

Department of Court Records

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

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

9:30 a.m. Monday March 6, 2023

Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Monday, March 20, 2023 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

5124-2021; Bickel, Deborah J.; Acct: Dale P. Frayer, Admr.; Acct-atty: **Dale P. Frayer**

1191-2022; Bowers, Patricia A. a/k/a Patricia Bowers; Acct: James E. Bowers, Extr.; Acct-atty: **Larry D. Loperfito**

5748-2021; Burns, Richard Michael; Acct: Candice Carder, Admr.; Acct-atty: **Gianni Floro**

3459-2022; Callender, Robert E.; Acct: Jeffrey A. Callender, Extr.; Acct-atty: **Charles J. Jacques, III**

7813-2021; Marchionda-Casuccio, Anita L.; Acct: Virginia Swogger, Admr.; Acct-atty: **Michael W. Nalli**

2491-2021; O'Brien, Mary Joyce; Acct: Constance S. Kocis, Extr.; Acct-atty: **Alan I. Farber**

428-2021; Stokes, Sallie; Acct: River Communities Fiduciary Services, Inc.; Guardian; Acct-atty: **Michelle A. Ross**

3166-2022; Strotman, Marilyn a/k/a Marilyn Jean Strotman; Acct: Curtis Strotman, Admr.; Acct-atty: **J. Louis Chomas**

1383-2020; Washek, Mary C.; Acct: Keith C. Washek, Extr.; Acct-atty: **Jay R. Hagerman**

369-2022; Wedeen, Marvin M.; Acct: Rachel Wedeen, Extr.; Acct-atty: **John F. Meck**

267-2021; Zawicki, Laura; Acct: Donna M. Chappel, Extr.; Acct-atty: **Regis J. McNally**

Deeds of Trust

793-2023; ASN Medical, LLC Benefits Trust with Sub-Trusts; Acct: Aligned Partners Trust Company, Trustee; Acct-atty: **Jennifer L. Rawson**

6534-2022; Lehman, Jocelyn C. Irrev. Trust; Acct: Rachel Krasnow, Co-Trustee; Acct-atty: **Jordan Lee Strassburger**

2435-2022; Paull, Eloise R. Revoc. Trust; Acct: John W. Solomon, Trustee; Acct-atty: **Benjamin Scott Johns**

LEGAL ADS

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

Estate Notice

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

Bico, Robert T., deceased, of Coulters, PA. No. 01101 of 2023. Ronald C. Bico, Extr., 230 Painter Street, Coulters, PA 15028 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642. 23-00344w Feb 22; Mar 1, 8, 2023

Collins, Marjorie, deceased, of Pittsburgh, PA. No. 4891 of 2022. Lawrence Collins, Admr., 420 N. Fairmount, Pittsburgh, PA 15206 or to Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222. 23-00554 Feb 22; Mar 1, 8, 2023

Freeman, Betty B., deceased, of Allison Park, PA. No. 01206 of 2023. Janet Elias, Extr., 3620 Cedar Ridge Road, Allison Park, PA 15101. 23-00348w Feb 22; Mar 1, 8, 2023

Kutz, Bruce A., deceased, of Green Tree, PA. No. 03527 of 2020. Catherine A. Kutz, Extr., c/o L. Dawn Haber, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317. 23-00548 Feb 22; Mar 1, 8, 2023

Maddock, Helen J., deceased, of Pittsburgh, PA. No. 01238 of 2023. Philip O. Wuenstel, Extr., 284 Sunrise Drive, Carnegie, PA 15106 or to Deborah R. Erbstein, Esq., 1806 Frick Bldg., 437 Grant Street, Pittsburgh, PA 15219. 23-00342w Feb 22; Mar 1, 8, 2023

Milbee, Eva E. a/k/a Eva Elizabeth Milbee, deceased, of Pittsburgh, PA. No. 2790 of 2009. Jane C. Milbee, Extr., 2605 Orlando Place, Pittsburgh, PA 15235 or to David M. Charles, Esq., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219. 23-00346w Feb 22; Mar 1, 8, 2023

Perpich, Stella C., deceased, of Cheswick, PA. No. 00864 of 2023. Teresa Perpich Beer, Extr., 150 Baker Road, Vandergrift, PA 15690. 23-00339w Feb 22; Mar 1, 8, 2023

Roberts, Stephen M., deceased, of Leet Township, PA. No. 01232 of 2023. Jason Roberts, Admr., 138 Kenney Drive, Leet Township, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143. 23-00345w Feb 22; Mar 1, 8, 2023

Siller, Helene, deceased, of Pittsburgh, PA. No. 01226 of 2023. Jennifer Siller, Admr., 1770 Woodard Road, Elma, NY 14059. 23-00341w Feb 22; Mar 1, 8, 2023

Slogan, Ryan L., deceased, of Richland Township, PA. No. 01230 of 2023. Stevie Slogan, Admr., 5525 Clearview Road, Gibsonia, PA 15044 or to David J. Delfiandra, Esq., Leech Tishman Fuscaldo &

Lampl, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219. 23-00340w Feb 22; Mar 1, 8, 2023

Tomasello, Anthony J. a/k/a Anthony James Tomasello, deceased, of Sewickley, PA. No. 00788 of 2023. Janet Rojak, Extr., 7 Winterberry Lane, Sewickley, PA 15143 or to Edward J. Kress, Esq., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219. 23-00547 Feb 22; Mar 1, 8, 2023

Walker, Rose M., deceased, of McKeesport, PA. No. 07653 of 2021. James R. Walker, Extr., 2704 Highland Avenue, McKeesport, PA 15132 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131. 23-00338w Feb 22; Mar 1, 8, 2023

White, William C., deceased, of Sewickley, PA. No. 06790 of 2022. Melissa Cicozi, Extr., 5452 Clarendon Place, Pittsburgh, PA 15206 or to John Edson, Esq., 100 Hazel Lane, Suite 300, Sewickley, PA 15143. 23-00347w Feb 22; Mar 1, 8, 2023

Caldwell, Frances C. a/k/a Frances Marie Clarke Caldwell a/k/a Frances Marie Caldwell Drake a/k/a Frances Marie Caldwell a/k/a Frances Clarke a/k/a Frances M. Caldwell, deceased, of South Fayette, PA. No. 00505 of 2023. Rachel A. Caldwell, Extr., 8521 Sundial Lane, Bridgeville, PA 15017 or to Richard J. Amrhein, Esq., Peacock Keller,

LLP, 95 West Beau St., Suite 600, Washington, PA 15301. 23-00504 Feb 15, 22; Mar 1, 2023

Chernicky, Steve, deceased, of Bethel Park, PA. No. 00804 of 2023. Stephen Chernicky, Extr., 106 Taper Drive, McMurray, PA 15317 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102. 23-00509 Feb 15, 22; Mar 1, 2023

Diener, Keith Robert, deceased, of Penn Hills, PA. No. 00308 of 2023. William J. Diener, Co-Admr. and Kathryn H. Diener, Co-Admr., 1383 Plank Road, Webster, NY 14580 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238. 23-00503 Feb 15, 22; Mar 1, 2023

Janus, Albert Edward, deceased, of West Mifflin, PA. No. 00667 of 2023. Carley Kaercher, Extr., 5136 South Passage Drive, Pittsburgh, PA 15236 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025. 23-00502 Feb 15, 22; Mar 1, 2023

Ketterer, Bryan James, deceased, of Glenshaw, PA. No. 00801 of 2023. James M. Ketterer, Extr., 1134 Middle Road, Glenshaw, PA 15116. 23-00296w Feb 15, 22; Mar 1, 2023



Request for Proposals for Legal Services – Real Estate Settlement – Quiet Title Services

The Pittsburgh Land Bank (PLB) is seeking interested law firms to provide quiet title services for tax delinquent properties acquired via Treasurer's or Sheriff's Sale. Submissions will be reviewed on a rolling basis. Applicants need only apply once for consideration.

- Quiet title services
- Title and Settlement services
- Real property document drafting

1st Submission Deadline: Monday, February 27th by 5:00 pm EST
2nd Submission Deadline: Monday, March 27th by 5:00 pm EST

Efficient and expeditious quiet title services are essential to the PLB's mission to repurpose vacant, abandoned, and tax delinquent property in the City of Pittsburgh. Join the effort to provide safe, quality affordable housing to all Pittsburghers.

Applicants must submit their proposals via the URA's online bidding platform at www.ura.org/pages/proposals-bids. Contact the PLB: staff@pghlandbank.org or (412) 255-6566.



Michaels, Milton M. a/k/a Milton Meyer Michaels, deceased, of Pittsburgh, PA. No. 00594 of 2023. Lois G. Michaels, Extr., 618 Ellsworth Place, Pittsburgh, PA 15232 or to Linda Rhone Enion, Esq., Fox Rothschild LLP, BNY Mellon Center, 500 Grant St., Ste. 2500, Pittsburgh, PA 15219.

23-00510 Feb 15, 22; Mar 1, 2023

Palombia, Maria, deceased, of Glassport, PA. No. 00982 of 2023. Michael A. Chionchio, Extr., 849 Meadow Drive, West Mifflin, PA 15122 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-00305w Feb 15, 22; Mar 1, 2023

Puskar, Steven G., deceased, of Shaler Township, PA. No. 05670 of 2022. Matthew R. Puskar, Admr., 129 Rivermont Court, Cheswick, PA 15024 or to Warner Mariani, Esq., Poerio & Walter, Inc., 411 Seventh Avenue, Suite 1400, Pittsburgh, PA 15219.

23-00300w Feb 15, 22; Mar 1, 2023

Schneiderlochner, Linda Mae a/k/a Linda M. Schneiderlochner, deceased, of Plum, PA. No. 00678 of 2023. Ryan E. Schneiderlochner, Extr., 197 Winchester Drive, Pittsburgh, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

23-00507 Feb 15, 22; Mar 1, 2023

Thomas, Donna P. a/k/a Donna Popson Thomas, deceased, of Pittsburgh, PA. No.

00995 of 2023. Nicholas J. Thomas, Extr., c/o George A. Miller, Esq., Markovitz Law Group, P.C., 1001 East Entry Drive, Ste. 303, Pittsburgh, PA 15216.

23-00304w Feb 15, 22; Mar 1, 2023

Ulyan, Patricia A. a/k/a Patricia Ulyan, deceased, of Monroeville, PA. No. 00821 of 2023. Jacquelyn Ann Reese, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

23-00512 Feb 15, 22; Mar 1, 2023

Vlahoulis, Tsambika, deceased, of Monroeville, PA. No. 00772 of 2023. Mary Kappakas, Admr., 328 Shalimar Court, Monroeville, PA 15146 or to Benjamin R. Westcott, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

23-00511 Feb 15, 22; Mar 1, 2023

Walsh, Jr., Regis W., deceased, of Pittsburgh, PA. No. 00270 of 2023. Mary D. Walsh, Extr., 271 Banbury Lane, Pittsburgh, PA 15220 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.

23-00508 Feb 15, 22; Mar 1, 2023

Williams, Buena V., deceased, of Pittsburgh, PA. No. 693 of 2023. Carmell Norman, Admr., c/o Rosalyn L. Guy-

McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

23-00298w Feb 15, 22; Mar 1, 2023

Yochus, Sr., Richard Anthony, deceased, of Carnegie, PA. No. 00783 of 2023. Richard A. Yochus, Jr., Extr., 2349 Kingwood Street, Pittsburgh, PA 15234 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

23-00501 Feb 15, 22; Mar 1, 2023

Zheng, Liu, deceased, of Republic of China. No. 00654 of 2021. Sherry Kai, Admr., 1820 Homeville Road, West Mifflin, PA 15122 or to David K. Houck, Esq., Ogg Murphy & Perkosky, 245 Fort Pitt Boulevard, Pittsburgh, PA 15222.

23-00303w Feb 15, 22; Mar 1, 2023

Dachille, Susan V., deceased, of Cheswick, PA. No. 00478 of 2023. Margaret J. Dachille, Admr., 1154 Fox Pointe Drive, Cheswick, PA 15024 or to David M. Charles, Esq., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.

23-00243w Feb 8, 15, 22, 2023

Fey, Jean D., deceased, of Sewickley, PA. No. 00358 of 2023. Elizabeth B. Fey, Extr., 2409 Rustic Ridge Drive, Sewickley, PA 15143 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

23-00430 Feb 8, 15, 22, 2023

Finlay, Dolores L., deceased, of Harmar Twp., PA. No. 00460 of 2023. Mark Finlay, Extr., 901 Sheriffs Court, McMurray, PA 15317 or to Michael G. Wiethorn, Esq., Fox Rothschild, LLP, BNY Mellon Center, 500 Grant Street, Ste. 2500, Pittsburgh, PA 15219.

23-00428 Feb 8, 15, 22, 2023

Hagan, Marie Ann, deceased, of Pittsburgh, PA. No. 00121 of 2023. Dolores Hagan, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

23-00425 Feb 8, 15, 22, 2023

Halferty, Carolyn, deceased, of Mt. Lebanon Township, PA. No. 00154 of 2023. Donald W. Halferty, Extr., 912 Shiremont Drive, Mechanicsburg, PA 17050 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.

23-00424 Feb 8, 15, 22, 2023

Lang, Kathleen D. a/k/a Kathleen Dorothy Lang, deceased, of Baldwin Borough, PA. No. 0649 of 2023. Gary J. Lang, Extr., 108 Golfview Drive, McMurray, PA 15317 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

23-00423 Feb 8, 15, 22, 2023

Leonard, Mary H. a/k/a Mary Catherine, deceased, of Dormont, PA. No. 00061 of 2023. James C. Leonard, Extr., 225 Woodhaven Drive, Bridgeville, PA 15017 or to Michael A. Carr, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

23-00240w Feb 8, 15, 22, 2023

Meister, Donald G., deceased, of Allison Park, PA. No. 00286 of 2023. Glenn A. Meister, Extr., 114 Valley Hi Drive, Pittsburgh, PA 15229 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

23-00431 Feb 8, 15, 22, 2023

Mohamed, Barbara a/k/a Barbara Greenly a/k/a Barbara Magwood, deceased, of Duquesne, PA. No. 00740 of 2023. Shanasha Magwood, Admr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

23-00239w Feb 8, 15, 22, 2023

Palko, Laverne M. a/k/a Laverne Palko, deceased, of North Fayette Twp., PA. No. 8234 of 2022. Susan M. Dorman, Co-Extr. and Patricia Rupert, Co-Extr., 109 Pinoak Lane, Imperial, PA 15126 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

23-00427 Feb 8, 15, 22, 2023

Sellers, Joanne S., deceased, of Bethel Park, PA. No. 08263 of 2022. Walter Sinsley, Extr., 405 Mikula Road, Belle Vernon, PA 15012 or to Mark E. Ramsier, Esq., 823 Broad Avenue, Belle Vernon, PA 15012.

23-00242w Feb 8, 15, 22, 2023

Stromple, Mary E. a/k/a Mary Elynor Stromple, deceased, of Scott Twp., PA. No. 00079 of 2023. Lynor M. Robinson, Admr., 1911 Borland Rd., Pittsburgh, PA 15243 or to Kathryn Eck Goff, Esq., Kathryn Eck Goff, P.C., 3325 Saw Mill Run Blvd., Ste. 200, Pittsburgh, PA 15227.

23-00426 Feb 8, 15, 22, 2023

Sukarochana, Kamthorn, deceased, of McCandless Twp., PA. No. 00614 of 2023. Darunee S. Whitt, Co-Extr. and Beth S. Eberly, Co-Extr., 204 Garden Lane, Glenshaw, PA 15116 or to Linda Rhone Enion, Esq., Fox Rothschild LLP, BNY Mellon Center, 500 Grant St., Ste. 2500, Pittsburgh, PA 15219.

23-00429 Feb 8, 15, 22, 2023

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

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

GD-2023-001750

City of Pittsburgh vs Geneva Dennis; Allegheny County Economic Development Dept-RAAC Liens; Urban Redevelopment Authority of Pittsburgh; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh
236 E. Jefferson St. George Ledlie Sub Division Plan Parts 60-61. Lot 15 x 42 Jefferson Street. George Ledlie Sub Division Plan Part 60. Lot 15 X 40 Jefferson Street. Block & Lot 23-F-131.

Subject To All additional easements, encroachments, agreements, etc. of record. All roads, public or private, affecting the premises. All matters that may appear in the George Ledlie's Plan Book Volume 1, Page 99.

23-00605

GD-2023-001772

City of Pittsburgh vs Harry Jacobs; Sadie Jacobs; Commonwealth of PA Inheritance Tax Division; PA Attorney General; National Tax Funding; their heirs, successors, assigns and respondents.

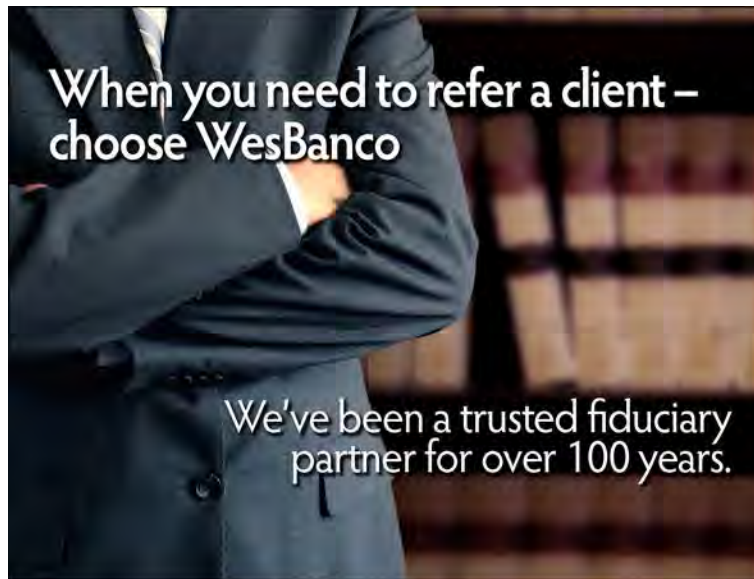
27th Ward, Pittsburgh
Lot 60 x Avg. 69 x 40 rear Eckert St. Cor. McClure. Tri Lot 9.11 x 25 x 31 T.A. Point cor. California & McClure Ave. Block 44-C, Lot 235.

Subject To All additional easements, encroachments, agreements, etc. of record. Title to that portion of the land lying in the bed of any public or private roads is subject to public and private rights therein.

23-00606

GD-2023-001773

City of Pittsburgh vs U.S. Department of Veterans Affairs; Veterans Affairs



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Harold Migias, JD
Senior Vice President
O: (724) 909-7055
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- INVESTMENT MANAGEMENT
- IRAS & PENSION PLANS
- TRUSTS
- CHARITABLE TRUSTS
- GUARDIANSHIPS
- SPECIAL/SUPPLEMENTAL NEEDS TRUSTS
- ESTATE ADMINISTRATION
- ESCROW AGENT


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Administration; United States Attorney; their heirs, successors, assigns and respondents.
13th Ward, Pittsburgh
0 Silverdale St. Samuel R Rush Plan 105-106. Lot 50 x 100 in all Silverdale St. Block & Lot 175-C-189.

All roads public and private affecting premises and the rights of others therein.
Subject To All additional easements, encroachments, agreements, etc. of record.
23-00607

GD-2023-001774

City of Pittsburgh vs George P. Maykranz; PA Attorney General; Allegheny County Courthouse - Criminal Division; PA Department of Revenue; National Tax Funding; Caulis Negris; their heirs, successors, assigns and respondents.
26th Ward, Pittsburgh

2802 Perrysville Ave. Parts 16-17. Lot 30 x 108 Perrysville Avenue. 2 1/2 Story Frame House Block & Lot 77-P-222.

Subject to covenants and restrictions, setback lines, easements, roads, rights of way and conditions appearing on a plat map. All roads public and private affecting premises and the rights of others therein.

Subject To All additional easements, encroachments, agreements, etc. of record.
23-00608

GD-2023-001779

City of Pittsburgh vs Edward Smigiel; Mary Kay Smigiel; Sanford E. Cohen; Eureka Federal Savings and Loan Association; Allegheny County Economic Development Dept. - RAAC Liens; their heirs, successors, assigns and respondents.
15th Ward, Pittsburgh

Hazelwood Avenue. Pollitt Plan Part 2. Lot = 3.62 x 164.85 x 21.71 x 72.53 x 16.53 x 100. Block & Lot 55-H-311-0-01. All roads, public or private, affecting the premises.

Subject To All Matters shown on the Pollitt Plan of Lots, as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 114, Page 58.

Subject To All additional easements, encroachments, agreements, etc. of record.
23-00609

GD-2023-001792

City of Pittsburgh vs Mabel E. Wilson; National Tax Funding; PA Attorney General; Caulis Negris; Commonwealth of PA - Inheritance Tax Division; their heirs, successors, assigns and respondents.
13th Ward, Pittsburgh

7432 Race Street. Homewood Driving Park Plan 308. Lot 25 x 93 Race Street. 2 1/2 Story Brick House-7432. 1 Story Cement Block Garage Block & Lot 174-L-14.

Title to that portion of the Land lying in the bed of any public or private roads is subject to public and private rights therein. Rights, Public and Private, in a 20 feet wide alley; subject to the proportionate part of the expense of keeping alley in good order and repair. Ownership of alley not insured. Legal operation and effect of all matters including, but not limited to, applicable easements, notes, setback lines, and conditions relative to Homewood Driving Plan as set forth in Plan Book Volume 17 pages 48 and 49.
23-00610

GD-2023-001821

City of Pittsburgh vs Robert Kleekpo; Alla Kleekpo; Frances V. Walls; their heirs, successors, assigns and respondents.
5th Ward, Pittsburgh

3362 Webster Ave. Elizabeth Herron Plan 28 lot X 100 Webster Ave. Block & Lot 26-N-89.

Subject To All Matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 4, Page 279.

Subject To All additional easements, encroachments, agreements, etc. of record.
23-00611

GD-2023-001828

City of Pittsburgh vs Donna M. Hamm; their heirs, successors, assigns and respondents.
13th Ward, Pittsburgh

7127 Race Street. Homewood Driving Park Plan Parts 408-409. Lot 31 x 93 Race Street 2 1/2 story brick house-7127. Block & Lot 174-E-92.

Subject to all matters shown on the Plan as recorded in the recorder's office of Allegheny County, Pennsylvania in Plan Book Vol. 17 Pages 48 and 49.

Subject To All additional easements, encroachments, agreements, etc. of record.
23-00612

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

Celia B. Liss
Assistant City Solicitor
City of Pittsburgh
Feb 22, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-000852. In re: Petition of James Marcus Ranii-Dropcho, for change of name to James Marcus Ranii. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, March 28, 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.
23-00333w Feb 22, 2023

Storage Sale Notice

Notice is hereby given that EZ Storage, Lessor, will sell at auction to the highest bidder, at its office at 2654 Mossdale Blvd., Monroeville, PA 15146 on March 8th, 2023 at 11:30 a.m. local time, the property of its Lessee(s) described below for the storage costs specified plus legal costs of the sale, all as provided for by the terms of the lease.

- Tenant - Unit #
- Keys, K. - 111
- Moore, K. - 128
- Browner, A. - 204
- Madjerich, M. - 221
- Allen, S. - 238
- Henderson, D. - 404
- West, C. - 619
- Delaney, S. - 811
- Stringer, J. - 900
- Valentine, D. - 1221A
- Chirsan, J. - 710C
- Holiday, S. - 713B

23-00595 Feb 22; Mar 1, 2023

Storage Sale Notice

Notice is hereby given that EZ Storage, Lessor, will sell at auction to the highest bidder, at its office at 1003 Ross Park Mall Drive, Pittsburgh, PA 15237 on the 8th day of March, 2023 at 9:30 a.m. local time, the property of its Lessee (s) described below for the storage costs specified plus legal costs of the sale, all as provided for by the terms of the lease.

Unit - Name
207A - M. Aboagye
350 - N. Andrews, Jr.

729A - E. Huber

803 - J. Brice

23-00597 Feb 22; Mar 1, 2023

Storage Sale Notice

Notice is hereby given that EZ Storage, Lessor, will sell at Auction to the highest bidder, at its office at 810 Trumbull Drive, Pittsburgh, PA 15205 on March 8th, 2023 at 1:30 p.m. local time, the property of its Lessee(s) described below for storage costs specified plus legal costs of sale, all as provided for by the terms of the lease.

- Unit - Tenant
- 230 - Tiffany Adams
- 243 - Ramon Nance
- 250 - Cherie Hines
- 3081 - James Prescott
- 3106B - Kenneth McCabe III
- 4047 - Nicholas Jordan
- 4060 - William Cotter
- 4072 - Andre Umphrey
- 4116 - Richard Saniga
- 5031 - Jennifer Gessner
- 5056 - Alicia Young
- 5105B - Janet Calhoun
- 5111 - Gayle Yunk
- 527 - Dana Greegus

23-00603 Feb 22; Mar 1, 2023

Notice

Official

Steel Valley School District
Allegheny County, Pennsylvania
Notice Of An Auction Sale Of Unused And Unnecessary Landlocked Vacant Land Of The Steel Valley School District

Take Notice that pursuant to Article VII §707 of the Public-School Code of 1949, as amended, the Board of School Directors of Steel Valley School District has authorized the sale of unused and unnecessary vacant land of the School District by auction. The District makes no representations as to the zoning or fitness of the realty for any particular purpose, and the sale is "as is". The School District reserves the right to reject any and all bids.

A brief description of the realty is as follows: 0.02145 acre of landlock vacant realty in the extreme North West corner of the Steel Valley School District's Athletic filed, Borough of Munhall, PA 15120.

The terms of the sale are that the successful bidder shall pay the amount of the bid at the close of the auction, and in addition, the successful bidder will be responsible to pay or reimburse any and all costs incurred: including the cost of survey and subdivision of this realty from the land owned by the School District that is identified as Block and Lot 132-C-200, together with the cost of preparation of deeds, recording cost and realty tax transfer fees.

The site of the Auction will be at the Northwest corner of the Athletic Field, 2500 West Run Road, Munhall, PA 15120 on February 23, 2023 at 9:30 a.m.

Donald C. Fetzko, Solicitor,
Steel Valley School District
23-00468 Feb 8, 15, 22, 2023

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ORPHANS' COURT

Petitions & Motions

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Rothstein, D. Barres, H. Frommer, S. R. Ott, J. F. Mannion, J. D. Gayle, D. A. Watson, D. F. Ferris, J. Guernsey, E. J. Strassburger, G. E. Moore, D. C. Lasota; 2506 of 2020.

Judge Michael F. Marmo

Thomas J. Hannan, III: deceased; Petition and order for rule to remove executrix. Returnable March 17, 2023. Conference March 17, 2023 at 9:30 a.m.; Atty: T. A. Will; 5550 of 2020.

Sigmund W. Lau and Dorothy F. Lau: trust; Petition and order for rule to file account and surcharge. Returnable April 17, 2023. Conference April 17, 2023 at 9:30 a.m.; Atty: N. Piscione; 8109 of 2022.

George C. Hicks, Jr.: deceased; Motion and order for approval of payment; Atty: T. M. Castello; 4537 of 2021.

Elizabeth Cerny: deceased; Motion and order to withdraw as counsel; Atty: R. P. Agostoni; 4371 of 2021.

Kurt Cerny: deceased; Motion and order to withdraw as counsel; Atty: R. P. Agostoni; 6897 of 2011.

Lucy C. Herrington: deceased; Petition and order for small estate; Atty: J. W. Ament; 5655 of 2022.

Milly L. Allan: deceased; Petition and order for small estate; Atty: K. Eichstaedt; 2759 of 2022.

Edward William Michalowski, Jr.: deceased; Order of court; Atty: M. L. Shields III; 1000 of 2022.

Margaret Karis: deceased; Petition and order to renounce right to administer property; Atty: C. F. Perego; 7309 of 2022.

Peter G. Luffy: deceased; Amended petition and order to enforce settlement; Atty: L. E. Bolind Jr.; 5254 of 1999.

Lurette M. Bowen: deceased; Petition and order to withdraw as counsel; Atty: J. D. Finnegan; 5930 of 2022.

Michael R. Miszuk: deceased; Petition to approve distribution withdrawn; Atty: P. H. Rubenstein; 4064 of 2019.

Walter R. Holewa: deceased; Motion and order to compel; Atty: C. J. Avalli; 6251 of 2021.

Lauren Ann Schweiger: deceased; Petition and to access Apple account; Atty: N. A. Cerimele; 185 of 2023.

Garen Tarhay: deceased; Order of court; Atty: D. Tofte; 2217 of 2022.

Judge Michael E. McCarthy

Ann M. Doran: deceased; Petition and order for citation appeal of inheritance tax assessment. Returnable March 28, 2023. Hearing March 28, 2023 at 10:00 a.m.; Atty: H. A. Wolsh; 1545 of 2019.

Lloyd D. Norris Trust: trust; Order of court. Hearing April 12, 2023 at 10:00 a.m.; Atty: J. E. Quinn, S. N. Williams; 6375 of 2004.

Judge Lawrence J. O'Toole

Charles K. Frazier, Sr.: deceased; Order of court. Hearing May 11, 2023 at 10:00 a.m.; Atty: G. A. Evashavik, A. M. Gross; 4708 of 2021.

Ralph DeStefano: trust; Consent order of court; Atty: S. W. Braver, D. A. Little; 7898 of 2021.

Cynthia Louise Ross: deceased; Order of court. Hearing March 15, 2023 at 1:30 p.m.; Atty: Pro Se; 3102 of 2018.