, Gibsonia, PA 15044. Deed Book 7710 and Page 171. Block & Lot No. 1507-S-264.

**West Mifflin**

**59. Luke Miller, as Administrator of the Estate of Lori J. Marecic f/k/a Lori J. Miller a/k/a Lori Jeanne Marecic a/k/a Lori Jeanne Guidish, Deceased**  
MG-23-000622—\$29,290.05

Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1509 Pennsylvania Avenue, West Mifflin, PA 15122. Deed Book Volume 11228 Page 345, Block and Lot Number. 306-G-292.

**68. Duke L. Race a/k/a Duke Race**  
MG-22-001060—\$20,165.34  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 618 Hazel Street, West Mifflin, PA 15122. Deed Book 8852, Page 403. Block and Lot Number 238-J-13.

**104. Jason P. Spade and Lindsay Spade**  
MG-23-000499—\$117,151.46  
Joseph I. Foley, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 5024 Skylark Avenue, West Mifflin, Pennsylvania 15122. Deed Book Volume 17955, Page 57. Block and Lot Number 183-E-33.

**West View**

**17. Andrew M. Gerenyi**  
GD-23-004117—\$48,498.22  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 52 Amherst Avenue, Pittsburgh, PA 15229. Deed Book Volume 10292, Page 258. Block and Lot 0279-A-00210-0000-00.

**White Oak**

**80. Kimberly A. Dunlevy**  
GD-23-004810—\$30,298.52  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1307 Kansas Avenue, McKeesport, PA 15131. Deed Book 18642, Page 504. Block and Lot Number 461-H-129.

**Whitehall**

**25. Alice Street Investments, LLC**  
GD-22-010022—\$60,882.77  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon an apartment building, known as 1550 Radford Road, Pittsburgh PA 15227. Deed Book 17478, Page 170. Block and Lot Number 247-D-212.

**39. Dorothy M. Holtgraver**  
GD-22-002974—\$4,234.76  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one story brick house being known as 5114 Cherryvale Drive, Pittsburgh, PA 15236. Deed Book Volume 14162, Page 125. Block & Lot No. 249-L-184.

**Wilkins**

**4. Amber L. Chernick and Daniel W. Lekovitch**  
MG-22-000657—\$56,783.44  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 429 Elwood Drive, Pittsburgh, PA 15235. Deed Book 16375, Page 594. Block and Lot Number 541-E-4.

**Wilkinsburg**

**49. Augusto Flores**  
GD-23-002484—\$9,861.83  
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 1207 Montier St., Pittsburgh, PA 15221. Deed Book 17769, Page 459. Block and Lot Number 233-B-18.

**51. Frances Williams**  
GD-22-002857—\$6,394.90  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 1200 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 16928, Page 133. Block and Lot Number 232-P-40.

**54. Craig R. Campbell**  
GD-23-004697—\$6,861.58  
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 1149 South Ave., Pittsburgh, PA 15221. Deed Book 17121, Page 366. Block and Lot Number 233-F-152.

**56. Christopher Younger**  
GD-23-001606—\$41,085.17  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1442 Foliage Street, Pittsburgh, PA 15221. Deed Book 18370, Page 541. Block and Lot Number 232-J-229.

**Pittsburgh—5th Ward****107. Tiffani L. Hunt**

MG-22-000484—\$3,693.42  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a two-story brick dwelling being known and numbered as 3500 Iowa Street, Pittsburgh, PA 15219. Deed Book Volume 12226, Page 349. Block and Lot Number 0026-R-00169-0000-00.

**Pittsburgh—7th Ward****108. John Boon-Kee Wong, Jr.**

GD-22-013523—\$69,273.36  
Richard J. Thomas, Esq.  
330-744-1148

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of Pittsburgh: Having erected thereon a condominium unit dwelling being known and numbered as 5708 Walnut Street, Unit L4, Pittsburgh, Pennsylvania 15232. Deed Book 15713, Page 233. Block and Lot Number 0085-A-00222-0000-00.

**Pittsburgh—9th Ward****41. William J. Sangaila-Borlak a/k/a William Borlak, Jr. a/k/a Billy Borlak, Jr. a/k/a Bill John Borlak, in His Capacity as Administrator and Heir of the Estate of William Borlak a/k/a William J. Borlak, Sr. a/k/a William J. Borlak**

MG-23-000442—\$187,432.74  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 116 44th Street, Pittsburgh, PA 15201. Deed Book Volume 11214, Page 251. Block and Lot Number 0080-N-00137-0000-00.

**Pittsburgh—11th Ward****83. Cornell Titus, Jr., as Administrator of the Estate of Sandra M. Floyd a/k/a Sandra M. Floyd-Seay, Deceased**

GD-23-007917—\$83,756.09  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 5498 Black Street, Pittsburgh, PA 15206. Deed Book Volume 9050, Page 628. Block and Lot Number 83-E-76.

**Pittsburgh—12th Ward****11. Miles Allen and Vernon Clark, Jr., Known Heirs of Robin L. Bush, Deceased and the Unknown Heirs of Robin L. Bush, Deceased**

MG-22-000426—\$90,314.29  
Leon P. Haller, Esq.  
Purcell, Haller and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 131 Broadcrest Drive, Pittsburgh, PA 15235. Deed Book Volume 12346, Page 145. Block and Lot Number 172-R-258.

**61. Sandra Robinson**

MG-23-000530—\$63,587.67  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 914 Laxton Street, Pittsburgh, PA 15206. Deed Book Volume 13303, Page 555. Block and Lot Number 124-S-198.

**Pittsburgh—13th Ward****9. Theresa Mickle, James Bruce Scott, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Ronnie Mickle, Jr. as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Manikia Mickle, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Ronae Mickle, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Reynold Mickle, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Ronnie Mickle, Deceased Mortgagor and Real Owner**

MG-14-000113—\$85,926.22  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1102 Blackadore Street, Pittsburgh, PA 15221. Deed Book Volume 11073, Page 605. Block and Lot Number 174-H-98.

**71. Lionel Plowden as Administrator of the Estate of John R. Plowden, Deceased**

MG-22-000258—\$28,879.56  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7523 Bennett Street, Pittsburgh, PA 15208. Deed Book 6817, Page 478. Block and Lot Number 174-K-314.

**Pittsburgh—14th Ward****99. William A. Williams and Elnora Williams**

MG-22-000515—\$26,260.80  
Pincus Law Group, PLLC  
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and 14th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 418 Jonathan Court, Pittsburgh, PA 15208. Deed Book Volume 6254, Page 769. Block and Lot Number 126-D-19-A.

Parcel 2: Being vacant land being known and numbered as 418 Jonathan Court, Pittsburgh, PA 15208. Deed Book Volume 6254, Page 769. Block and Lot Number 126-D-19-B.

**Pittsburgh—16th Ward****14. Joseph M. Gordesky a/k/a Joseph Gordesky**

MG-17-001041—\$45,419.44  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2303 Patterson St., Pittsburgh, PA 15203. Deed Book Volume 11203, Page 33. Block and Lot Number 0013-G-00287-0000-00.

**Pittsburgh—18th Ward****3. Kimberly A. Barthelms**

MG-20-000203—\$109,518.32  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 343 Bailey Avenue, Pittsburgh, PA 15211. Deed Book 10731, Page 131. Block and Lot Number 4-M-192.

**Pittsburgh—19th Ward****2. Alan H. Brennan**

MG-23-000670—\$70,491.24  
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 123 Wilbert Street, Pittsburgh, PA 15211. Deed Book 13319, Page 280. Block and Lot Number 4-J-268.

**21. David R. Treece as Executor of the Estate of Donald J. McNally, Deceased**

GD-23-008162—\$3,045.43  
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 1502 Berkshire Avenue, Pittsburgh, PA 15226. Deed Book 8704, Page 268. Block and Lot Number 96-J-210.

**24. Patrick Caslin and Amber L. Cahill-Caslin**

MG-23-000164—\$137,175.25  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward, City of Pittsburgh: Having erected thereon a dwelling known and numbered as 2448 Starkamp Street, Pittsburgh, PA 15226. DBV 16802, PG. 496, B/L #97-D-212.

**Pittsburgh—20th Ward****105. Sean Walters**

MG-22-000516—\$46,921.99  
Emmanuel J. Argenti, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a one (1) story dwelling house being known and numbered as 1239 Pritchard Street, Pittsburgh, PA 15204. Deed Book Volume 11685, Page 505. Block and Lot Number 42-N-250.

**Pittsburgh—22nd Ward****75. Denise M. Alarcon**

MG-14-000165—\$609,870.14  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 22nd Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 946 Western Avenue, Pittsburgh, PA 15233. Deed Book Volume 14680, Page 538. Block and Lot Number 7-D-127.

**Pittsburgh—26th Ward****10. John D. Stahl**

MG-15-000198—\$87,953.20  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1 Santiago Street, Pittsburgh, PA 15214. Deed Book Volume 14940, Page 381. Block and Lot Number 162-S-52.

**20. Donna Ambrogio**

MG-23-000352—\$110,491.28  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4030 Perrysville Avenue, Pittsburgh, PA 15214. Deed Book Volume 12718, Page 379. Block and Lot 0162-R-00248-0000-00.

**66. Judith Banks and Steven Banks**

GD-23-008129—\$24,568.27  
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 2705 Leland Street, Pittsburgh, PA 15214. Deed Book 10844, Page 587. Block and Lot Number 77-N-225.

**Pittsburgh—27th Ward****23. Hatherley Brittian, Sean Mickail as Executor of the Estate of Penny Mickail a/k/a Penny L. Mickail, Deceased**

MG-23-000124—\$60,743.88  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1423 Woodland Avenue, Pittsburgh, PA 15212. Deed Book 16879, Page 439. Block and Lot Number 45-E-81.

**91. Robert K. Johnson**

MG-22-000270—\$66,400.93  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a two story brick dwelling being known and numbered as 1108 Hodgkiss Street, Pittsburgh, PA 15212. Deed Book DE-13880, Page 276. Block and Lot 45-F-184.

**94. Raymond L. Dilallo, Jr., Known Heir of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr., Theresa Emery, Known Heir of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr., Nancy Fitzgerald, Known Heir of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr., and Unknown Heirs of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr.**

GD-23-000978—\$106,018.49  
Erin H. Conroy, Esq.  
Buchanan Ingersoll & Rooney, PC  
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 27th Ward: Having erected thereon a residential building and other improvements being known and numbered as 1418 Dickson Street, Pittsburgh, PA 15212. Deed Book Volume 14599, Page 412. Block and Lot Number 45-E-10.

**Pittsburgh—28th Ward****79. Charles I. Green a/k/a Charles Issac Green**

MG-22-000988—\$97,145.54  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a two-story brick single family dwelling being known and numbered as 1926 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 8741, Page 486. Block and Lot Number 0040-S-00088-0000-00.

**AMENDED NOTICE**

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

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

Allegheny County Bar Association  
412-261-0518

Lawyer Referral Services  
412-261-5555

Neighborhood Legal Services  
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff  
Nov 8, 2023

Nov 9, 17, 22, 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:

Arrington, Carla Y., deceased, of Pittsburgh, PA. No. 08287 of 2022. Damian Arrington, Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.  
23-02065w Nov 9, 16, 22, 2023

Coates, Cruz A., deceased, of Monroeville, PA. No. 07026 of 2023. Lisa Klavara, Admr., c/o Jeffrey Menoski, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.  
23-04344 Nov 9, 16, 22, 2023

Cunningham, William F., deceased, of Pittsburgh, PA. No. 06631 of 2023. Brian Cunningham, Extr., 5035 First Street, McKeesport, PA 15132 or to Thomas N. Farrell, Esq., Farrell Weaver & Okun, 100 Ross St., Ste. 1, Pittsburgh, PA 15219.  
23-04301 Nov 9, 16, 22, 2023

Duttine, Marlene V., deceased, of Pittsburgh, PA. No. 7349 of 2023. Danielle M. Geyer, Extr., 647 Brinwood Avenue, Pittsburgh, PA 15227 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
23-02059w Nov 9, 16, 22, 2023

Egnacheski, Marie Frances a/k/a Marie Frances Goodman, deceased, of Pittsburgh, PA. No. 07301 of 2023. Janet L. Bergman, Extr., 8366 Peebles Road, Pittsburgh, PA 15237.  
23-04303 Nov 9, 16, 22, 2023

Kirby, Georgette F., deceased, of Pittsburgh, PA. No. 07589 of 2023. Scott F. Kirby, Co-Extr., 216 Bernard Street, Pittsburgh, PA 15234 and James P. Kirby, Co-Extr., 67 W. Manilla Avenue, Pittsburgh, PA 15220 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.  
23-02061w Nov 9, 16, 22, 2023

Koontz, Ursula a/k/a Ursula A. Koontz, deceased, of Pittsburgh, PA. No. 06995 of 2023. Lisa McKinley, Extr., 4794 Sardis Road, New Kensington, PA 15068 or to David J. Watson, Esq., Balzarini & Watson, 3303 Grant Bldg., 310 Grant St., Pittsburgh, PA 15219.  
23-04304 Nov 9, 16, 22, 2023

Silianoff, Silian, deceased, of Monroeville, PA. No. 07593 of 2023. Stevan Silianoff, Extr., 2153 Grandview Avenue, Monroeville, PA 15146 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.  
23-02064w Nov 9, 16, 22, 2023

Watson, Patricia L. a/k/a Patricia Watson, deceased, of West Mifflin, PA. No. 07358 of 2023. John M. Watson, Extr., 1804 Vermont Avenue, West Mifflin, PA 15122 or to George M. Janosko, Esq., 1201 Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219.  
23-04302 Nov 9, 16, 22, 2023

Zewe, Sandra Kay, deceased, of West Mifflin, PA. No. 07290 of 2023. Robert P. Zewe, Jr., Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.  
23-04305 Nov 9, 16, 22, 2023

Asbearry, Marshall, deceased, of Pittsburgh, PA. No. 02501 of 2023. Adraire L. Moreland, Co-Extr., 123 Foxtail Drive, Pittsburgh, PA 15239 and Virginia A. Smiley, Co-Extr., 811 East 98th Avenue, Baltimore, MD 21215 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.  
23-04237 Nov 3, 9, 16, 2023

Bonner, Regis G., deceased, of Mount Lebanon, PA. No. 04352 of 2023. Robert E. Bonner, Admr., c/o Colin Adair Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
23-04230 Nov 3, 9, 16, 2023

Dudash, JoAnn Marie, deceased, of Robinson Twp., PA. No. 06913 of 2023. Mark Allen Groves, Extr., 273 Rainbow Road, Pagos Springs, CO 81147 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.  
23-02025w Nov 3, 9, 16, 2023

Galardini, Fernando G. a/k/a Fernando Guido Galardini, deceased, of Pittsburgh, PA. No. 07006 of 2023. Richard Galardini, Admr. c.t.a., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.  
23-04233 Nov 3, 9, 16, 2023

Helfrich, Madeline, deceased, of McKees Rocks, PA. No. 7484 of 2023. Nora Scanlon, Extr., c/o Todd T. Zwick, Esq., 500 Grant Street, Ste. 2900, Pittsburgh, PA 15219.  
23-02028w Nov 3, 9, 16, 2023

Irdi, Robert Charles a/k/a Robert C. Irdi a/k/a Robert Irdi, deceased, of Pittsburgh, PA. No. 07273 of 2023. Brandon Irdi, Admr., 234 East Fairmont Avenue, Trafford, PA 15085 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.  
23-04236 Nov 3, 9, 16, 2023

Klecic, Frank J. a/k/a Frank Joseph Klecic, Jr., deceased, of Wexford, PA. No. 07177 of 2023. Christine A. Klecic, Extr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.  
23-04231 Nov 3, 9, 16, 2023

McLeod, Ann, deceased, of Pittsburgh, PA. No. 07442 of 2023. Karen Kathleen DeThomas, Extr., 10 Timber Trail Lane, Indianola, PA 15051 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.  
23-02022w Nov 3, 9, 16, 2023

Nedzbala, Grace A., deceased, of West Mifflin, PA. No. 06984 of 2023. Nicole M. Maiolo Casillo, Extr., 3947 Meadowbrook Blvd., Pittsburgh, PA 15227 or to Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.  
23-04235 Nov 3, 9, 16, 2023

Olbum, Carolyn T. a/k/a Carolyn Toby Olbum, deceased, of Pittsburgh, PA. No. 07435 of 2023. Glenn Olbum, Extr., P.O. Box 277, Ketchum, ID 83340 or to Tracey L. Maier, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.  
23-02026w Nov 3, 9, 16, 2023

Ray, Victor K., deceased, of Pittsburgh, PA. No. 07396 of 2023. Evan C. Ray, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square

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

**PUBLIC NOTICE FOR REAPPOINTMENT OF BANKRUPTCY JUDGE**

The current 14-year term of office for U.S. Bankruptcy Judge Magdeline D. Coleman for the Eastern District of Pennsylvania is due to expire on April 11, 2024. The United States Court of Appeals for the Third Circuit is considering the reappointment of Judge Magdeline D. Coleman to a new 14-year term of office.

Upon reappointment, the incumbent would continue to exercise the jurisdiction of a bankruptcy judge as specified in Title 28, United States Code; Title 11, United States Code; and the Bankruptcy Amendments and Federal Judgeship Act of 1984, Pub. L. No. 98-353, §§ 101-122, 98 Stat. 333-346. In bankruptcy cases and proceedings referred by the district court, the incumbent would continue to perform the duties of a bankruptcy judge that might include holding status conferences, conducting hearings and trials, making final determinations, entering orders and judgments, and submitting proposed findings of fact and conclusions of law to the district court.

Members of the bar and the public are invited to submit comments for consideration by the Court of Appeals regarding the reappointment of Judge Magdeline D. Coleman. All comments should be directed to one of the following addresses:

By email:

[Coleman\\_Reappointment@ca3.uscourts.gov](mailto:Coleman_Reappointment@ca3.uscourts.gov)

By mail:

Margaret Wiegand, Circuit Executive  
Office of the Circuit Executive  
22409 U.S. Courthouse  
601 Market Street  
Philadelphia, PA 19106-1790

Comments must be received no later than noon on December 4, 2023.

Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-02023w Nov 3, 9, 16, 2023

Seifarth, John M. a/k/a John Milton Seifarth, deceased, of Pittsburgh, PA. No. 07088 of 2023. Shelley A. Sewell, Extr., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

23-04232 Nov 3, 9, 16, 2023

Shaffer, Robert C. a/k/a Robert Charles Shaffer, deceased, of McKeesport, PA. No. 6988 of 2023. Dawn Koster, Extr., 12 Meadow Street, Monongahela, PA 15063 or to Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022.

23-04234 Nov 3, 9, 16, 2023

Brown, Marvella, deceased, of Pittsburgh, PA. No. 5982 of 2023. Olivia Brown, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

23-02014w Nov 2, 9, 16, 2023

Diggins, Alice J., deceased, of Carnegie, PA. No. 06093 of 2023. Daniel J. Matt, Extr., 2165 Swallow Hill Road, Pittsburgh, PA 15220 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

23-04220 Nov 2, 9, 16, 2023

Donahue, Thomas E., deceased, of Baldwin, PA. No. 01130 of 2023. Mary Donahue, Extr., 1145 Edwards Drive, Pittsburgh, PA 15227 or to Charles J. Grudowski, Esq., Grudowski Law, P.C., 3925 Reed Blvd., Suite 201, Murrysville, PA 15668.

23-04222 Nov 2, 9, 16, 2023

Douglass, Jr., James Robert, deceased, of Fox Chapel, PA. No. 04717 of 2023. Margaret W. Douglass, Extr., 315 Old Mill Rd., Pittsburgh, PA 15238 or to J. Dustin Barr, Esq., Law Office of J. Dustin Barr, 300 North Market Street, Ligonier, PA 15658.

23-02019w Nov 2, 9, 16, 2023

Gengler, Donald L., deceased, of Richland Township, PA. No. 07753 of 2022. Douglas M. Gengler, Extr., 803 Weaver Street, Greensburg, PA 15601 or to J. Dustin Barr, Esq., Law Office of J. Dustin Barr, 300 North Market Street, Ligonier, PA 15658.

23-02018w Nov 2, 9, 16, 2023

Hartz, Mary Elaine a/k/a Mary E. Hartz, deceased, of Bethel Park, PA. No. 07178 of 2023. Megan E. Rodriguez, Extr., 2505 Highland Circle, Bethel Park, PA 15102 or to John Eric Bumbaugh, Esq., Bumbaugh & Nicola, Old Trail Professional Bldg., 10526 Old Trail Rd., Ste. 1, North Huntingdon, PA 15642.

23-04223 Nov 2, 9, 16, 2023

Hloznik, Joseph, deceased, of Tarentum, PA. No. 07274 of 2023. Gary Hloznik, Admr., 304 Clarks Pike, Tarentum, PA 15084 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.

23-02016w Nov 2, 9, 16, 2023

Hogue, James A., deceased, of Gibsonia, PA. No. 07363 of 2023. Janine L. Courtemanche, Extr., 234 Kenney Dr., Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

23-02015w Nov 2, 9, 16, 2023

Kavadas, Mary, deceased, of Pittsburgh, PA. No. 06532 of 2023. Annamaria Loris, Admr., 2438 Pioneer Avenue, Pittsburgh, PA 15226 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.

23-02017w Nov 2, 9, 16, 2023

Miller, Rochelle A., deceased, of Pittsburgh, PA. No. 06770 of 2023. Monet Miller, Extr., c/o Joseph P. Nigro, Esq.,

Nigro & Associates, LLC, 1330 Old Freepport Road, Suite 3BF, Pittsburgh, PA 15238.

23-02013w Nov 2, 9, 16, 2023

Murr, Henry J., deceased, of Pittsburgh, PA. No. 07084 of 2023. Lana Marie Murr, Admr., 142 4th Street, Pittsburgh, PA 15225.

23-04218 Nov 2, 9, 16, 2023

Oliver, Gordon R., deceased, of Moon Township, PA. No. 07276 of 2023. Gordon R. Oliver, II, Extr., 9064 Baynard Loop N., Germantown, TN 38139 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-02012w Nov 2, 9, 16, 2023

Pixley, Russell N., deceased, of Ingram, PA. No. 07188 of 2023. Russell J. Pixley, Co-Extr. and Susan Pixley, Co-Extr., 436 Country View Ct., Pittsburgh, PA 15205 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.

23-04219 Nov 2, 9, 16, 2023

Plececnik, George a/k/a George J. Plececnik, deceased, of Turtle Creek Borough, PA. No. 05274 of 2023. Lori Ann Chokel, Extr., 200 Molly Drive, McMurray, PA 15317 or to Todd T. Turin, Esq., Turin & DeMatt, P.C., 115 N. Main St., Greensburg, PA 15601.

23-04221 Nov 2, 9, 16, 2023

Prokop, Ann D., deceased, of Pittsburgh, PA. No. 07310 of 2023. Daniel J. Prokop, Extr., 187 Scenic Drive, Weirton, WV 26062 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

23-02011w Nov 2, 9, 16, 2023

Ramsey, Anna E., deceased, of Ross Township, PA. No. 06161 of 2023. Dennis Ramsey, Extr., 520 Bascom Avenue, Pittsburgh, PA 15212.

23-04217 Nov 2, 9, 16, 2023

Benyak, Lida W., deceased, of McKeesport, PA. No. 7286 of 2023. Lorraine Nola, Extr., 3308 Oakland Drive, McKeesport, PA 15133 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01975w Oct 27; Nov 3, 9, 2023

Berrington, Charles Leonard, deceased, of Forest Hills, PA. No. 07266 of 2023. Michael L. Berrington, Extr., 149 Abner Lane, Waynesboro, VA 22980.

23-01982w Oct 27; Nov 3, 9, 2023

Clements, Daniel J., deceased, of Cheswick, PA. No. 06552 of 2023. Margaret M. Clements-Dawson, Extr., 35 Coffee Lane, Cheswick, PA 15024 or to Mildred B. Sweeney, Esq. and Heather M. Papp-Sicignano, Esq., Sweeney Law Offices, LLC, 20581 Route 19, Ste. 1, Cranberry Twp., PA 16066.

23-01970w Oct 27; Nov 3, 9, 2023

Diano, Frank Anthony a/k/a Frank A. Diano, deceased, of Pittsburgh, PA. No. 7135 of 2023. John Diano, Extr., 4805 Logans Ferry Road, Murrysville, PA 15668 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

23-04118 Oct 27; Nov 3, 9, 2023

DiMarco, Patricia A., deceased, of Pittsburgh, PA. No. 06519 of 2023. Susan M. Hartman, Extr., 1065 Augusta Way, Pittsburgh, PA 15236 or to Daniel P. Johnson, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

23-01979w Oct 27; Nov 3, 9, 2023

Fitzsimmons, David Lee, deceased, of Monroeville, PA. No. 07299 of 2023. Michael Fitzsimmons, Admr., 24932 136th Avenue

SE, Kent, WA 98042 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.

23-01978w Oct 27; Nov 3, 9, 2023

Imperata, Robert P., deceased, of McCandless Township, PA. No. 06784 of 2023. Lisa Imperata Moses, Extr., 1406 Pueblo Drive, Pittsburgh, PA 15228 or to Julia Varholla, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

23-04117 Oct 27; Nov 3, 9, 2023

Krainz, John K., deceased, of Coraopolis, PA. No. 7289 of 2023. Barbara Ralston, Extr., 1029 School Street, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01976w Oct 27; Nov 3, 9, 2023

Reid, George W., deceased, of Pittsburgh, PA. No. 05964 of 2023. Margaret Jean Hilbert, Admr., 2347 Lambeth Drive, Pittsburgh, PA 15241 or to Joseph L. Luvara, Esq., Dickie, McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.

23-04119 Oct 27; Nov 3, 9, 2023

Robinson, William M., deceased, of Pittsburgh, PA. No. 07075 of 2023. Sharon Semenza, Extr., 50 Woodland Road, Pittsburgh, PA 15232 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

23-04112 Oct 27; Nov 3, 9, 2023

Thompson, Rose B., deceased, of Pittsburgh, PA. No. 6950 of 2023. Joanne Ziperstein, Extr., 7802 Villa D'Este Way, Delray Beach, FL 33446 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.

23-04114 Oct 27; Nov 3, 9, 2023

Alverson, Lois K., deceased, of Verona, PA. No. 6963 of 2023. Meg L. Burkardt, Extr. and Atty., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

23-04104 Oct 26; Nov 2, 9, 2023

Carr, Katherine L., deceased, of McKeesport, PA. No. 7132 of 2023. Allan R. Carr, Extr., 1326 Lincoln Way, McKeesport, PA 15131 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

23-04101 Oct 26; Nov 2, 9, 2023

Firczak, Donna J., deceased, of Forward Township, PA. No. 7130 of 2023. Rick A. Firczak, Extr., 401 Faith Road, Mooresville, NC 28115 or to Daniel F. Bekavac, Sr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

23-04100 Oct 26; Nov 2, 9, 2023

Haramia, Darren M., deceased, of Munhall, PA. No. 06681 of 2023. Donna L. Haramia, Admr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

23-04092 Oct 26; Nov 2, 9, 2023

Johnson, Elizabeth a/k/a Mary Elizabeth Q. Johnson a/k/a Elizabeth Q. Johnson a/k/a Beth Q. Johnson, deceased, of Marshall Township, PA. No. 06994 of 2023. Mary Johnson Kerstetter, Extr., c/o Anthony J. Giresi, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.

23-04102 Oct 26; Nov 2, 9, 2023

Lamanna, Jean J., deceased, of Pittsburgh, PA. No. 07022 of 2023. Mary A. Wolf, Co-Extr., 114 Woodlawn Drive, Munhall, PA 15120 and Helen A. McKinley, Co-Extr., 2751 Shadowrock Court, Gibsonia, PA 15044 or to Dale P. Frayer, Esq.,

Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

23-04103 Oct 26; Nov 2, 9, 2023

Maggio, Joan J. a/k/a Joan Maggio, deceased, of Cheswick, PA. No. 01389 of 2022. Vincent A. Maggio, Extr., 1346 Benbrooke Lane, NW, Acworth, GA 30101 or to Gary Milnes, Esq., Brandt, Milnes & Rea, P.C., 310 Grant St., Ste. 1109, Pittsburgh, PA 15219.

23-04084 Oct 26; Nov 2, 9, 2023

McKee, Mary Lou, deceased, of Pittsburgh, PA. No. 06553 of 2023. Paul W. McKee, Admr., 4018 Noblestown Road, Oakdale, PA 15071 or to Geoffrey P. Wozman, Esq., 100 Ross St., Ste. 130, Pittsburgh, PA 15219.

23-04085 Oct 26; Nov 2, 9, 2023

Menges, Jr., Elmer L., deceased, of Sewickley Hills Borough, PA. No. 06466 of 2023. Jennifer C. Menges, Extr., 1108 Dover Drive, Medina, OH 44256 or to Joseph R. West, Esq., West & Zuberbuhler, P.C., 2605 Nicholson Road, Suite 3200, Sewickley, PA 15143.

23-04082 Oct 26; Nov 2, 9, 2023

Misenheimer, Angelia Renee a/k/a Angelia Misenheimer, deceased, of Gibsonia, PA. No. 06942 of 2023. Emma Grace Misenheimer, Admr., 326 S. Chauncey Ave., Apt. 5, West Lafayette, IN 47906 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.

23-04093 Oct 26; Nov 2, 9, 2023

Moore, Marilyn Rose a/k/a Marilyn R. Moore, deceased, of Pittsburgh, PA. No. 06371 of 2023. Linda Voelker, Extr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

23-04083 Oct 26; Nov 2, 9, 2023

Morris, Harriet C., deceased, of Pittsburgh, PA. No. 07250 of 2023. Lamont Morris, Admr., 1848 Arcena Street, Pittsburgh, PA 15219 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.

23-01971w Oct 26; Nov 2, 9, 2023

Papst, Petra T., deceased, of Coraopolis, PA. No. 07146 of 2023. Beth J. Andoga, Admr., 1540 Glenview Lane, Bartonville, TX 76226 or to Stephen L. Barsotti, Esq., Barsotti Law Office, P.O. Box 356, Ingomar, PA 15217.

23-01972w Oct 26; Nov 2, 9, 2023

Powell, Elizabeth, deceased, of Verona, PA. No. 6887 of 2023. Vera Cooley, Admr., 21 Lazy D Drive, Easthampton, MA 01027 or to Mallory L. Sikora, Esq., Eckert Seamans Cherin & Mellott LLC, 600 Grant Street, 44th Fl., Pittsburgh, PA 15219.

23-04106 Oct 26; Nov 2, 9, 2023

Rittelman, Gail Ava, deceased, of Moon Township, PA. No. 06253 of 2023. Rita N. Boston, Admr., 512 Hanover Kendall Rd., Hookstown, PA 15050 or to Charles Y. Mansell, Esq., Mansell & Andrews, 414 N. Jefferson St., New Castle, PA 16101.

23-04105 Oct 26; Nov 2, 9, 2023

Sarek, Betty Ann a/k/a Betty A. Sarek a/k/a Betty Sarek, deceased, of Pittsburgh, PA. No. 07221 of 2023. Bonny Sarek, Extr., 1494 Greenmount Ave., 1st Fl., Pittsburgh, PA 15216.

23-04111 Oct 26; Nov 2, 9, 2023

Smith, Karl, deceased, of Pittsburgh, PA. No. 05815 of 2023. Charlie M. Smith, Admr., c/o Peter Speaks, Esq., 1857 Pebble Court, Harrisburg, PA 17110.

23-04094 Oct 26; Nov 2, 9, 2023

Wydo, Robert G. a/k/a Robert G. Wyeth, deceased, of Munhall, PA. No. 05082 of 2023. Nicholas T. Andreychek, Extr., c/o James B. Campese, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

23-01973w Oct 26; Nov 2, 9, 2023

Ziegast, Michelle, deceased, of Baldwin Borough, PA. No. 7099 of 2023. River Communities Fiduciary Services, Admr., 2097 Duss Avenue, Ambridge, PA 15003 or to Michelle A. Ross, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Fl., Pittsburgh, PA 15219.

23-04086 Oct 26; Nov 2, 9, 2023

**Action to Quiet Title**

In the Court of Common Pleas of Allegheny County

Civil Action- Law  
No. GD-23-007644

Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019, Plaintiff, v. Robert Briston Jr., in His Capacity as Heir of Sarah Latimer, Deceased, 3700 Massachusetts Ave. NW, Apt. 509, Washington, DC 20016; John Brantley, Jr., in His Capacity as Heir of Sarah Latimer, Deceased, 375 Dakota Boulevard, Boulder, CO 80304; Unknown Heirs Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Sarah Latimer, Deceased, 6905 Hamilton Avenue, Pittsburgh, PA 15208; Pittsburgh Water And Sewer Authority, Penn Liberty Plaza I, 1200 Penn Avenue, Pittsburgh, PA 15222, Defendants.

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

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

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

Lawyer Referral Service

The Allegheny County Bar Association  
4th Floor Koppers Building, 436 Seventh Avenue

Pittsburgh, Pennsylvania 15219  
Telephone: 412-261-5555

www.acbalrs.org

Ujala Aftab, Esquire (ID# 312289), Fidelity National Law Group, 1515 Market Street, Suite 1410, Philadelphia, PA 19102, Phone: (267) 608-1730, Fax: (215) 241-8794, Ujala.Aftab@fnf.com, Attorney for Plaintiff.

23-04210 Nov 9, 2023

**Articles of Incorporation  
Business Corporation**

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

of 1988. The name of the corporation is Spoons Kitchen Exchange, S Corporation.

23-02069w Nov 9, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-011740. In re: Petition of Marilyn Elaine Glover, for change of name to Merle Gholston. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 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.

23-02058w Nov 9, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-010744. In re: Petition of Laura Leigh Boling, for change of name to Laura Leigh Schwenninger O'Brien Wild. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 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.

23-04348 Nov 9, 2023

**Fictitious Name Registration**

Jacqueline McBride, Esq., Yukevich Marchetti Fischer & Zangrilli, P.C., 200 First Avenue, Suite 100, Pittsburgh, PA 15222. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of St. Justin Plaza Apartments, with its principal office or place of business at 120 Boggs Avenue, Pittsburgh, PA 15211. The names and addresses of all persons who are parties to the registration are: St. Justin Plaza, Inc., 120 Boggs Avenue, Pittsburgh, PA 15211.

23-02048w Nov 9, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-013170. Notice is hereby given to Golden Ark Home for the Elderly Inc., 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 353 Dixon Avenue, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 457-B-148. This notice acts as

**CLASSIFIED**

**Employment**

FEDERAL PUBLIC DEFENDER VACANCY-EXTENDED DEADLINE—WESTERN DISTRICT OF PENNSYLVANIA. Refer to www.ca3.uscourts.gov for detailed announcement. EXTENDED DEADLINE: Noon (EST), November 20, 2023.

service of the Notice of Intention to Take Default Judgment pursuant to the July 26, 2023 Order of Court.

23-04349 Nov 9, 2023

**Notice of Trust**

The Richard J. Nalepa Revocable Trust Agreement, Dated December 21, 2006 and amended March 28, 2018.

Notice is hereby given that the settlor of the trust referred to above has died and pursuant to its terms, the trust will be distributed. All persons indebted to the trust are requested to make payment, and those having claims to present shall do so without delay to the Successor Trustees:

Aimee M. Whitehouse and Gretchen A.

Baysek

c/o 150 Pleasant Drive, Suite 101

Aliquippa, PA 15001

Ashley M. Elias, Atty.

Nalli, Elias & Associates, PC

By: Ashley M. Elias, Esquire

23-04350 Nov 9, 16, 22, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Division

NO. GD-23-001763

Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,

v.

The Unknown Heirs of F. William Jung,

Deceased, Defendant(s).

**Notice**

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 634-D-73, more commonly known as 200 Cypress Hill Dr., Pittsburgh, PA 15235 in the Municipality of Penn Hills.

**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 the property or other rights important to you.

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Lawyer Referral Service

The Allegheny County Bar Association

400 Koppers Building

436 Seventh Avenue

Telephone: (412) 261-5555

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

23-04355 Nov 9, 2023

**Notice of Trust Administration**

Cecelia Gallagher, late of Allison Park, Allegheny County, PA, died on September 8, 2023. Prior to her death, she established the Cecelia Gallagher Revocable Living Trust. No personal representative has been appointed. Notice is hereby given to all persons indebted to Cecelia Gallagher, to make immediate payment and to those having claims against her, to present them to: Shawn P. Gallagher, Successor Trustee c/o Wendy Denton Heleen, Esquire 2100 Georgetown Drive, Suite 300 Sewickley, PA 15143

23-04120 Oct 27; Nov 3, 9, 2023

**Notice of Action in  
Mortgage Foreclosure**

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Action

No: MG-23-000583

Compass Savings Bank f/k/a Compass Federal Savings Bank, Plaintiff,

vs.

The Unknown Heirs of Carol A. Pekarcik, Deceased Mortgagor, David Mapp and Angela Mapp, Defendants.

Notice Of Service By Publication Notice Is Given To The Unknown Heirs Of Carol A. Pekarcik.

1. Plaintiff is Compass Savings Bank. Defendant is The Unknown Heirs of Carol A. Pekarcik.

2. Plaintiff filed a Complaint in Mortgage Foreclosure as to 338 Station Street, Wilmerding, PA 15148 requesting Judgment in Mortgage Foreclosure in the sum of \$35,217.69, plus interest at the rate of 5.25 per diem, and such counsel fees as may be awarded in the subsequent Motion to Reassess Damages.

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.

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Pittsburgh, PA 15219

Telephone: (412) 261-5555

Email: LRS@acba.org

https://www.getapittsburghlawyer.com

23-04353 Nov 9, 2023

**Voluntary Dissolution  
Business Corporation**

John Bumbaugh Jr., Esq., Law Offices of Bumbaugh & Nicola, 10526 Old Trail Road, North Huntingdon, PA 15642. Notice is hereby given by Mish Farms Meat Market, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-02066w Nov 9, 16, 2023

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