

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, October 3, 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 MONDAY, OCTOBER 3, 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. TUESDAY, OCTOBER 4, 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, OCTOBER 10, 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."

Avalon

60. Lyndarnell Lewis, Executrix for the Estate of Mary Agnes Lewis

GD-22-001485—\$36,480.25
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two-story brick house being known as 643 Semple Ave., Pittsburgh, PA 15202. Deed Book Volume 4486, Page 478, Block and Lot 214-H-10.

Baldwin Borough

13. Lolita L. Deasis a/k/a Lolita Deasis

GD-22-001416—\$102,939.04
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5459 Keenan Drive, Pittsburgh, PA 15236. Deed Book Volume 8125, Page 146. Block and Lot 0389-J-00027-0000-00.

41. Greg Zeman and Jennie L. Zeman

MG-22-000149—\$214,444.67
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5511 Mercedes Drive, Pittsburgh, PA 15236. Deed Book Volume 11501, Page 499. Block and Lot Number 473-C-224.

Bellevue

3. Travis S. Cowher

MG-17-000384—\$44,213.03
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 69 Union Avenue, Pittsburgh, PA 15202. Deed Book 10866, Page 238. Block and Lot Number 215-K-231.

Braddock Hills

84. The Unknown Heirs of David P. Gallowich, Deceased

GD-22-002656—\$7,096.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a two story brick house being known as 1223 Circle Drive, Pittsburgh, PA 15221. Deed Book Volume 3165, Page 737. Block & Lot No. 234-R-30.

Brentwood

81. Matthew J. Devine and Jacqueline L. Devine a/k/a Jacqueline Devine

MG-22-000112—\$196,761.83
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 4344 Colonial Park Drive, Pittsburgh, PA 15227 a/k/a 4344 Colonial Park Drive, Brentwood, PA 15227. Document Number 2013-27744, Deed Book Volume 15388, Page 333. Block and Lot Number 0248-C-00005-0000-00.

City of Clairton

54. Thomas A. Wintermyer, Jr.

MG-22-000269—\$35,103.70
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward, City of Clairton: Having erected thereon a dwelling being known and numbered as 801 Waddell Avenue, Clairton, PA 15025. Deed Book DE-17460, Page 442. Block and Lot Number 879-C-21.

Collier

46. Patrick J. Mulligan

MG-22-000399—\$191,131.47
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 100 Scott Way, Carnegie, PA 15106. Deed Book 14282, Page 81. Block and Lot Number 147-F-34.

Coraopolis

47. Stephanie Y. Faulkner a/k/a Stephanie Y. Jones

MG-22-000253—\$82,497.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 832 7th Avenue, Coraopolis, PA 15108. Deed Book 10441, Page 107. Block and Lot Number 419-H-359.

Crafton

76. Fortune Foreclosures, LLC

GD-20-011206—\$685,131.16
Anthony S. Posa, Esq.
412-765-2726

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a single family dwelling known and numbered as 82 Belvidere Street, Pittsburgh, Pennsylvania 15205 Deed Book Volume 17654, Page 61, Block and Lot Number 69-L-159.

Edgewood

43. Catherine R. McGinley

MG-22-000235—\$92,407.46
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 117 Race Street, Pittsburgh, PA 15218. Deed Book Volume 9776, Page 61. Block and Lot Number 176-S-168.

Elizabeth Township

9. Primo Casoni

GD-22-000599—\$78,080.68
Robert P. Wendt, Esq.
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 2260 Douglas Run Road, Sutersville, PA 15083, Deed Book Volume 8002, Page 520. Block and Lot 1569-F-105.

29. Tina M. Flohr

MG-22-000170—\$68,978.67
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 5810 Pitt Street, McKeesport, PA 15135. Deed Book Volume 11616, Page 154. Block and Lot Number 760-B-48.

Franklin Park

78. Adam Watson

MG-22-000243—\$288,288.07
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a dwelling being known and numbered as 1948 Georgetown Drive, Sewickley, PA 15143. Deed Book Volume 18247, Page 408. Block and Lot Number 1202-D-00322-0000-00.

Frazer**53. Pittsburgh Mills Auto Properties LLP**

GD-21-006149—\$877,450.05
Matthew F. Marshall, Esq.
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon a commercial building known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 12498, Page 562. Block and Lot Number 839-M-00015.

Parcel #2: Having vacant land known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 12498, Page 562. Block and Lot Number 839-M-00030.

Parcel #3: Having vacant land known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 12498, Page 562. Block and Lot Number 839-M-00045.

Parcel #4: Having vacant land known as Butler Logan Road, Tarentum, PA 15084, Deed Book Volume 12498, Page 562. Block and Lot Number 839-R-00001.

Parcel #5: Having vacant land known as Fashion Drive, Tarentum, PA 15084, Deed Book Volume 12498, Page 562. Block and Lot Number 839-S-00001.

Glassport**7. GERALYN H. SCURFIELD**

GD-22-001361—\$11,152.51
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 610 Michigan Avenue, Glassport, PA 15045. Deed Book 7042, Page 276. Block and Lot Number 558-C-329.

Marshall**64. Robbie A. Robinson**

MG-18-001416—\$73,639.98
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family dwelling being known and numbered as 157 Maple Drive, Warrendale, PA 15086. Deed Book DE-14550, Page 81. Block and Lot Number 1999-L-2.

Town of McCandless**30. Carrie Brubaker a/k/a Carrie Jayne Mandella, as Executrix to the Estate of Phyllis Ann Mandella**

MG-22-000088—\$179,959.02
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Town of McCandless: Having erected thereon a dwelling being known and numbered as 610 Guenivere Drive, Pittsburgh, PA 15237. Deed Book Volume 11685, Page 196. Block and Lot Number 826-K-101.

City of McKeesport**4. Tracy A. Tolbert and Alayna E. Tolbert in their capacity as the known heirs of Caroline E. Singleton and All Unknown Heirs of Caroline E. Singleton Of, In and To**

MG-21-000159—\$58,089.60
Jillian Nolan Snider, Esq.
412-513-4300

All That Right, Title, Interest and Claim of Tracy A. Tolbert and Alayna E. Tolbert in Their Capacity as the Known Heirs of

Caroline E. Singleton and All Unknown Heirs of Caroline E. Singleton, Of, In, and To The Following Described Property:

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and Seventh Ward of the City of McKeesport.

Having erected thereon a two-story brick house numbered as 1713 Baile Ave., McKeesport, PA 15132 a/k/a 1713 Bailey Ave., McKeesport, PA 15132. Deed Book Volume 11232, Page 79, Block and Lot Number 382-H-27.

Millvale**59. Blane Unlimited, Inc.**

GD-22-001794—\$73,132.57
JSDC Law Offices
717-533-3280

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Millvale: Having erected thereon a commercial small detached retail building being known and numbered as 394 Charles Street, Pittsburgh, Pennsylvania 15209. Deed Book Volume 15770, Page 144. Block and Lot Number 0118-L-00317-0000-00.

Monroeville**11. Frederick C. Woodward**

GD-21-014477—\$113,481.19
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1187 La Salle Road, Monroeville, PA 15146. Deed Book Volume 4646, Page 104, Block and Lot 0858-H-00103-0000-00.

18. Dana M. Saunders a/k/a Dana Marie Saunders a/k/a Dana Dixon

MG-22-000266—\$193,552.73
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 101 Carrington Ct., Monroeville, PA 15146. Deed Book Volume 10110, Page 550. Block and Lot 0742-L-00014-0000-00.

62. Donna M. Gerthoffer

MG-22-000362—\$85,526.86
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling known and numbered as: 2333 Monroeville Road, Monroeville, PA 15146. Deed Book 12074, Page 409. Block/Lot 640-B-55.

66. Debra L. Harvey

MG-19-000539—\$63,800.30
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1156 Harvard Road, Monroeville, PA 15146. Deed Book Volume 10424, Page 356. Block and Lot Number 0858-L-00129-0000-00.

Moon**39. Ryan Thomas Blumling and the United States of America**

GD-13-000532—\$4,029.45
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Being thereon vacant land known as Ewing Road, Coraopolis, PA 15108. Deed Book Volume 12963, Page 511, Block & Lot 502-M-114.

Munhall**57. Doreen A. Kruth, Administratrix of the Estate of Robert B. Kruth**

GD-21-013639—\$112,094.90
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 124 Carnold Street, Homestead, Pennsylvania 15120 a/k/a 124 Carnold Drive, Homestead, Pennsylvania 15120. Deed Book Volume 7008, Page 534, Block & Lot No. 0132-G-00080-0000-00.

North Versailles**15. RS & Company, Inc.**

GD-20-010854—\$67,829.57
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 825 5th Avenue, East McKeesport, PA 15035. Deed Book 16059, Page 179. Block and Lot Number 547-C-084.

48. Johnny O. Bolerjack

MG-21-000197—\$90,152.94
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 1110 Jacks Run Road, North Versailles, PA 15137. Deed Book Volume 16366, Page 312. Block and Lot 0750-N-00064-0000-00.

Penn Hills**6. The Unknown Heirs of Vodia Smith, Deceased**

GD-21-010992—\$23,582.66
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 7934 Lincoln Road, Verona, PA 15147. Deed Book 4903, Page 393. Block and Lot Number 229-L-208.

10. Catherine Gates

GD-19-017559—\$44,990.98
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 300 Duffield Avenue, Pittsburgh, PA 15235. Deed Book Volume 16141, Page 462, Block and Lot 0369-E-00231-0000-00.

19. Gerald L. Harvey

MG-22-000219—\$37,106.52
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 335 Rodi Rd., Pittsburgh, PA 15235. Deed Book Volume 13393, Page 303. Block and Lot Number 0450-G-00214-0000-00.

22. Andrea Webb, Known Heir of Sharon Taylor, Deceased; and the Unknown Heirs of Sharon Taylor, Deceased

MG-21-000248—\$60,544.08
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having thereon erected a dwelling known and numbered as: 8144 Lincoln Road, Verona, PA 15147. Deed Book 14286, Page 291. Block/Lot 229-M-237.

26. Rebecca Cale, Executrix of the Estate of Michael J. Cseripko

GD-22-004586—\$89,422.79
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family brick dwelling, being known as 319 Long Road, Pittsburgh, PA 15235. DBV 17127, PG 138, Block & Lot No. 369-D-330.

42. Latacia Brentley

MG-22-000058—\$95,254.64
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 110 Garlow Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 15183, Page 380, Block & Lot No. 0448-J-00396-0000-00.

71. Mildred J. Hughes, with notice to heirs and assigns

GD-21-012135—\$15,493.85
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 298 Evaline St., Pittsburgh, PA 15235. Deed Book 7661, Page 242. Block and Lot Number 296-G-233.

72. Charles S. Sanders

GD-22-004224—\$35,016.82
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a 2 story commercial building being known and numbered as 9725 Frankstown Road, Pittsburgh, PA 15235. Deed Book 13063, Page 286. Block and Lot Number 296-C-386.

73. Verna R. Thomas

GD-21-009949—\$23,238.01
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 131 Westward Ho Drive, Pittsburgh, PA 15235. Deed Book 14692, Page 141. Block and Lot Number 451-C-171.

74. Michael Pirolo and Patricia Ann Pirolo

GD-22-000746—\$15,223.42
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 668 Rodi Road, Pittsburgh, PA 15235. Deed Book 15719, Page 578. Block and Lot Number 451-K-95.

79. Christina Burns a/k/a Christina M. Elish

GD-19-009366—\$42,525.37
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 77 Duff Road, Pittsburgh, PA 15235 a/k/a 77 Duff Road, Penn Hills, PA 15235. Document Number 2003-29066, Deed Book Volume 11759, Page 19. Block and Lot Number 0450-B-00249-0000-00.

Plum**61. Patrice Petty, Personal Representative of the Estate of Patsy E. Ciarolla a/k/a Patsy Ciarolla a/k/a Pasquale E. Ciarolla, Deceased**

GD-22-002697—\$83,921.26

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 632 Millers Lane, Pittsburgh, PA 15239. Deed Book Volume 11641, Page 514. Block and Lot Number 738-P-90.

Richland**40. Sharon L. Roberts, Beneficiary of the Estate of Charles David Roberts a/k/a Charles D. Roberts, Deceased**

GD-16-014207—\$17,172.79

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a split level masonry frame house being known as 1092 Woodhill Drive, Gibsonia, PA 15044. Deed Book Volume 9734, Page 362. Block & Lot No. 1507-E-234.

Ross**12. Clarence Geubtner**

GD-21-013676—\$149,768.98

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 73 Grace Drive, Pittsburgh, PA 15237. Deed Book Volume 3479, Page 229, Block and Lot 0516-F-00310-0000-00.

52. Molly A. Cloherty and Ryan W. Matlock

GD-22-003336—\$153,080.00

Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known as 102 Tillotson Circle, Pittsburgh, PA 15237. DBV 15876, PG 275, Block & Lot No. 281-D-317.

Sewickley**31. 503 505 Broad Street Associates LP**

GD-20-012982—\$29,159.51

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a two story brick commercial building being known as 503-

505 Broad Street, Sewickley, PA 15143. Deed Book Volume 15686, Page 54. Block & Lot No. 421-A-51.

Shaler**35. The Estate of Donald F. Offen, Deceased**

GD-22-003386—\$3,659.88

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story frame house being known as 406 Winterset Drive, Pittsburgh, PA 15209. Deed Book Volume 4135, Page 568, Block & Lot 166-B-208.

56. Patrick William Coen

MG-20-000123—\$176,181.79

Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 950 Saxonburg Boulevard, Pittsburgh, PA 15223. Deed Book 17150, Page 201. Block and Lot Number 285-K-44.

58. Nancy Dorn a/k/a Nancy J. Dorn and Timothy Dorn a/k/a Timothy P. Dorn and the United States of America

MG-19-000926—\$300,776.63

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Shaler: Having erected thereon a dwelling being known and numbered as 2405 East Springwood Drive, Glenshaw, PA 15116. Deed Book Volume 14542, Page 499. Block and Lot Number 432-H-161.

Sharpsburg**17. Nancy E. Garripoli**

MG-22-000003—\$155,431.89

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Sharpsburg: Having erected thereon a dwelling being known and numbered as 612 Penn Street, Pittsburgh, PA 15215. Deed Book Volume 10587, Page 535. Block and Lot 0167-M-00061-0000-00.

25. K.A.A.R. Services, A Pennsylvania General Partnership

GD-21-011267—\$15,440.73

Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a commercial structure being known and numbered as 1314 Middle Street, Pittsburgh, PA 15215. Deed Book 9168, Page 464. Block and Lot Number 168-J-341.

Springdale**14. Bonita Mantz**

MG-22-000010—\$91,220.71

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Springdale: Having erected thereon a dwelling being known and numbered as 515 Grant Street, Springdale, PA 15144. Deed Book Volume 7862, Page 467. Block and Lot 0628-D-00069-0000-00.

Swissvale**77. Unknown Successor Trustee of The Anna L. Clark Revocable Trust, u/d/t 8-11-2004**

MG-19-001324—\$38,814.53

Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 1223 LaClair Avenue, Pittsburgh, PA 15218 a/k/a 1223 La Clair Street, Pittsburgh, PA 15218. Deed Book Volume 18181, Page 440. Block and Lot Number 0177-F-00278-0000-00.

Turtle Creek**83. Elizabeth A. Orr-Langston, with Notice to Heirs and Assigns**

GD-21-015363—\$4,189.83

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two story brick house being known as 422 James Street, Turtle Creek, PA 15145. Deed Book Volume 5823, Page 345. Block & Lot No. 455-M-133.

Upper St. Clair**8. Laurence O'Toole III a/k/a Laurence Otoole, Sandra S. O'Toole, and the United States of America c/o the U.S. Attorney for the Western District of Pennsylvania**

MG-16-001474—\$861,653.65

Nicholas F. Borsuk, Esq.
412-566-6000

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling known as 143 Fieldgate Drive, Pittsburgh, PA 15241. Deed Book 10005, Page 182, Block and Lot No. 394-B-24.

West Mifflin**1. David L. Crousey and Beth Crousey**

MG-17-001430—\$109,876.75

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 194 Bost Drive, West Mifflin, PA 15122. Deed Book 15979, Page 80. Block and Lot Number 311-N-278.

23. Brian D. Patterson

MG-22-000351—\$32,572.89

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 720 Ascension Drive W, West Mifflin, PA 15122. Deed Book 13899, Page 87. Block and Lot Number 240-H-112.

45. James J. Sapp

MG-15-001279—\$161,776.31

Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 4028 Everlawn Street, West Mifflin, PA 15122. Deed Book 16723, Page 36. Block/Lot 238-F-30.

49. Duke Race

MG-22-000267—\$73,715.28

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 724 Laura Ave, West Mifflin, PA 15122. Deed Book Volume 8852, Page 399. Block and Lot 0238-K-00178-0000-00.

50. John Smerkol Solely in His Capacity as Heir of Samuel J. Smerkol Sr., Deceased, Samuel Smerkol Jr. Solely in His Capacity as Heir of Samuel J. Smerkol Sr., Deceased, Stacey Smerkol Jr. Solely in Her Capacity as Heir of Samuel J. Smerkol Sr., Deceased

MG-20-000225—\$39,073.89

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 433 Mellon St., West Mifflin, PA 15122. Deed Book 10036, Page 17. Block And Lot Number 306-K-100.

55. Shawn C. Watkins

MG-21-000234—\$46,261.12

Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin (formerly Mifflin Twp.): Having erected thereon a dwelling being known and numbered as 2523 Campbell Circle, West Mifflin, PA 15122. Deed Book 13706, Page 582. Block and Lot Number 241-B-233.

West View**69. NYC Corporation X**

GD-22-003686—\$86,194.25

James T. Shoemaker, Esq.
570-287-3000 x 1126

In the Commonwealth of Pennsylvania, County of Allegheny, and First Ward of the Borough of West View: Parcel 1: Having erected thereon a dwelling known and numbered as 129 Hawthorne Avenue, Pittsburgh, PA 15229, Deed Book Volume 21, Pages 82, 83 and 84, Block and Lot 280-M-347.

Parcel 2: Vacant land on Hawthorne Avenue, Pittsburgh, PA 15229, Deed Book Volume 21, Pages 82, 83 and 84, Block and Lot 280-L-245.

Whitaker**20. Heather L. Bowling**

MG-20-000215—\$59,940.74

Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling known and numbered as: 247 Cedar Street, Homestead, PA 15120. Deed Book 13225, Page 386. Block/Lot 180-M-66.

White Oak**24. Rod D. Jones**

MG-22-000353—\$70,602.16

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1510 Kansas Avenue, McKeesport, PA 15131. Deed Book

15313, Page 161. Block and Lot Number 461-M-55.

Wilkinsburg

28. The Unknown Trustees, Successor Trustees, Beneficiaries and Assigns of the 1433 Sylvan Terrace Land Trust

GD-22-001433—\$49,125.19
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1433 Sylvan Terrace, Pittsburgh, PA 15221. Deed Book 12605, Page 307. Block and Lot Number 297-F-145.

63. Erin L. Wick-Klimchak Executor of the Estate of John S. Klimchak, III

GD-19-015531—\$39,886.28
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 2149 Village Drive, Pittsburgh, Pennsylvania 15221. Deed Book Volume 11607, Page 322, Block & Lot No. 0297-A-00116-0000-00.

75. Reza Limited Partnership

GD-21-004584—\$10,039.76
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1526 Foliage Street, Pittsburgh, PA 15221. Deed Book 12661, Page 362. Block and Lot Number 232-E-311.

Pittsburgh—10th Ward

38. Richard M. Nitkiewicz and the United States of America

GD-18-006285—\$3,070.77
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 10: Having erected thereon a two story brick house being known as 1219 Duffield Street, Pittsburgh, PA 15206. Deed Book Volume 14770, Page 216. Block & Lot No. 82-A-55.

Pittsburgh—11th Ward

5. J&Z Rentals, LLC

GD-21-013446—\$306,719.56
James T. Shoemaker, Esq.
570-287-3000 x 1126

In the Commonwealth of Pennsylvania, County of Allegheny, Eleventh Ward, City of Pittsburgh: Having erected thereon a dwelling known and numbered as 633 Collins Avenue, Pittsburgh, PA 15206. Block & Lot 83-M-34.

Pittsburgh—12th Ward

51. Allen L. Fallen

MG-22-000285—\$44,616.60
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a single family dwelling known as 7302

Everton Street, Pittsburgh, PA 15206. DBV 14643, PG 51, Block & Lot No. 173-P-156.

Pittsburgh—13th Ward

67. William T. Freeze a/k/a William Freeze and All Unknown Heirs, Successors, Assigns, Representatives, Devisees and All Persons, Firms and Associations claiming right, title or interest from or under Angelette Freeze a/k/a Angelette Freeze, Deceased

GD-20-004895—\$50,768.14
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 13th Ward of the City of Pittsburgh: Having erected thereon a two story brick dwelling being known and numbered as 7229 Susquehanna Street, Pittsburgh, PA 15208. Deed Book Volume 10254, Page 362. Block and Lot 0174-N-00290-0000-00.

82. Mildred L. Tompkins

GD-22-005135—\$34,240.44
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 13: Having erected thereon a dwelling being known and numbered as 7227 Mount Vernon Street, Pittsburgh, PA 15208. Document Number 2004-10701, Deed Book Volume 12004, Page 99. Block and Lot Number 0174-B-00157-0000-00.

Pittsburgh—15th Ward

65. Mary E. Fields

MG-21-000240—\$18,025.71
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 228 Renova Street, Pittsburgh, PA 15207. Deed Book Volume 10719, Page 500. Block and Lot Number 0057-G-00314-0000-00.

Pittsburgh—20th Ward

44. Tisha Smith

GD-22-000665—\$40,884.86
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling known and numbered as: 2924 Stafford Street, Pittsburgh, PA 15204. Deed Book 13868, Page 452. Block/Lot 42-M-295.

Pittsburgh—26th Ward

68. Darren Wigfall

MG-22-000241—\$76,129.71
Shnnyder Law Firm, LLC
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a frame dwelling being known and numbered as 54 Tretow Street, Pittsburgh, PA 15214. Deed Book Volume 13670, Page 199. Block and Lot Number 77-F-191.

Pittsburgh—28th Ward

16. Cheryl Snyder

MG-20-000071—\$71,588.32
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 141 Clairtonica St., Pittsburgh, PA 15205. Deed Book Volume 12964, Page 309. Block and Lot 0040-G-00063-0000-00.

21. Kimberly Dinnocente, Lisa Dreher and Peter Skeba, Known Heirs of Cheryl Skeba, Deceased; and the Unknown Heirs of Cheryl Skeba, Deceased

MG-22-000102—\$54,111.51
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having thereon erected a dwelling known and numbered as: 2516 Noblestown Road, Pittsburgh, PA 15205. Deed Book 12103, Page 548. Block/Lot 39-K-223.

27. Walter Thomas Trecki

MG-22-000379—\$110,526.33
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 28th Ward: Having erected thereon a dwelling known as 112 Cedarbrook Drive, Pittsburgh, PA 15220. DBV 15820, Page 108, B/L # 19-A-172.

AMENDED NOTICE

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

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

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

For more information and updates, please

visit our website at

www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Sept 8, 2022

Sept 9, 16, 23, 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:

Cox, William Emerson, deceased, of Bethel Park, PA. No. 05960 of 2022. James Dailey, Extr., 225 Highway View Road, Canonsburg, PA 15317 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.

22-01578w Sep 16, 23, 30, 2022

Farr, Shelley R. a/k/a Shelley Roberts Farr, deceased, of Mt. Lebanon, PA. No. 5848 of 2022. Lon David Farr, Extr., 1520 Shady Ave., Pittsburgh, PA 15217 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

22-03933 Sep 16, 23, 30, 2022

Karn, Gloria S., deceased, of Ohio Township, PA. No. 05998 of 2022. Vera K. White, Extr., 745 Ravenswood Avenue, Pittsburgh, PA 15202 or to Mark J. Krauland, Esq., Mark J. Krauland & Associates, P.C., 912 Western Ave., Pittsburgh, PA 15233.

22-01572w Sep 16, 23, 30, 2022

Knauer, Dennis P. a/k/a Dennis Paul Knauer, deceased, of Pittsburgh, PA. No. 05498 of 2022. Timothy J. Rogers, Admr. and Atty., 1494 Maple Ave., Glenshaw, PA 15116.

22-03927 Sep 16, 23, 30, 2022

Machi, Linda Jo, deceased, of Upper St. Clair, PA. No. 03479 of 2022. John Machi, Extr., 2604 Rossmoor Drive, Upper St. Clair, PA 15241 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.

22-01579w Sep 16, 23, 30, 2022

Romine, Sr., Richard M., deceased, of Pittsburgh, PA. No. 05957 of 2022. Richard M. Romine, Jr., Admr., 116 Central Avenue, Pittsburgh PA, 15137.

22-01577w Sep 16, 23, 30, 2022

Schriner, Richard Albert, deceased, of Upper St. Clair, PA. No. 5849 of 2022. Robert Schriner, Admr., 113 Lilac Ct., Oakdale, PA 15071 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

22-03932 Sep 16, 23, 30, 2022

Stanton, Kenneth Jeffrey a/k/a Kenny Stanton, deceased, of Clairton, PA. No. 05446 of 2022. Patrice Bristo, Admr., 716 St. Clair Avenue, Clairton, PA 15025.

22-03928 Sep 16, 23, 30, 2022

Taylor, Edmund, deceased, of Mount Lebanon, PA. No. 05973 of 2022. Patricia Taylor, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

22-01576w Sep 16, 23, 30, 2022

Wolfson, Debra A., deceased, of Allison Park, PA. No. 05925 of 2022. Timothy C. Wolfson, Admr., 4314 Rosanna Drive, Allison Park, PA 15101 or to Anthony M. Tedesco,

Esq., Williams Coulson, One Gateway Ctr., 420 Ft. Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

22-01570w Sep 16, 23, 30, 2022

Zedo, John A. a/k/a John Andrew Zedo, deceased, of West Mifflin, PA. No. 05824 of 2022. Rosemarie Zedo, Admrx., 835 Hawkins Avenue, West Mifflin, PA 15122 or to Kevin M. Hanley, Esq., 367 Indian Ridge Drive, Moon Township, PA 15108.

22-03934 Sep 16, 23, 30, 2022

Brandt, Jean M., deceased, of McKees Rocks, PA. No. 05779 of 2022. Ellen E. Kytic, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

22-01521w Sep 9, 16, 23, 2022

Carney, Mary E., deceased, of Elizabeth Township, PA. No. 05494 of 2022. Janice Lynn Allan, Extr., 2702 A Street, McKeesport, PA 15133 or to James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

22-03863 Sep 9, 16, 23, 2022

Ivanhoe, Toni a/k/a Toni Marie Ivanhoe, deceased, of Scott Township, PA. No. 05349 of 2022. James C. Ivanhoe, Jr., Admr., 344 Finley Avenue, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

22-03867 Sep 9, 16, 23, 2022

Kostallos, Mary S., deceased, of Pittsburgh, PA. No. 05124 of 2022. William Joseph Schlitt, III, Extr., PO Box 320, Knightsen, CA 94548 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.

22-03865 Sep 9, 16, 23, 2022

Lansaw, Deborah Lynn, deceased, of Franklin Park, PA. No. 3651 of 2022. Garth Lansaw, Extr., 2353 Fairhill Road, Franklin Park, PA 15143 or to Sean P. Audley, Esq., Audley Law Offices, P.C., 51 Clairton Blvd., Ste. 100, Pittsburgh, PA 15236.

22-01523w Sep 9, 16, 23, 2022

Moscatiello, Franco, deceased, of Jefferson Hills, PA. No. 05785 of 2022. Antonietta Moscatiello, Extr., 3369 Woodwind Dr., Jefferson Hills, PA 15025 or to Sean P. Audley, Esq., Audley Law Offices, P.C., 51 Clairton Blvd., Ste. 100, Pittsburgh, PA 15236.

22-01522w Sep 9, 16, 23, 2022

Ritter, Eugene Thomas a/k/a Eugene T. Ritter, deceased, of Sharpsburg Borough, PA. No. 05693 of 2022. William Sperry, Extr., 1663 Steuben Street, Pittsburgh, PA 15205 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

22-03868 Sep 9, 16, 23, 2022

Robinson, Stephen E., deceased, of Neville Township, PA. No. 05343 of 2022. June A. Toward, Extr., 351 Silvercreek Ln., Berkeley Springs, WV 25411 or to Richard J. Klixbull, Esq., Ira F. Bradford, Jr. and Richard J. Klixbull, P.C., 939 Fifth Ave., Coraopolis, PA 15108.

22-03860 Sep 9, 16, 23, 2022

Robison, Aurora a/k/a Aurora C. Robison, deceased, of Plum Borough, PA. No. 05105 of 2022. Sandra L. Reed, Extr., 126 Halliwell Drive, Pittsburgh, PA 15239 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

22-03866 Sep 9, 16, 23, 2022

Sirota, Phyllis G. a/k/a Phyllis Greenspan Sirota, deceased, of Pleasant Hills Borough, PA. No. 05686 of 2022. David M. Sirota, Extr., c/o Wendy Denton Heleen, Esq.,

Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.

22-03864 Sep 9, 16, 23, 2022

Smith, Larry a/k/a Larry D. Smith a/k/a Larry Dale Smith, deceased, of Pittsburgh, PA. No. 05598 of 2022. James R. Silvis, Extr., c/o Deborah A. Liotus, Esq., 564 Forbes Avenue, Suite 1008, Pittsburgh, PA 15219.

22-03862 Sep 9, 16, 23, 2022

Walsh, Timothy D., deceased, of Scott Township, PA. No. 05741 of 2022. Jill M. Gates, Co-Extr. and Timothy W. Walsh, Co-Extr., c/o Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.

22-01527w Sep 9, 16, 23, 2022

White, William J., deceased, of Pittsburgh, PA. No. 5805 of 2022. Jan M. Schmittlein, Extr., 542 Dendron Drive, Coraopolis, PA 15108 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossie Boulevard, Monroeville, PA 15146.

22-01524w Sep 9, 16, 23, 2022

Wolff, Lonnie, deceased, of Allison Park, PA. No. 05798 of 2022. Carl Wolff, Admr., 10039 Beauty Drive, Allison Park, PA 15101 or to John M. Schaffranek, Esq., 10475 Perry Hwy., Ste. 212C, Wexford, PA 15090.

22-01525w Sep 9, 16, 23, 2022

Kernick, Cynthia E., deceased, of Hampton Township, PA. No. 05337 of 2022. Phyllis J. Kernick, Extr., 3907 Isabella Ave., Allison Park, PA 15101 or to Glenn H. Gillette, Esq., Thomson Rhodes & Cowie, 665 Rodi Road, Suite 301, Pittsburgh, PA 15235.

22-01483w Sep 2, 9, 16, 2022

Latsko, Joan M., deceased, of Monroeville, PA. No. 05704 of 2022. Michael J. Latsko, Extr., 143 Kingston Ave., Cranberry Twp., PA 16066 or to Michael S. Butler, Esq., Heritage Elder Law & Estate Planning LLC, 318 South Main Street, Butler, PA 16001.

22-01493w Sep 2, 9, 16, 2022

Lewellyn, James F., deceased, of Robinson Township, PA. No. 05489 of 2022. James M. Lewellyn, Extr., 17 Warbler Drive, McKees Rocks, PA 15136 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

22-01485w Sep 2, 9, 16, 2022

McCaffery, William D. a/k/a William David McCaffery, deceased, of Turtle Creek, PA. No. 05282 of 2022. Dylan McCaffery, Admr., 822 Locust Street, Turtle Creek, PA 15145 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

22-03785 Sep 2, 9, 16, 2022

Price, Richard E., deceased, of Monroeville, PA. No. 05379 of 2022. M. Julia Price, Extr., 500 Spring Run Drive, Monroeville, PA 15146 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

22-03784 Sep 2, 9, 16, 2022

Revitsky, Edward J., deceased, of Pittsburgh, PA. No. 04611 of 2022. Jane Ziemianski, Extr., 315 Arnold Palmer Drive, Latrobe, PA 15650 or to Louis T. Congelio, Esq., 1004 Ligonier St., 4th Floor, Latrobe, PA 15650-1824.

22-01490w Sep 2, 9, 16, 2022

Sauereisen, Ferd J. a/k/a Ferd James Sauereisen, deceased, of Fox Chapel, PA. No. 05428 of 2022. Molly Y. Sauereisen, Extr., 30 The Trillium, Pittsburgh, PA 15238 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

22-03780 Sep 2, 9, 16, 2022

Swisher, Katherine A., deceased, of Pittsburgh, PA. No. 04350 of 2022. Timothy A. Swisher, Extr., 350 Haugh Drive, Pittsburgh, PA 15237 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.

22-03782 Sep 2, 9, 16, 2022

Taylor, Jr., Donald J., deceased, of Pittsburgh, PA. No. 05606 of 2022. Amy Taylor, Admr., 2762 W. Munroe Street, Bethel Park, PA 15102 or to Brian T. Kadlubek, Esq., Gilardi, Oliver & Lomupo, The Waterfront Bldg., 200 First Avenue, Suite 400, Pittsburgh, PA 15222.

22-01484w Sep 2, 9, 16, 2022

Toth, Camille M., deceased, of Monroeville, PA. No. 05458 of 2022. Charles R. Conway, III, Admr. c.t.a., c/o Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

22-03783 Sep 2, 9, 16, 2022

Weisberg Lobert, Marilyn Alma, deceased, of Richland Township, PA. No. 05469 of 2022. Jody Lobert, Co-Extr., 4919 Oakhurst Avenue, Gibsonia, PA 15044 and Keith Lobert, Co-Extr., 6836 Wish Avenue, Van Nuys, CA 91406 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

22-01492w Sep 2, 9, 16, 2022

Zavodnick, John L. a/k/a John Zavodnick, deceased, of Pittsburgh, PA. No. 05488 of 2022. Judy L. Stark, Extr., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 204, Pleasant Hills, PA 15236.

22-03781 Sep 2, 9, 16, 2022

Articles of Incorporation Business Corporation

James K. Goldberg, Esq., Clark Hill PLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219-1425. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Eichenlaub Holdings, Inc.

22-01571w Sep 16, 2022

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-10221. In re: Petition of Loren Adriana Kole, for change of name to Loren Adriana Koles. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, October 18, 2022, 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.

22-03930 Sep 16, 2022

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-10224. In re: Petition of Taylor Bryce Coles, for change of name to Taylor Bryce Koles. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, October 18, 2022, 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.

22-03931 Sep 16, 2022

Fictitious Name Registration

Jay R. Hagerman, Esq., Abernethy & Hagerman, 4499 Mount Royal Blvd., Allison Park, PA 15101. 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 4Home Outlet, with its principal office or place of business at 3114 William Flynn Highway, Suite 101, Allison Park, PA 15101. The names and addresses of all persons who are parties to the registration are: Office Furniture Outlet of PA, 3114 William Flynn Highway, Suite 101, Allison Park, PA 15101.

22-01580w Sep 16, 2022

Fictitious Name Registration

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 AXCP RETAIL, with its principal office or place of business at 406 Larimer Ave., Pittsburgh, PA 15206. The names and addresses of all persons who are parties to the registration are: Ana X. Ceron, 406 Larimer Ave., Pittsburgh, PA 15206.

22-01582w Sep 16, 2022

Notice of Administrative Suspension

Notice is hereby given that the following Allegheny County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated August 10, 2022, pursuant to Rule 219, Pa.R.D.E, which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective September 9, 2022.

Bencsics, Nicholas M.

Bragdon, Floyd J.

Cain, Joseph D.

Checkley, Janet Carolyn

Cowan, Barton Z.

Douds, Robert S. Jr.

Early, Joseph D'Artagnan

Ferguson, Thomas March

Ferris, Benjamin Charles

Gruskos, Alexandra

Marchesani, Rosemary A.

Neuman, K. Sidney

Penco, Christopher D.

Sanchas, Raymond Nelson

Sanders, Russell Ronald

Suzanne E. Price

Attorney Registrar

The Disciplinary Board of the

Supreme Court of Pennsylvania

22-03943 Sep 16, 2022

Notice

In the Court of Common Pleas of Allegheny, Orphan's Court Division, Estate of Lucille Robinson, deceased, Case No. 5990 of 2017: Notice is hereby given that on August 1, 2022 a Petition was filed by Peggie P. Smith to terminate the interests of the heirs and devisees of Lucille Robinson in the real estate located at 5442 Rosetta Street, Pittsburgh, PA 15206 and determine that fee simple title is vested in Peggie P. Smith. Attorney Peter B. Lewis, 928 Penn Avenue, Pittsburgh, PA 15222, (412) 586-6153.

22-03816 Sep 2, 9, 16, 2022

Notice of Action in Mortgage Foreclosure

Civil Action

Court of Common Pleas

Allegheny County, PA

Civil Action-Law
No. MG-22-000521

U.S. Bank National Association, Plaintiff vs. Geraldine Ward, in Her Capacity as Heir of Daniel R. Chase a/k/a Daniel Chase; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Daniel R. Chase a/k/a Daniel Chase, Defendants To: Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Daniel R. Chase a/k/a Daniel Chase, Defendant(s), 426 N. 3rd Street Clairton, PA 15025

Complaint In Mortgage Foreclosure You are hereby notified that Plaintiff, U.S. Bank National Association, 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-22-000521, seeking to foreclose the mortgage secured on your property located, 426 N. 3rd Street, Clairton, PA 15025.

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. ID No. 87077, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

22-03918 Sep 16, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Maura Alayia Dorsey a/k/a Maura Kobaly a/k/a Babygirl Kobaly a/k/a Maura Kobaly Dorsey, a minor. No. CP-02-AP-077-2022 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Mario Dorsey a/k/a Mano Dorsey a/k/a Mario Davon Dorsey a/k/a Mario D. Dorsey and The Unknown Father, alleged fathers of Maura Alayia Dorsey a/k/a Maura Kobaly a/k/a Babygirl Kobaly a/k/a Maura Kobaly Dorsey, a minor, born on May 19, 2020, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Maura Alayia Dorsey a/k/a Maura Kobaly a/k/a Babygirl Kobaly a/k/a Maura Kobaly Dorsey. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Family Court Bldg., 550 Fifth Ave., Pittsburgh, PA 15219, on Friday, September 30, 2022 at 1:00 p.m., prevailing time, before the Honorable Dwayne D. Woodruff. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the Court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or:

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

George M. Janocko, Acting County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Ilene L. Dubin, Children, Youth and Families, 445 Ft. Pitt Boulevard, Pittsburgh, PA 15219, Ph: 412-350-4243, Ilene.LeventhalDubin@AlleghenyCounty.US, Attorneys for Petitioner.

22-03855 Sep 2, 9, 16, 2022

Voluntary Dissolution Business Corporation

Alexis K. McGann, Esq., Meyer, Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222. Notice is hereby given by TALON ENTERPRISES, INC., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

22-01574w Sep 16, 23, 2022

CIVIL DIVISION

New Arbitration Suits
(Continued from Page 2, Column 4)

Furge Ana F. vs Long Justin D.; AR-22-002899; Contract - Debt Collection; Complaint; 12600.00; Atty(s): Pro Se

Boyer Jane vs Boyer David Stanley; AR-22-002904; Contract - Debt Collection; Complaint; 39000.00; Atty(s): Pro Se

Summers Mcdonnell Hudock Guthrie & Rauch P.C. vs SFV-LLGC LLC, US Assets Inc.; AR-22-002908; Contract - Other; Complaint; Atty(s): Summers Stephen J

JPMorgan Chase Bank N.A. vs Witter James J.; AR-22-002909; Contract - Debt Collection; Exhibits; 13753.32; Atty(s): Goodchild Julie E.

JPMorgan Chase Bank N.A. vs Markle Bethany; AR-22-002910; Contract - Debt Collection; Exhibits; 15863.42; Atty(s): Goodchild Julie E.

S&T Bank vs Zdobinski Edward; AR-22-002911; Contract - Other; Complaint; 29876.32; Atty(s): Kile Brian M

PNG Northern Federal Credit Union vs Lookhart Justin L., Lookhart Chelsea L.; AR-22-002913; Contract - Debt Collection; Complaint; 2367183.00; Atty(s): D'Antonio Natalie

Ready2Go Restroom Trailer Sales LLC vs B.W. Bishops & Sons Inc.; AR-22-002914; Other Tort; Complaint; Atty(s): Kalina Matthew J.

Crowell Jr. William vs Glumac David L; AR-22-002915; Motor Vehicle Accident; Complaint; Atty(s): Kalina Matthew J.

Peak Technical Services Inc. vs HTE Acquisition LLC; AR-22-002916; Contract - Debt Collection; Complaint; 24300.00; Atty(s): Berent James M

Nye Kiera vs Holzapfel Sarah E, Holzapfel Shawn M; AR-22-002912; Other Tort; Defendant's Appeal of MDJ; Atty(s): Pro Se

Porter Darryl vs Wodarek Scott; AR-22-002917; Motor Vehicle Accident; Defendant's Appeal of MDJ; Atty(s): Preston Jonathan G

Window Nation vs Dhital Madhav; AR-22-002918; Contract - Debt Collection; Praecepte for Appearance; Atty(s): Biedrzycki III John A.

Serene Anna vs Ravas Joesph; AR-22-002924; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Koeberle Brian E.

Cavalry Spv I LLC vs Day Stephanie; AR-22-002927; Contract - Credit Card; Complaint; 2936.79; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Palma Devon; AR-22-002928; Contract - Credit Card; Complaint; 3533.25; Atty(s): Apothaker David J

Fullem Linda, Fullem Glenn vs FCA US LLC; AR-22-002929; Contract - Other; Complaint; Atty(s): Silverman Robert M

Ofchinick Amanda, Ofchinick Tracy A. vs FCA US LLC; AR-22-002930; Contract - Other; Complaint; Atty(s): Silverman Robert M

Murphy Tractor & Equipment Company Inc vs Chase Tree Service LLC; AR-22-002931; Contract - Debt Collection; Complaint; 29023.42; Atty(s): Keifer III Esq. Richard W

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