

CR-0006922-20; Hayden Nathaniel Marshall-Atkins; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carl Marcus**

CR-0000956-21; Hayden Nathaniel Marshall-Atkins; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carl Marcus**

CR-0006684-16; Sarah E. Nichols; Fraud Obt Foodstamps/Assistance; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bradley Thomas Marscher**

CR-0006364-21; Rocky Rodriguez; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Joel Shrager**

CR-0003164-21; Glenn Allen Wells; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Thomassey**

Summary Appeals Branch

Judge Alexander P. Bicket
City-County Building
Room 821

Wednesday
August 24, 2022

Hearings

SA-0000527-22; Comm. of PA vs Abigail L. Ashbaugh; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000525-22; Comm. of PA vs Chad Ashbaugh; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000526-22; Comm. of PA vs Melanie Ashbaugh; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000143-22; Comm. of PA vs Kenneth Mandell Cottingham; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000586-22; Comm. of PA vs Shiane Monique Dickson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000576-22; Comm. of PA vs Donna Fischetti; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000588-22; Comm. of PA vs Daniel John Flanagan; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000412-22; Comm. of PA vs Jennifer L. Gross; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000622-22; Comm. of PA vs Curtis Lamar Horne-Baker, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000620-22; Comm. of PA vs Jeffrey Hunt; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000584-22; Comm. of PA vs Chandler Lacheal; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000564-22; Comm. of PA vs Sonam Lepcha; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000621-22; Comm. of PA vs Theodore Laforest Love; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000772-21; Comm. of PA vs Nicole L. Metzgar; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000091-22; Comm. of PA vs Nicole L. Metzgar; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000552-22; Comm. of PA vs Michael Christopher Pajewski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000595-22; Comm. of PA vs Brian Daniel Pfendler; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000264-22; Comm. of PA vs Maricco Alonzo Randolph; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000562-22; Comm. of PA vs Hannah Elizabet Santoro; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001273-21; Comm. of PA vs Joshua M. Schwartz; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000181-22; Comm. of PA vs Yu Shawe; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000580-22; Comm. of PA vs Matthew Heyden Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000572-22; Comm. of PA vs Lillian Gladys Stoll; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000021-22; Comm. of PA vs Stacy L. Stubenrauch; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000578-22; Comm. of PA vs Mederbek Toktosunov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000574-22; Comm. of PA vs McKenzie Wright; P-atty: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Marie Rosnick**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Tuesday, September 6, 2022 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on TUESDAY, SEPTEMBER 6, 2022 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, SEPTEMBER 7, 2022, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, SEPTEMBER 12, 2022 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

28. Timothy D. Hackel

MG-22-000198—\$104,136.58
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3636 Oakleaf Rd., Pittsburgh, PA 15227. Deed Book Volume 15976, Page 422. Block and Lot Number 0136-P-00012-0000-00.

63. Julie Trbovich

MG-19-000576—\$212,276.48
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Parcel 1: Having erected a dwelling being

known and numbered as 742 Lechner Lane, Pittsburgh, PA 15227, Deed Book Volume 17353, Page 534, Block and Lot Number 0136-B-00020-0000-00.

Parcel 2: Vacant being known as Lechner Lane, Pittsburgh, PA 15227, Page 534, Block and Lot Number 0136-B-00038-0000-00.

Bellevue

65. John Mills a/k/a John R. Mills

MG-22-000081—\$83,386.98
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 102 South Fremont Avenue, Pittsburgh, PA 15202. Document Number 23179, Deed Book Volume 9039, Page 32. Block and Lot Number 0160-R-00284-0000-00.

Bethel Park

66. Joseph A. Roberts and Rachel M. Palastro

MG-19-000600—\$70,794.62
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 2544 Highland Circle, Bethel Park, PA 15102. Document Number 2012-10937, Deed Book Volume 14883, Page 378. Block and Lot Number 0392-N-00087-0000-00.

Brentwood

59. Christopher Blazeyewski and Diane Blazeyewski

MG-20-000057—\$122,142.97
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 111 Kaplan Avenue, Pittsburgh, PA 15227. Deed Book 13179, Page 427. Block and Lot Number 137-J-101.

Bridgeville

26. Sheila D. Johnson

MG-17-001131—\$36,580.52
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having thereon erected a dwelling known and numbered as 322 Center Street, Bridgeville, PA 15017. Deed Book 9512, Page 23. Block/Lot 255-L-136.

City of Clairton

8. Lori A. Adams-Lewis

MG-20-000320—\$59,885.62
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 129 Constitution Cir., Clairton, PA 15025. Deed Book Volume 13960, Page 586. Block and Lot Number 0879-R-00012-0000-00.

82. Jacqualene Sumpter

GD-17-005602—\$3,050.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a commercial retail building being known as 330 State Street, Clairton, PA 15025. Deed Book Volume 5808, Page 371. Block & Lot No. 878-C-31.

91. Jeanne Roberts Laughlin, Known Heir of Elva M. Roberts, Deceased and The Unknown Heirs of Elva M. Roberts, Deceased

GD-21-013528—\$7,926.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two story brick and stucco dwelling house being known as 514 Walnut Avenue, Clairton, PA 15025. Deed Book Volume 4666, Page 494. Block & Lot No. 764-B-232.

Coraopolis

37. Patrick R. Walsh and Edward P. Walsh

MG-22-000211—\$71,081.11
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1610 Vance Avenue, Coraopolis, PA 15108. Document Number 2010-8866, Deed Book Volume 14232, Page 151. Block and Lot Number 0341-C-00091-0000-00.

46. The Unknown Heirs of Mark Richards, Deceased & the Unknown Heirs of Georgiann Richards, Deceased

GD-22-002660—\$2,767.21
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a one story frame house being known as 607 Chess Street, Coraopolis, PA 15108. Deed Book Volume 5826, Page 389. Block & Lot No. 419-B-86.

Crafton

70. Walter F. Damits and Barbara A. Palchak

MG-19-001311—\$42,894.13
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a single family residential dwelling being known and numbered as 60 Parke Street, Pittsburgh, PA 15205. Deed Book Volume 10417, Page 77. Block and Lot Number 69-R-8.

Crescent

4. James A. Stokes, Deceased, With Notice to Heirs & Assigns

GD-19-011876—\$33,017.07
Danielle Guarascio, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Crescent Township: Having erected thereon a one-story commercial building, known as 5 McGovern Boulevard, Crescent, PA 15046. Deed Book 8210, Page 480. Block and Lot Number 701-H-296.

Duquesne

52. Kazaya Henderson

GD-21-006233—\$2,018.47
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 2: Having erected thereon a two

story commercial building being known as 525 Grant Avenue, Duquesne, PA 15110. Deed Book Volume 10143, Page 301. Block & Lot No. 305-H-144.

East McKeesport

20. Joel J. Schuneman and Jane Schuneman

GD-21-008663—\$16,672.20
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 394 Lincoln Highway, East McKeesport, PA 15035. Deed Book 16081, Page 319. Block and Lot Number 547-E-259.

56. Edward Kutz, as Surviving Heir of Stacey M. Orsulak, Deceased, Bernice Kutz, as Surviving Heir of Stacey M. Orsulak, Deceased, Unknown Surviving Heirs of Stacey M. Orsulak, Deceased, Alex Orsulak, as Surviving Heir of Edmund Orsulak, Deceased, Jessica Orsulak, as Surviving Heir of Edmund Orsulak, Deceased and Unknown Surviving Heirs of Edmund Orsulak, Deceased

MG-21-000044—\$22,697.44
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a single family residential dwelling being known and numbered as 325 Edna Street, East McKeesport, PA 15035. Deed Book Volume 12965, Page 210. Block and Lot Number 546-H-92.

87. Michael Robert Ebbitt, as Possible Heir to the Estate of Robert C. Ebbitt; Michael Robert Ebbitt, as Possible Administrator to the Estate of Robert C. Ebbitt; Unknown Heirs to the Estate of Robert C. Ebbitt; Unknown Administrators to the Estate of Robert C. Ebbitt

GD-20-000440—\$24,962.85
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 360 Edna Street, East McKeesport, PA 15035. Deed Book Volume 4130, Page 256. Block and Lot Number 0546-M-00070-0000-00.

Elizabeth Borough

89. June Elizabeth Bickerton, as believed Heir to the Estate of Jaime Bickerton; Unknown Heirs to the Estate of Jaime Bickerton; Unknown Administrators to the Estate of Jaime Bickerton; Gary Dean Bickerton, as believed Heir to the Estate of Jaime Bickerton

GD-22-001674—\$100,082.16
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 933 5th Avenue, Elizabeth, PA 15037. Document Number 2014-13197, Deed Book Volume DE-15610, Page 431. Block and Lot Number 1272-B-00097-0000-00.

Elizabeth Township

34. Lawrence William Latta, Sr., as Executor to the Estate of Mary B. Latta a/k/a Mary Latta

GD-21-013597—\$31,366.60
Manley Deas Kochalski LLC
614-220-5611

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

Having erected thereon a dwelling being known and numbered as 310 Donna Drive, Elizabeth, PA 15037. Deed Book Volume 3700, Page 442. Block and Lot Number 1129-J-00310-0000-00.

64. Matthew W. Crownover and Juley R. Crownover

GD-22-003322—\$68,936.07
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 1211 Bunker Hill Road, McKeesport, PA 15135. Document Number 2004-35093, Deed Book Volume 12218, Page 512. Block and Lot Number 0759-B-00253-0000-00.

Glassport

16. Robert Price and Dorothy Price

GD-22-000744—\$10,347.34
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 525 Delaware Avenue, Glassport, PA 15045. Deed Book 14559, Page 229. Block and Lot Number 467-S-3.

17. Randy J. Knapp and Lisa A. Knapp

GD-21-013899—\$7,990.35
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 509 Vermont Ave., Glassport, PA 15045. Deed Book 9790, Page 494. Block and Lot Number 467-R-85.

62. Brandon D. Villi

GD-21-008211—\$35,420.23
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a commercial dwelling being known and numbered as 500-502 6th Street, Glassport, PA 15045. Deed Book 16356, Page 82. Block and Lot Number 558-C-236.

Hampton

53. Virginia M. Thompson

GD-11-001286—\$2,209.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a two story masonry frame house being known as 2866 Harts Run Road, Allison Park, PA 15011. Deed Book Volume 3901, Page 68, Block & Lot 831-P-85.

Homestead

35. Troy Garth, as Believed Heir to the Estate of Milligan Garth, Jr.; Unknown Heirs to the Estate of Milligan Garth, Jr.; Adrian Dyke, as Believed Heir to the Estate of Milligan Garth, Jr.; Richard Garth, as Believed Heir to the Estate of Milligan Garth, Jr.; David Garth, as Believed Heir to the Estate of Milligan Garth, Jr.; Milligan Garth, as Believed Heir to the Estate of Milligan Garth, Jr.; Lonnie Garth, as Believed Heir to the Estate of Milligan Garth, Jr.; Redina White, as Believed Heir to the Estate of Milligan Garth, Jr.; Unknown Administrators to the Estate of Milligan Garth, Jr.

GD-22-000108—\$52,738.33
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 117 West 14th Avenue, Homestead, PA 15120. Document Number 2015-28867, Deed Book Volume 16128, Page 152. Block and Lot Number 0131-B-00242-0000-00.

Indiana

85. Amy Thomas, as Believed Heir of the Estate of Diana Hewitt a/k/a Diana L. Hewitt; Amy Thomas, as Believed Administrator of the Estate of Diana Hewitt a/k/a Diana L. Hewitt; Jessica Price, as Believed Heir of the Estate of Diana Hewitt a/k/a Diana L. Hewitt Jessica Price, as Believed Administrator of the Estate of Diana Hewitt a/k/a Diana L. Hewitt Samantha Hewitt, as Believed Heir of the Estate of Diana Hewitt a/k/a Diana L. Hewitt Rachel Desch, as Believed Heir of the Estate of Diana Hewitt a/k/a Diana L. Hewitt; Rachel Desch, as Believed Administrator of the Estate of Diana Hewitt a/k/a Diana L. Hewitt; Unknown Heirs of the Estate of Diana Hewitt a/k/a Diana L. Hewitt; Unknown Administrators of the Estate of Diana Hewitt a/k/a Diana L. Hewitt
GD-19-014255—\$161,305.38
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Indiana Township: Having erected thereon a dwelling being known and numbered as 5004 Lea Drive, Cheswick, PA 15024. Document Number 2016-15395, Deed Book Volume 16400, Page 434. Block and Lot Number 0957-C-00321-0000-00.

Marshall

61. Adam Mahon Randall
GD-21-011861—\$47,258.71
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Parcel One: Having erected thereon a dwelling being known and numbered as 100 Seneca Place, Mars, PA 16046. Deed Book 15243, Page 354. Block and Lot Number 2372-L-122.

And
Parcel Two: Being all that vacant land known and numbered as 510 Knob Road, Wexford, PA 15090. Deed Book 15199, Page 249. Block and Lot Number 2179-L-20.

City of McKeesport

24. George Stepanovich a/k/a George R. Stepanovich
MG-19-000714—\$187,092.99
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

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 313 Beckman Dr., McKeesport, PA 15132. Deed Book Volume 8506, Page 64. Block and Lot Number 0463-P-00083-0000-00.

33. Christopher J. Brown a/k/a Christopher James Brown a/k/a Christopher Brown
MG-21-000196—\$19,570.76
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1521 Manor

Avenue, McKeesport, PA 15132. Document Number 2021-22469, Deed Book Volume 18512, Page 188. Block and Lot Number 0382-C-00269-0000-00.

68. Tanya R. Berger and Kenneth B. Berger
MG-19-000951—\$32,111.45
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2413 McCarrell Street, McKeesport, PA 15132-5908. Document Number 2005-253, Deed Book Volume 12311, Page 5. Block and Lot Number 0464-C-00241-0000-00.

McKees Rocks

69. Steven H. Dietz a/k/a Stephen H. Dietz
GD-21-013775—\$8,981.35
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a single family residential dwelling being known and numbered as 710 Boquet Street, McKees Rocks, PA 15136. Deed Book Volume 10782, Page 649. Block and Lot Number 43-K-276.

Millvale

48. Scott P. Buszinski
GD-19-002344—\$2,363.90
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a two story brick commercial retail building being known as 205 Grant Avenue, Pittsburgh, PA 15209. Deed Book Volume 16868, Page 101. Block & Lot No. 79-G-67.

Monroeville

23. Michael Jones
MG-22-000226—\$194,432.26
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1154 Colgate Dr., Monroeville, PA 15146. Deed Book Volume 18603, Page 335. Block and Lot Number 0858-D-00261-0000-00.

38. Lohra Wilson, as Heir to the Estate of Dennis Pitt, Rebecca Jochems, as Heir to the Estate of Dennis Pitt, Nicholas Jeunelot, as Heir to the Estate of Dennis Pitt, Ryan Pitt, as Heir to the Estate of Dennis Pitt, Edward Jeunelot, as Heir to the Estate of Dennis Pitt, and Any/All Unknown Heirs to the Estate of Dennis Pitt
MG-20-000326—\$202,614.79
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 189 Shackelford Drive, Monroeville, PA 15146. Deed Book Volume 12475, Page 433, Instrument No. 2005-18528. Block and Lot Number 977-E-76.

77. David Charles Siegel
GD-05-009332—\$8,423.38
Joseph W. Gramc, Esq.
412-281-0587

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

Monroeville: Being thereon vacant residential land being known as Pinevue Drive, Monroeville, PA 15146 f/k/a 317 Pinevue Drive, Monroeville, PA 15146. Deed Book Volume 5090, Page 185, Block & Lot 742-M-77.

78. Ricardo Simonelli, as believed Heir to the Estate of Ricardo B. Simonelli; Ricardo Simonelli, as Believed Administrator to the Estate of Ricardo B. Simonelli; Lisa Martz, as believed Heir to the Estate of Ricardo B. Simonelli; Lisa Martz, as Believed Administrator to the Estate of Ricardo B. Simonelli; Dina Nice, as believed Heir to the Estate of Ricardo B. Simonelli; Dina Nice, as Believed Administrator to the Estate of Ricardo B. Simonelli; Unknown Heirs to the Estate of Ricardo B. Simonelli; Unknown Believed Administrators to the Estate of Ricardo B. Simonelli

GD-21-014807—\$178,485.07
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1208 Harvest Drive, Monroeville, PA 15146. Document Number 74496, Deed Book Volume 6178, Page 907. Block and Lot Number 0859-D-00093-0000-00.

Moon

2. Randall J. Rider, with Notice to heirs, owners, and reputed owners
GD-19-008943—\$28,047.66
Danielle Guarascio, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a one-story dwelling, known as 106 Mercury Drive, Coraopolis, PA 15108. Deed Book 15415, Page 282. Block and Lot Number 924-L-164.

Mt. Oliver

36. Michael T. Vojtash and Rachel E. Karamas
GD-22-003327—\$48,853.93
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 106 Church Avenue, Pittsburgh, PA 15210. Document Number 2018-31957, Deed Book Volume 13780, Page 249. Block and Lot Number 0033-D-00276-0000-00.

Munhall

31. Joyce A. Pastor and Stephen K. Pastor
MG-19-001063—\$118,639.93
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1222 Commonwealth Avenue, Homestead, PA 15120. Deed Book Volume 12277, Page 77, Block and Lot 0182-P-00056-0000-00.

North Versailles

7. Bernice A. Tytko
MG-21-000200—\$29,093.26
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 323 Foster Road, North Versailles, PA 15137. Deed Book Volume 12955, Page 116, Block and Lot 0548-H-00117-0000-00.

30. Trevor A. Grimes
MG-16-001139—\$89,578.66
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 186 Central Avenue, North Versailles, PA 15137. Deed Book Volume 13373, Page 329, Block and Lot 0456-L-00124-0000-00.

Oakmont

54. David J. Horvat
GD-17-008705—\$6,519.47
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a two story frame house being known as 308 9th Street, Oakmont, PA 15139. Deed Book Volume 8265, Page 560. Block & Lot No. 363-M-274.

O'Hara

55. Louis K. Hauber and the United States of America
MG-22-000195—\$370,660.43
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Township of O'Hara: Having erected thereon a condominium unit with attached garage, being known and numbered as 104 Saint Charles Court, Pittsburgh, PA 15238, Deed Dated November 15, 2007, Recorded on November 16, 2007 in Department of Real Estate of Allegheny County at Book Volume 13442, Page 15, Instrument No.: 2007-36742. Block 292-M, Lot 10-0305.

Penn Hills

10. Jerry Lobianco
GD-15-020172—\$23,062.00
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story dwelling being known and numbered as 1013 6th Street, Verona, PA 15147. Deed Book 12255, Page 159. Block and Lot Number 445-A-182.

57. Danielle Coppola
GD-21-012827—\$114,428.67
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 191 Vetter Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 12740, Page 250, Block & Lot No. 0632-N-00092-0000-00.

71. Monica Reynolds
MG-18-001370—\$255,880.38
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 128 Cypress Hill Drive, Pittsburgh, PA 15235. Deed Book Volume 12423, Page 328. Block and Lot Number 634-H-253.

79. Robert Shaner
AR-11-002251—\$29,612.69
Keri P. Ebeck, Esq.
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a residential dwelling being known and numbered as 166 Crescent Hills Road, Pittsburgh, PA 15235 Road Deed Book Volume 16484, Page 343, Block and Lot Number 0449-B-00391-0000-00.

Port Vue

22. Steven Ochs

MG-21-000261—\$49,304.57
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 803 Romine Avenue, McKeesport, PA 15133 f/k/a 803 Romain Avenue, Port Vue, PA 15133. Deed Book Volume 11807, Page 434, Block and Lot 0308-R-00249-0000-00.

Ross

25. Jennifer D. Irwin

MG-18-000646—\$97,339.04
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling known and numbered as 330 Siebert Road, Pittsburgh, PA 15237. Deed Book 13019, Page 130. Block/Lot 431-N-315.

Scott

21. David J. Sveizkas

MG-19-001339—\$88,956.18
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 590 Hope Street, Pittsburgh, PA 15220. Deed Book Volume 13067, Page 136, Block and Lot 0100-A-00024-0000-00.

Sewickley

83. David M. Vybiral a/k/a David Vybiral and United States of America

MG-21-000244—\$150,190.16
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 752 Ohio River Boulevard a/k/a 752 Ohio River Blvd., Sewickley, Pennsylvania 15143. Deed Book Volume 17312, Page 231, Instrument No. 2018-24281, Block and Lot Number 421-J-271.

Shaler

6. Laurie J. O'Day a/k/a Laurie O'Day

GD-22-002637—\$113,089.43
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 213 Marzolf Road Extension, Pittsburgh, PA 15223. Deed Book Volume 14383, Page 356, Block and Lot 0284-E-00260-0000-00.

South Park

74. John E. Nickoloff a/k/a John Nickoloff

MG-21-000014—\$156,144.69

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Park: Having erected thereon a dwelling being known and numbered as 1660 Queens Drive, South Park, PA 15129. Deed Book Volume 5755, Page 971. Block and Lot 0663-G-00080-0000-00.

84. South Park Clubhouse, Ltd., M.E. Morosetti, Ltd. and the United States of America

GD-20-002996—\$983,581.67
William Buchanan, Esq.
Cohen Seglias Pallas Greenhall & Furman, P.C.
412-227-5946

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a commercial building being known and numbered as 2200 Brownsville Road, South Park, PA 15129, Deed Book Volume 18388, Page 428, Block and Lot Number 770-J-30.

Springdale

42. Matthew W. Berkoben

GD-20-010462—\$71,829.04
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling being known and numbered as 441 Rosslyn Ave., Springdale, PA 15144. Deed Book Volume 12306, Page 551. Block and Lot 0627-H-00302-0000-00.

Stowe

75. Colleen Chiavetta, Executrix of the Estate of Dolores A. Truskowski, Deceased and the United States of America

GD-11-009025—\$22,068.61
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story commercial apartment building being known as 212 McCoy Road, McKees Rocks, PA 15136. Deed Book Volume 13619, Page 335, Block & Lot No. 73-L-170.

Tarentum

73. Nicholas M. Gordon and Cheri A. Gordon

MG-19-000852—\$70,437.85
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 529 East 9th Avenue, Tarentum, PA 15084. Deed Book Volume 13365, Page 588, Block and Lot 1223-H-00317-0000-00.

90. Heidi J. Yohe, as Executrix to the Estate of Brian D. Yohe a/k/a Brian Yohe

GD-22-001731—\$80,970.09
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 114 Conwell Avenue, Tarentum, PA 15084. Document Number 2013-11690, Deed Book Volume 15232, Page 38. Block and Lot Number 1366-P-00030-0000-00.

Upper St. Clair

9. Valerie H. Miller

GD-22-000985—\$63,730.36
Keri P. Ebeck, Esq.
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper Saint Clair: Having erected thereon a residential

dwelling being known and numbered as 2361 Morrow Road, Pittsburgh, PA 15241 Deed Book Volume 14910, Page 410, Block and Lot Number 396-L-00066-0000-00.

Verona

29. Anna E. King

MG-21-000158—\$124,675.25
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a 2 story dwelling being known and numbered as 614-616 1st St., Verona, PA 15147. Deed Book 9685, Page 408, Block and Lot Number 364-R-343.

West Deer

3. Robert A. Bock

MG-22-000302—\$114,289.14
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story single-family dwelling known as 53 Itinger Road, Cheswick, PA 15024, Being Lot No. 1 in the Fleischer Plan of Lots as recorded in Plan Book Volume 132, Page 142 and Deed Book Volume 7580, Page 247, Block and Lot Number 1216-H-394.

27. Beth Ann Bonner and Joseph A. Bonner

MG-16-001225—\$93,860.97
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being known and numbered as 6 Crest St., Russellton, PA 15076. Deed Book Volume 9060, Page 79. Block and Lot Number 1512-S-00277-0000-00

81. Michael S. McCourt a/k/a Michael McCourt and Sandra J. McCourt a/k/a Sandra McCourt

GD-21-013730—\$90,407.66
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel 1: Having erected thereon a dwelling being known and numbered as 2016 Saxonburg Blvd., Tarentum, Pennsylvania 15084. Deed Book Volume 13244, Page 582. Block and Lot Number 1511-C-00336-0000-00. Parcel 2: Being vacant land being known as Saxonburg Blvd., Tarentum, Pennsylvania 15084. Deed Book Volume 13244, Page 582. Block and Lot Number 1511-C-00351-0000-00.

West Mifflin

44. Stephanie Macsurak, Administratrix of the Estate of Linda M. Macsurak

GD-22-005623—\$123,888.23
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a brick dwelling known as 2234 Vermont Ave., West Mifflin, PA 15122. DBV 18215, PG 279, B/L #241-M-57.

Whitaker

41. Cynthia L. Toth a/k/a Cynthia Toth

MG-18-000816—\$46,661.63
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 179 Magnolia Street, Homestead, PA 15120. Deed Book 11559, Page 350. Block and Lot Number 180-R-82.

Wilkins

45. Jeremy R. Stark and Kimberly A. Stark

MG-22-000335—\$123,863.02
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling known and numbered as 152 Queenston Dr., Pittsburgh, PA 15235. DBV 15715, PG 131, B/L #541-K-70.

Wilksburg

11. Jeffrey L. Jackson

GD-21-014859—\$37,021.17
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a rowhouse dwelling being known and numbered as 1455 1/2 Cresson St., Pittsburgh, PA 15221. Deed Book 14703, Page 486. Block and Lot Number 232-K-75.

12. Notre Dame Townes, with Notice to Heirs and Assigns

GD-22-001802—\$36,461.22
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two and one-half story frame dwelling being known and numbered as 1000 Wallace Avenue, Pittsburgh, PA 15221. Deed Book 4502, Page 730. Block and Lot Number 233-A-12.

13. George H. Wright and Patricia W. Wright

GD-21-014966—\$30,560.09
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two story brick dwelling being known and numbered as 2375 Sebring Place, Pittsburgh, PA 15235. Deed Book 5539, Page 577. Block and Lot Number 297-G-90.

14. Tejohn L. Taylor

GD-21-013578—\$35,508.48
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1885 Fairlawn Street, Pittsburgh, PA 15221. Deed Book 18372, Page 183. Block and Lot Number 232-G-32.

15. Jesse Robert Booker IV and the United States of America

GD-21-012987—\$24,248.08
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1537 Montier St., Pittsburgh, PA 15221. Deed Book 11942, Page 366. Block and Lot Number 232-L-328.

18. Opportunity Inc. - Greater Baltimore Opportunities Industrialization Center Inc.

GD-21-013869—\$14,490.53
Jennifer L. Cerce, Esq.
412-242-4400

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

Wilksburg: Having erected thereon a single dwelling being known and numbered as 543 Montview Place, Pittsburgh, PA 15221. Deed Book 14867, Page 334. Block and Lot Number 233-K-248.

19. Kimberly Minard, Executrix for the Estate of Eugene Minard, Deceased
GD-21-014335—\$49,849.54
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1456 Foliage St., Pittsburgh, PA 15221. Deed Book 10753, Page 599. Block and Lot Number 232-J-222.

40. Bria M. Slade, Administratrix of the Estate of Marjorie Y. Overton, Deceased
GD-22-002074—\$16,421.62
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 517 Holmes Street, Pittsburgh, PA 15221. Deed Book 8220, Page 168. Block and Lot Number 175-M-211.

58. Beth Ann Padden, Known Surviving Heir of John J. Padden, Sean Padden, Known Surviving Heir of John J. Padden, and Unknown Surviving Heirs of John J. Padden
GD-21-014632—\$182,223.65
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1728 Arlington Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 8552, Page 646, Block & Lot No. 0297-C-00122-0000-00.

Pittsburgh—12th Ward

50. Lavelle Snead & Jerome Womack & the United States of America
GD-17-002427—\$82,650.81
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 12: Having erected thereon a two story masonry frame house being known as 1321-1323 Paulson Avenue, Pittsburgh, PA 15206. Deed Book Volume 10359, Page 81. Block & Lot No. 124-H-151.

Pittsburgh—16th Ward

43. Regina I. McPeake a/k/a Regina McPeake and Rhett J. McPeake
MG-22-000146—\$17,439.91
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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 2704 Cobden Street, Pittsburgh, PA 15203. Deed Book Volume 5904, Page 679. Block and Lot 0013-G-00228-0000-00.

Pittsburgh—20th Ward

5. Troy Kelso
MG-17-000403—\$96,162.51
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as

3540 Middletown Road, Pittsburgh, PA 15204. Deed Book Volume 9096, Page 130, Block and Lot 0071-L-00270-0000-00.

Pittsburgh—24th Ward

72. Noelle C. Smith
MG-16-000518—\$31,516.39
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 24th Ward of the City of Pittsburgh Having erected thereon a dwelling being known and numbered as 2145 Straubs Ln., Pittsburgh, PA 15212. Deed Book Volume 11068, Page 485. Block and Lot Number 0048-B-00054-0000-00.

Pittsburgh—26th Ward

80. Andrea Lee Mann
MG-22-000052—\$191,266.63
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

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 3646 Perrysville Avenue, Pittsburgh, Pennsylvania 15214. Deed Book Volume 13244, Page 345, Block & Lot No. 0116-J-00148-0000-00.

Pittsburgh—27th Ward

49. Carson Holdings LLC
GD-18-000492—\$12,019.13
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 27: Having erected thereon a two story frame house being known as 3915 Shoreham Street, Pittsburgh, PA 15212. Deed Book Volume 14851, Page 115. Block & Lot No. 114-G-198.

Pittsburgh—28th Ward

67. Stephen A. Eck
MG-21-000243—\$64,576.85
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 28: Having erected thereon a dwelling being known and numbered as 103 Clairtonia Street, Pittsburgh, PA 15205. Document Number 2017-16914, Deed Book Volume 16826, Page 382. Block and Lot Number 0040-G-00042-0000-00.

Pittsburgh—31st Ward

88. Rosalie Cibula, Deceased and Lynn Cibula, Terre Tenant
MG-19-000042—\$71,016.82
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, the City of Pittsburgh, 31st Ward: Having erected thereon a brick dwelling being known and numbered as 4548 Gates Drive, Homestead, Pennsylvania 15120, Deed Book Volume 17848, Page 63. Block/Lot Number 91-M-335

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

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

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

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

Should your property be among those listed for Sheriff's Sale, information is available by contacting the Allegheny County Sheriff's Office MORTGAGE FORECLOSURE HOTLINE AT 412-350-4704 daily Monday through Friday (except holidays), between the hours of 9:00 AM and 11:00 AM and from 1:00 PM to 3:00 PM.

For more information and updates, please visit our website at www.sheriffallegheycounty.com.

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Aug 11, 2022
Aug 12, 19, 26, 2022

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:

Bales, Samuel I. a/k/a Samuel Bales, deceased, of Pittsburgh, PA. No. 03972 of 2022. Jay David Goldberg, Extr., c/o David C. Onorato, Esq., Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454.
22-03527 Aug 19, 26; Sep 1, 2022

Bonifate, Patricia A., deceased, of Plum, PA. No. 04990 of 2022. Jeffery J. Bonifate, Extr., 106 Foxglove Drive, Winchester, VA 22602 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
22-03523 Aug 19, 26; Sep 1, 2022

Hoberek, Ardith A. a/k/a Ardith Hoberek, deceased, of Oakdale, PA. No. 03722 of 2022. William S. Hoberek, Jr., Extr., c/o Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.
22-03514 Aug 19, 26; Sep 1, 2022

Kira, Margaret Vilma a/k/a Maggie Kira, deceased, of Sewickley, PA. No. 00535 of 2022. Nicholas Kira, Admr., 98 Hampton Ave., Imperial, PA 15126.
22-03515 Aug 19, 26; Sep 1, 2022

McDonald, Robert H., deceased, of O'Hara Township, PA. No. 05254 of 2022. Mary Bridget McDonald, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
22-01385w Aug 19, 26; Sep 1, 2022

Murphy, Alberta A., deceased, of Shaler Township, PA. No. 05077 of 2022. Bernard J. Murphy, Co-Admr. and Amy S. Murphy, Co-Admr., 105 Parkway Drive, Glenshaw, PA 15116 or to John G. Arch, Esq., 1722 Main St., Pittsburgh, PA 15215.
22-03526 Aug 19, 26; Sep 1, 2022

Peoples, William A., deceased, of Oakmont, PA. No. 04624 of 2022. Susan Peoples, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.
22-01384w Aug 19, 26; Sep 1, 2022

Sinciline, Benjamin R. a/k/a Benjamin Raymond Sinciline, deceased, of Pittsburgh, PA. No. 05184 of 2022. Brian D. Sinciline, Admr., c/o Jennifer Roller Chontos, Esq., Chontos & Chontos, P.C., 561 Beulah Rd., Turtle Creek, PA 15145.
22-03521 Aug 19, 26; Sep 1, 2022

Turczyn, Zdzislaw Jesse a/k/a Jesse Turczyn, deceased, of Pittsburgh, PA. No. 04803 of 2022. Angela Hayden, Admr., 507 Clifton Avenue, Glenshaw, PA 15116 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.
22-03522 Aug 19, 26; Sep 1, 2022

Abbato, Vincent J. a/k/a Vincent Joseph Abbato, deceased, of Green Tree, PA. No.

Find out what's happening in the Pittsburgh Legal Community

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



ACBA.org/calendar

04635 of 2022. Tomasine G. Abbato, Extr., 1138 Greenridge Lane, Green Tree, PA 15220 or to Brian J. Kahle, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

22-03453 Aug 12, 19, 26, 2022

Bennett, Christine Margery a/k/a Christine M. Bennett, deceased, of Pittsburgh, PA. No. 01909 of 2022. Laura June Knight, Co-Extr., 214 Mountain Ave., Pittsburgh, PA 15210 and Dean Robert Bennett, Co-Extr., 505 E. Railroad Ave., Verona, PA 15147 or to Susan A. Ott, Esq., Owen Law Group, LLC, 310 Grant St., Suite 2200, Pittsburgh, PA 15219.

22-03451 Aug 12, 19, 26, 2022

Cansler, Dorothy Mae, deceased, of Pittsburgh, PA. No. 05125 of 2022. Tina Cansler, Admr., c/o Albert G. Reese, Jr., Esq., Law Office of Albert G. Reese, Jr., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

22-01333w Aug 12, 19, 26, 2022

Durler, Patricia L., deceased, of Pleasant Hills, PA. No. 04626 of 2022. Charles A. Durler, Admr., 500 E. Bruceton Road, Apartment 701, Pleasant Hills, PA 15263 or to James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

22-03454 Aug 12, 19, 26, 2022

Evankovich, Andrew J., deceased, of McCandless, PA. No. 05104 of 2022. Michael Evankovich, Extr., 2520 Alydar Drive, Wexford, PA 15090 or to Thea G. Evankovich, Esq., McCann, Garland, Ridall & Burke, 11 Stanwix St., Ste. 1030, Pittsburgh, PA 15222.

22-01335w Aug 12, 19, 26, 2022

Matesic, Betty B., deceased, of Pittsburgh, PA. No. 04898 of 2022. Cynthia Lang, Extr., 2460 Tanglewood Drive, Allison Park, PA 15101 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

22-01331w Aug 12, 19, 26, 2022

McAfee, Michael Edward a/k/a Edward M. McAfee, deceased, of Pittsburgh, PA. No. 4768 of 2022. John G. Goetze, Extr., 1000 Locharron Court, Pittsburgh, PA 15239 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

22-03458 Aug 12, 19, 26, 2022

Micklos, Lawrence J., deceased, of Mount Lebanon, PA. No. 4769 of 2022. Mary Louise Vargo, Extr., 2256 Glendale Drive, Pittsburgh, PA 15241 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

22-03459 Aug 12, 19, 26, 2022

Monteverde, Marianne B., deceased, of Ross Twp., PA. No. 05590 of 2021. Marianne

Gaus, Admr., 436 Wallace Road, Wexford, PA 15090 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

22-03456 Aug 12, 19, 26, 2022

Morris, Robert N., deceased, of Pleasant Hills, PA. No. 04760 of 2022. Robert K. Morris, Admr., 4039 Castor Lane, Finleyville, PA 15332 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

22-03457 Aug 12, 19, 26, 2022

Plazek, Joseph S., deceased, of Ross Township, PA. No. 04503 of 2022. Cynthia A. Plazek, Extr., 1111 Brandt Street, Pittsburgh, PA 15237 or to Michael E. Fiffik, Esq., Fiffik Law Group, Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.

22-01330w Aug 12, 19, 26, 2022

Preston, Kenneth R., deceased, of Cheswick, PA. No. 05187 of 2022. Clarence J. Preston, Admr., 614 Deer Lane, Rochester, PA 15074 or to Edward Leymarie, Jr., Esq., Leymarie Clark Long, P.C., 423 Sixth Street, Ellwood City, PA 16117.

22-01336w Aug 12, 19, 26, 2022

Wagner, Ruth G., deceased, of Mount Lebanon, PA. No. 4413 of 2022. Meg L. Burkardt, Extr. and Atty., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

22-03452 Aug 12, 19, 26, 2022

Wyzykowski, Edward, deceased, of Pittsburgh, PA. No. 04926 of 2022. Raz L. Berger, Admr., 1050 Creedmoor Avenue #101, Pittsburgh, PA 15226 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

22-03455 Aug 12, 19, 26, 2022

Caputo, Grace M., deceased, of Pittsburgh, PA. No. 01706 of 2022. Frank P. Caputo, Extr., 148 Morrison Drive, Pittsburgh, PA 15216.

22-01299w Aug 5, 12, 19, 2022

Dutka, Dorothy Mae a/k/a Dorothy M. Dutka, deceased, of Monroeville, PA. No. 01270 of 2020. Cheryl J. Dutka, Extr., 106 Lynnwood Avenue, Monroeville, PA 15146 or to Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.

22-01301w Aug 5, 12, 19, 2022

Faisant, Elizabeth L., deceased, of Scott Township, PA. No. 04021 of 2022. John S. Faisant, Admr., c/o Mark E. Casper, Jr., Esq., Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219.

22-01290w Aug 5, 12, 19, 2022

Gibson, Hugh Russell, deceased, of Pittsburgh, PA. No. 04557 of 2022. Karen G. Considine, Extr., c/o Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.

22-03384 Aug 5, 12, 19, 2022

Hogan, Hilary J., deceased, of Monroeville, PA. No. 05006 of 2022. Diane Hogan, Extr., 1323 Woodland Drive, Monroeville, PA 15146 or to Charles J. Avalli, Esq., Gentile, Horoho & Avalli, P.C., 310 Grant Street, Suite 1000, Pittsburgh, PA 15219.

22-01298w Aug 5, 12, 19, 2022

Kavalir, Francis J. a/k/a Frank J. Kavalir, deceased, of Pittsburgh, PA. No. 04897 of 2022. Raymond Kavalir, Extr., c/o Kevin M. Hanley, Esq., 367 Indian Ridge Drive, Moon Township, PA 15108.

22-03381 Aug 5, 12, 19, 2022

Klingensmith, Maureen a/k/a Maureen Therese Klingensmith, deceased, of

Pittsburgh, PA. No. 04836 of 2022. John P. Klingensmith, Extr., c/o James J. Lestitian, Esq., Alpernschubert, P.C., 310 Grant Street, 2727 Grant Bldg., Pittsburgh, PA 15219.

22-03382 Aug 5, 12, 19, 2022

Kruger, Maxine R., deceased, of Pittsburgh, PA. No. 4863 of 2022. Kathy L. Kruger, Admr., 818 Kewanna Avenue, Pittsburgh, PA 15234 or to Alan I. Farber, Esq., Caste Village, 5301 Grove Rd., Ste. M-106, Pittsburgh, PA 15236.

22-01293w Aug 5, 12, 19, 2022

Long, Susan A., deceased, of Pittsburgh, PA. No. 4899 of 2022. Linda L. McClory, Extr., 410 Antenor Avenue, Pittsburgh, PA 15210 or to Alan I. Farber, Esq., Caste Village, 5301 Grove Rd., Ste. M-106, Pittsburgh, PA 15236.

22-01294w Aug 5, 12, 19, 2022

Mostyn, Leo Patrick a/k/a Leo P. Mostyn, deceased, of Pittsburgh, PA. No. 04792 of 2022. Stacy Ann Mostyn, Extr., 300 Sebring Avenue, Pittsburgh, PA 15216.

22-03383 Aug 5, 12, 19, 2022

Schlieper, Amy R., deceased, of Town of McCandless, PA. No. 4788 of 2022. Matthew Schlieper, Admr., 805 Skyline Drive, Ellwood City, PA 16117 or to John T. Richards, III, Esq., Richards & Richards, LLP, 16020 Perry Hwy., Warrendale, PA 15086.

22-03380 Aug 5, 12, 19, 2022

Vogt, Joanne Patricia, deceased, of Pittsburgh, PA. No. 03819 of 2022. Sharon Takos, Admr., 4116 Francis Street, West Mifflin, PA 15122 or to Kiersten L. Lane, Esq., DeMarco Negle & Lane, LLP, P.O. Box 38667, Pittsburgh, PA 15238.

22-01296w Aug 5, 12, 19, 2022

Zietyk, Helen, deceased, of Tarentum, PA. No. 04953 of 2022. Julianne Dailey, Extr., 335 E. 11th Avenue, Tarentum, PA 15084 or to Michael J. Girardi, Esq., Law Office of Michael J. Girardi, 2773 Leechburg Road, Lower Burrell, PA 15068.

22-01300w Aug 5, 12, 19, 2022

Action to Quiet Title

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

In Re: Lasalle Bank National Association, As Trustee For The C-Bass Mortgage Loan Asset Backed Certificates, Series 2007-Sp1, Yvonne B. Smith (Deceased), Harold Smith, Sr. (Deceased), Harold O. Smith, Jr. (Deceased), Diane Smith (Deceased), Mattie C. Robinson (Deceased), Stephanie Adams, a known heir, Rose Marie Smith (Deceased), Harriet Smith, a known heir, Paul Smith, a known heir, Karen Smith, a known heir, Sylvia Smith, a known heir, Luvenia Jones, a known heir, Howard Smith, a known heir, and any known or unknown heirs, Administrators, Executors and Assigns Of The Estate Of Yvonne B. Smith. Docket GD-22-007907. Action to Quiet Title.

TO: Lasalle Bank National Association, As Trustee For The C-Bass Mortgage Loan Asset Backed Certificates, Series 2007-Sp1, Yvonne B. Smith (Deceased), Harold Smith, Sr. (Deceased), Harold O. Smith, Jr. (Deceased), Diane Smith (Deceased), Mattie C. Robinson (Deceased), Stephanie Adams, a known heir, Rose Marie Smith (Deceased), Harriet Smith, a known heir, Paul Smith, a known heir, Karen Smith, a known heir, Sylvia Smith, a known heir, Luvenia Jones, a known heir, Howard Smith, a known heir, and any known or unknown heirs, Administrators, Executors and Assigns Of The Estate Of Yvonne B. Smith. A Complaint has been filed alleging an Action to Quiet Title for the Property located at 476 Enright Court, Pittsburgh, PA 15206, Lot and Block No. 84-D-190.

You are receiving this notice because Public Records reveal that you may have an



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

- INVESTMENT MANAGEMENT
- IRAS & PENSION PLANS
- TRUSTS
- CHARITABLE TRUSTS
- GUARDIANSHIPS
- SPECIAL/SUPPLEMENTAL NEEDS TRUSTS
- ESTATE ADMINISTRATION
- ESCROW AGENT

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

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



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

ownership interest in the property. If you believe you have a right to the Title, you must file an Answer to the Complaint filed at Docket GD-22-007907. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights.

Wayne B. Cobb II, PA ID# 209628
Attorney For Plaintiff, Cobb Counsel, LLC,
204 Golf View Dr., #181, Monaca, PA 15061,
724-252-2003 (Office), 1-866-416-2481 (Fax),
wayne@cobbcounsel.com.

22-03625 Aug 19, 2022

Fictitious Name Registration

Michael D. Winterhalter, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., Pittsburgh, PA 15222-3152. 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 AMG Auto Parts, with its principal office or place of business at Two Robinson Plaza, Suite 350, Pittsburgh, PA 15205. The names and addresses of all persons who are parties to the registration are: AMG Resources Corporation, Two Robinson Plaza, Suite 350, Pittsburgh, PA 15205.

22-03524 Aug 19, 2022

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Division

No.: GD 22-008730

County of Allegheny, Plaintiff

vs.

John Ganster, with Notice to Heirs and Assigns & Nicholas Ganster, with Notice to Heirs and Assigns, Defendant(s).

John Ganster, with Notice to Heirs and Assigns & Nicholas Ganster, with Notice to Heirs and Assigns:

You are hereby notified that on July 14, 2022, Plaintiff, County of Allegheny, filed a Writ of Scire Facias Sur Tax Lien and Statement against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to Case No. G.D. 22-008730, wherein Plaintiff seeks to collect delinquent real estate taxes lawfully levied and assessed against that certain property situate within the Borough of Etna, County of Allegheny, Commonwealth of Pennsylvania, described as follows: Block and Lot 222-P-115, known as Ganster Street, Pittsburgh, PA 15223.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Scire Facias Sur Tax Lien and Statement, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 Writ of Scire Facias Sur Tax Claim and Statement or for any 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
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219
(Telephone: 412-261-5555)

22-03554 Aug 19, 2022

Notice

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

No.: GD 22-008726

County of Allegheny, Plaintiff

vs.

George Kucinic, with Notice to Heirs and Assigns & Burga Kucinic, with Notice to Heirs and Assigns, Defendant(s).

George Kucinic, with Notice to Heirs and Assigns & Burga Kucinic, with Notice to Heirs and Assigns:

You are hereby notified that on July 14, 2022, Plaintiff, County of Allegheny, filed a Writ of Scire Facias Sur Tax Lien and Statement against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to Case No. G.D. 22-008726, wherein Plaintiff seeks to collect delinquent real estate taxes lawfully levied and assessed against that certain property situate within the Borough of Etna, County of Allegheny, Commonwealth of Pennsylvania, described as follows: Block and Lot 222-P-107, known as Ganster Street, Pittsburgh, PA 15223.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Scire Facias Sur Tax Lien and Statement, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 Writ of Scire Facias Sur Tax Claim and Statement or for any 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
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219
(Telephone: 412-261-5555)

22-03555 Aug 19, 2022

Notice of Action in Mortgage Foreclosure

Civil Action
Court of Common Pleas
Allegheny County, PA

Civil Action-Law

NO. MG-22-000264

Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff

v.
Dale Twigg, in His Capacity as Heir of Patty L. Twigg; Et al., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patty L. Twigg, Defendant(s), 7 Hill Avenue, Carnegie, PA 15106

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-22-000264, seeking to foreclose the mortgage secured on your property located, 7 Hill Avenue, Carnegie, PA 15106.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.

Pittsburgh, PA 15219

412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Jenine Davey, Esq., Esq. ID No. 87077, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

22-03500 Aug 19, 2022

CIVIL DIVISION

General Docket

(Continued from Page 2, Column 2)

LVNV Funding LLC vs Smolko James; GD-22-009734; MDJ Transcript; Notice of Judgment Mailed; 1912.14; Atty(s): Martello Matthew J.

LVNV Funding LLC vs Scott Anthony; GD-22-009741; MDJ Transcript; Notice of Judgment Mailed; 1062.22; Atty(s): Martello Matthew J.

LVNV Funding LLC vs Settles Evelyn; GD-22-009746; MDJ Transcript; Notice of Judgment Mailed; 1462.57; Atty(s): Martello Matthew J.

LVNV Funding LLC vs Saunders Amber; GD-22-009748; MDJ Transcript; Notice of Judgment Mailed; 842.70; Atty(s): Martello Matthew J.

LVNV Funding LLC vs Stewart Elaine; GD-22-009751; MDJ Transcript; Notice of Judgment Mailed; 1582.88; Atty(s): Martello Matthew J.

LVNV Funding LLC vs Stubblefield Vickie; GD-22-009754; MDJ Transcript; Notice of Judgment Mailed; 742.06; Atty(s): Martello Matthew J.

Graves Nancy Kristina; GD-22-009755; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

LVNV Funding LLC vs Ross Jerome; GD-22-009759; MDJ Transcript; Notice of Judgment Mailed; 1926.05; Atty(s): Martello Matthew J.

Sampayo Stephany, Bunke Adam vs Travelers Property and Casualty Company of America; GD-22-009761; Contract - Other; Complaint; Atty(s): Brumfield David

Autovest LLC vs Nelson Alvin Lerry; GD-22-009772; MDJ Transcript; Notice of Judgment Mailed; 5933.03; Atty(s): Ratchford Michael

First Commonwealth Bank vs Luptak Real Estate LLC, Luptak Jared R; GD-22-009775; DSB (for money commercial); Notice of Judgment & Documents; 19657.31; Atty(s): Darr Gary W

Autovest LLC vs Stringer Mya Aiiasha; GD-22-009778; MDJ Transcript; Notice of Judgment Mailed; 6890.49; Atty(s): Ratchford Michael

Autovest LLC vs Stover Iesha Monique; GD-22-009781; MDJ Transcript; Notice of Judgment Mailed; 6055.29; Atty(s): Ratchford Michael

Pendleton Michael J. vs City of Pittsburgh, Overholt Y. Officer, Necessary Janet R.; GD-22-009786; Other Tort; Order of Court - IFP Granted; Atty(s): Pro Se

Autovest LLC vs Lawrence Russell Coker; GD-22-009788; MDJ Transcript; Notice of Judgment Mailed; 4127.70; Atty(s): Ratchford Michael

Autovest LLC vs Kincaid Drema Lorraine; GD-22-009793; MDJ Transcript; Notice of Judgment Mailed; 9742.64; Atty(s): Ratchford Michael

Bureau Investment Group Portfolio NO 15 LLC vs Phillips Dana; GD-22-009795; MDJ Transcript; Notice of Judgment Mailed; 1143.45; Atty(s): Ratchford Michael

PCA Acquisitions vs Brant Tammy L.; GD-22-009798; MDJ Transcript; Notice of Judgment Mailed; 4458.28; Atty(s): Ratchford Michael

Korahomes LLC vs Wells Fargo Bank National Association; GD-22-009804; Quiet Title; Complaint; Atty(s): Gross Andrew M

Capital Bank (USA) N.A. vs Ross George J.; GD-22-009810; MDJ Transcript; Notice of Judgment Mailed; 3800.45; Atty(s): Ratchford Michael

Resurgent Receivables LLC vs Baker Jonathan; GD-22-009811; MDJ Transcript; Notice of Judgment Mailed; 2979.46; Atty(s): Ratchford Michael

NCB Management Services Inc. vs Bernard William; GD-22-009812; MDJ Transcript; Notice of Judgment Mailed; 4791.83; Atty(s): Ratchford Michael

NCB Management Services Inc. vs Schaefer Christina; GD-22-009813; MDJ Transcript; Notice of Judgment Mailed; 7039.12; Atty(s): Ratchford Michael

Whiteacre Property vs Donofrio Anthony Joseph; GD-22-009814; MDJ Transcript; Notice of Judgment Mailed; 2652.58; Atty(s): Tkacik David M

LVNV Funding LLC vs Hawthorne Mack A; GD-22-009815; MDJ Transcript; Notice of Judgment Mailed; 1296.55; Atty(s): Morris Gregg L

Munhall Borough vs Cokley Rick; GD-22-009818; Municipal Lien; Municipal Lien; 901.07; Atty(s): Ries Jeffrey D

(Continued on Page 11, Column 1)