

## 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, June 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 MONDAY, JUNE 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. TUESDAY, JUNE 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, JUNE 13, 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 of 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

8. Mary Jo Stoner Individually as Record Owner and as Administratrix of the Estate of Joseph M. Stoner, Deceased  
MG-19-000291—\$36,966.70  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 812 Brentview Road, Pittsburgh, PA 15236. Deed Book 14134, Page 214. Block and Lot Number 314-S-54.

## Bethel Park

64. Unknown Heirs of N. Sanford Hall and Unknown Heirs of Olga B. Hall  
GD-21-010761—\$20,816.34  
Danielle Guarascio, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one-story brick veneer dwelling known as 6057 Boyer Avenue, Bethel Park, PA 15102. Deed Book 6208, Page 987. Block and Lot Number 772-K-132.

71. Joseph Dolinar, III, Mila Dolinar and the United States of America  
MG-16-000776—\$183,505.17  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 102 Stuart Street, Bethel Park, PA 15102. Deed Book 10550, Page 262. Block and Lot Number 317-P-80.

## Brentwood

93. Cynthia Vail a/k/a Cynthia L. Vail f/k/a Cynthia L. Steen  
GD-21-010382—\$31,679.65  
Robert Crawley, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 109 Owendale Ave., Pittsburgh, PA 15227. Deed Book Volume 11259, Page 350. Block and Lot 0137-E-00221-0000-00.

## Bridgeville

44. Caryn S. Falcone  
MG-20-000064—\$67,946.57  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 1349 Pesavento Drive, Bridgeville, PA 15017. Deed Book 5078, Page 493. Block and Lot Number 254-J-322.

## Carnegie

16. Joyce L. Charley a/k/a Joyce Charley and Matthew R. Klayko a/k/a Matthew Klayko  
MG-19-001154—\$139,445.67  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 612 Gormley Avenue, Carnegie, PA 15106. Deed Book 17312, Page 88. Block and Lot Number 66-K-44.

## Collier

4. Fredrick T. Sylvester a/k/a Frederick T. Sylvester  
MG-13-000513—\$392,591.10  
Powers, Kirn & Associates, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 601 Fairacre Court, Presto, PA 15142-1163. Deed Book Volume 12436, Page 94. Block and Lot Number 260-L-31.

## Coraopolis

77. Thomas J. Farmer, Jr.  
MG-22-000018—\$75,157.56  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having thereon erected a dwelling known and numbered as: 1215 2nd Avenue, Coraopolis, PA 15108. Deed Book 14401, Page 381. Block/Lot 342-F-340.

80. Erceline A. Redwing, II, as Heir of Erceline A. Redwing, Deceased, Stephanie R. Hamilton f/k/a Stephanie Redwing, as Heir of Erceline A. Redwing, Deceased and

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming Right, Title or Interest From or Under Erceline A. Redwing, Deceased

MG-21-000010—\$56,210.17  
Robert P. Wendt, Esq.  
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Vacant land being known as Hiland Avenue, Coraopolis, PA 15108. Deed Book Volume 6506, Page 239, Block and Lot 341-C-117.

## Crescent

75. Carla Bell, in Her Capacity as Heir of the Estate of Wilma Janet O'Rourke; Terrie Harriger, in Her Capacity as Heir of the Estate of Wilma Janet O'Rourke; Richard Chambers, in His Capacity as Heir of the Estate of Wilma Janet O'Rourke; Pam Johnstone, in Her Capacity as Heir of the Estate of Wilma Janet O'Rourke; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Wilma Janet O'Rourke  
GD-20-012390—\$90,145.45  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Crescent: Having erected thereon a dwelling being known and numbered as 762-764 School Street, Crescent, PA 15046. Deed Book Volume 5716, Page 583. Block and Lot 0702-B-00282-0000-00.

## Dormont

46. Casey O. Smith  
GD-16-008426—\$21,214.30  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story brick commercial building being known as 3241 West Liberty Avenue, Pittsburgh, PA 15216. Deed Book Volume 13462, Page 427. Block & Lot No. 98-G-120.

## Duquesne

58. Craig M. Skovranko  
GD-21-003095—\$3,369.13  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 1: Having erected thereon a two story commercial funeral home being known as 828 Richford Street, Duquesne, PA 15110. Deed Book Volume 14573, Page 573. Block & Lot No. 304-F-359.

## East McKeesport

47. Stacey Kranick  
GD-20-003041—\$4,738.91  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two story commercial building being known as 537 Lincoln Highway, East McKeesport, PA 15035. Deed Book Volume 11143, Page 418. Block & Lot No. 547-F-355.

## Forward

27. Rutha Ann Koontz and Randall William Koontz, Jr.  
GD-21-013731—\$10,468.87  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a industrial warehouse being known and numbered as 3322 Rainbow Run Road, Monongahela, PA 15063. Deed Book 10472, Page 573. Block and Lot Number 2469-D-60.

48. Anne Savage, With Notice to Heirs and Assigns and Tony Shoppes, With Notice to Heirs and Assigns

GD-21-013558—\$12,156.66  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Being thereon vacant residential land known as Kelly Run Road, Monongahela, PA 15063. Deed Book Volume 6645, Page 85. Block & Lot No. 2272-E-373.

## Franklin Park

13. Joanne E. Lazar a/k/a Joanne Lazar and Charles T. Lazar Jr. a/k/a Charles T. Lazar  
MG-18-000025—\$291,725.87  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a dwelling being known and numbered as 1564 Goldbaugh Lane, Wexford, PA 15090. Deed Book 14431, Page 115. Block and Lot Number 1069-F-348.

## Glassport

32. Dorothy L. Price and Robert M. Price  
GD-21-009900—\$16,454.78  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being

known and numbered as 549 Pacific Avenue, Glassport, PA 15045. Deed Book 15048, Page 203. Block and Lot Number 558-D-16.

36. Emily K. Bodnar  
MG-21-000239—\$80,002.99  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 34 Erie Avenue, Glassport, PA 15045. Document Number 2017-10899, Deed Book Volume 16766, Page 21. Block and Lot Number 0467-C-00248-0000-00.

86. Kirstin Grus-Kloock, Administratrix d.b.n. c.t.a. of the Estate of Mark R. Kloock, deceased  
GD-21-014952—\$15,082.54  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 819 Vermont Ave., Glassport, PA 15045. Deed Book 16194, Page 215. Block and Lot Number 558-G-93.

## Harrison

59. Waqar Malik  
GD-20-010399—\$5,412.63  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one story commercial building being known as 2101 Freeport Road, Natrona Heights, PA 15065. Deed Book Volume 13393, Page 17. Block & Lot No. 1519-C-201.

## Jefferson Hills

53. James E. Bubacz and Sue Ann Bubacz  
GD-17-008201—\$3,973.91  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a two story commercial building being known as 1020 Oak Street, Clairton, PA 15025. Deed Book Volume 10652, Page 147. Block & Lot No. 881-K-10.

## Kennedy

54. Kemp Falkner  
GD-05-011427—\$3,579.86  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Being thereon a two story residential building being known as 142 Locust Street, McKees Rocks, PA 15136. Deed Book Volume 11675, Page 201. Block & Lot No. 109-H-226.

## Town of McCandless

29. Eric M. Rodger  
GD-21-010255—\$18,750.85  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 15 W. Arcadia Dr., Pittsburgh, PA 15237. Deed Book 11176, Page 530. Block and Lot Number 825-G-56.

## City of McKeesport

63. Margo Dougherty, Heather Pape, Barbara Watson, Samuel Dougherty and Henry Dougherty, Deceased as Known Heirs of Samuel C. Dougherty, Deceased and All Unknown Heirs of Samuel C. Dougherty, Deceased and Henry Dougherty, Deceased  
GD-20-010759—\$39,159.68  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a commercial structure being known and numbered as 1106 5th Avenue, McKeesport, PA 15132. Deed Book 16134, Page 120. Block and Lot Number 307-H-357.

## McKees Rocks

7. Keith R. Sciuilli, in His Capacity as Heir of Richard Sciuilli a/k/a Richard Phillip Sciuilli, Deceased, Mark R. Sciuilli, in His Capacity as Heir of Richard Sciuilli a/k/a Richard Phillip Sciuilli, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Richard Sciuilli a/k/a Richard Phillip Sciuilli, Deceased  
GD-19-015801—\$34,537.03  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 226 Munson Avenue, McKees Rocks, PA 15136. Deed Book 13140, Page 302. Block and Lot Number 74-R-312.

## Millvale

60. Blane Unlimited Inc.  
GD-20-010357—\$2,906.01  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a one story commercial building being known as 394 Charles Street, Pittsburgh, PA 15209. Deed Book Volume 15770, Page 144. Block & Lot No. 118-L-317.

## Monroeville

25. Dana J. Blackburn n/k/a Dana J. Lewis  
MG-21-000186—\$159,704.77  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having thereon erected a dwelling known and numbered as: 3832 Evergreen Drive, Monroeville, PA 15146. Deed Book 14558, Page 250. Block/Lot 742-L-5.

81. Richard E. Shimmel and Cheryl Marshall  
GD-21-012055—\$12,093.75  
Danielle Guarascio, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story brick veneer house known as 3986 Hazelwood Drive, Monroeville, PA 15146. Deed Book 16070, Page 474. Block and Lot Number 743-P-204.

94. Known and Unknown Heirs of Debra A. Bowers

MG-21-000161—\$119,486.63  
Michelle Pierro, Esq.  
412-434-7955

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a single family dwelling known as 501 Shady Ridge Drive, Monroeville, PA 15146, Deed Book 9517, Page 452, Block and Lot No. 544-G-308-001.

## Moon

5. Cynthia R. Smith  
AR-21-002743—\$4,387.72  
Lisa M. Burkhart, Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a Spring Run Village Condominium Association dwelling being known and numbered as 203 Springwater Court, Coraopolis, Pennsylvania 15108. Deed Book 15528, Page 295. Block and Lot Number 1051-S-10-203.

## Mt. Oliver

56. Janet Bishop and the United States of America  
GD-15-001736—\$11,032.47  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a one story industrial warehouse being known as 426 Walnut Street, Pittsburgh, PA 15210. Deed Book Volume 17189, Page Number 81, Block and Lot Number 14-S-41.

## Munhall

10. William J. Csikari  
MG-21-000250—\$55,325.14  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 4533 Woodhill Drive, Homestead, PA 15120. Deed Book 9521, Page 595. Block and Lot Number 182-J-118.

91. Christina L. Penska, as Administratrix and Heir of the Estate of Jean Ann Esseny Hughes a/k/a Jean Esseny Hughes a/k/a Jean E. Hughes; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Jean Ann Esseny Hughes a/k/a Jean Esseny Hughes a/k/a Jean E. Hughes  
GD-21-008892—\$91,671.42  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall: Having erected thereon a dwelling being known and numbered as 4438 Woodhill Dr., Homestead, PA 15120. Deed Book Volume 7188, Page 259. Block and Lot 0182-J-00093-0000-00.

## North Versailles

99. Unknown Heirs to the Estate of Carol Kinavey a/k/a Carol J. Kinavey a/k/a Carol J. D'Andrea; and Unknown Administrators to the Estate of Carol Kinavey a/k/a Carol J. Kinavey a/k/a Carol J. D'Andrea  
GD-19-016886—\$147,561.56  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 100 Union Avenue, North Versailles, PA 15137. Document Number 2005-1351, Deed Book Volume 12320, Page 424. Block and Lot Number 0458-M-00182-0000-00.

## Penn Hills

11. Karee N. Hamlin  
MG-19-001000—\$123,643.72  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 114 Harvest Drive, Verona, PA 15147. Deed Book 15807, Page 215. Block and Lot Number 294-P-164.

**17. Arlene J. Lopes**  
MG-21-000125—\$11,473.05  
Robertson, Anschutz, Schneider, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 406 El fort Dr, Pittsburgh, PA 15235. Deed Book Volume 4134, Page 456. Block and Lot 0632-N-00205-0000-00.

**18. Dena Marie Sippel a/k/a Denamarie Sippel and Jeffrey Sippel a/k/a Jeffrey R. Sippel**  
MG-19-000825—\$84,477.27  
Robertson, Anschutz, Schneider, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 203 University Street, Verona, PA 15147. Deed Book Volume 11972, Page 412. Block and Lot 0632-B-00231-0000-00.

**20. Marlyn Owens a/k/a Marilyn Owens**  
MG-21-000022—\$19,213.94  
Robertson, Anschutz, Schneider, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 8923 Upland Terrace, Pittsburgh, PA 15235. Deed Book Volume 4965, Page 21. Block and Lot 0231-D-00319-0000-00.

**24. Stephanie J. Rock and Adam T. Watt**  
MG-19-000793—\$124,809.22  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality (Formerly Township) of Penn Hills: Having erected thereon a dwelling being known and numbered as 170 Spring Grove Road, Pittsburgh, PA 15235. Deed Book Volume DE VL-14410, Page 98. Block and Lot 0448-N-00065-0000-00.

**28. Home Opportunity LLC**  
GD-21-012984—\$10,410.93  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 8911 Upland Terrace, Pittsburgh, PA 15235. Deed Book 15215, Page 360. Block and Lot Number 231-D-333.

**30. Kathleen A. Trunick a/k/a Kathleen Burke**  
GD-21-011250—\$18,223.36  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one and one-half story brick dwelling being known and numbered as 117 Richmore Drive, Verona, PA 15147. Deed Book 10441, Page 318. Block and Lot Number 446-N-286.

**33. Gerald P. Frain**  
GD-21-012136—\$16,952.76  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 127 Yosemite Dr., Pittsburgh, PA 15235. Deed Book 9765, Page 31. Block and Lot Number 537-N-179.

**34. Chad J. Claypool**  
GD-21-011176—\$12,141.92  
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 brick dwelling being known and numbered as 1137 Center Avenue, Verona, PA 15147. Deed Book 16938, Page 259. Block and Lot Number 445-F-229.

**41. Martin Kvasnica**  
MG-18-001177—\$105,824.43  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1082 Jefferson Road, Pittsburgh, PA 15235. Deed Book 12627, Page 390. Block and Lot Number 540-F-241.

**62. ARG Media, LLC**  
GD-21-004314—\$93,298.05  
James T. Shoemaker, Esq.  
570-287-3000 x 1126

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known and numbered as 127 Greenview Drive, Verona, PA 15147. Lot & Block 446-H-371.

**74. K. G., a Minor, Solely in Her Capacity as Heir of Rona Simmonds a/k/a Rona A. Simmonds, Deceased, in Care of Rheanne Martin Simmonds, J. H. 1, a Minor, Solely in His Capacity as Heir of Rona Simmonds a/k/a Rona A. Simmonds, Deceased, in Care of Jamal Henry, J. H. 2, a Minor, Solely in His Capacity as Heir of Rona Simmonds a/k/a Rona A. Simmonds, Deceased, in Care of Jamal Henry, R. S., a Minor, Solely in Her Capacity as Heir of Rona Simmonds a/k/a Rona A. Simmonds, Deceased, in Care of Jeffery Snipe, Rheanne Martin Simmonds, Solely in Her Capacity as Heir of Rona Simmonds a/k/a Rona A. Simmonds, Deceased, and the Unknown Heirs of Rona Simmonds a/k/a Rona A. Simmonds, Deceased**

MG-18-000632—\$58,404.57  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 300 Jacob Drive, Pittsburgh, PA 15235. Deed Book 15829, Page 273. Block and Lot Number 368-F-10.

**83. Barbara Parker, as believed Heir to the Estate of Barbara A. Turba a/k/a Barbara Ann Turba; Barbara Parker, as believed Administrator to the Estate of Barbara A. Turba a/k/a Barbara Ann Turba; Unknown Heirs to the Estate of Barbara A. Turba a/k/a Barbara Ann Turba; Unknown Administrator to the Estate of Barbara A. Turba a/k/a Barbara Ann Turba**

GD-20-000869—\$42,689.83  
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 212 Merry Drive, Verona, PA 15147. Document Number 32542, Deed Book Volume 7927, Page 359. Block and Lot Number 0632-F-00080-0000-00.

**87. Shimulumbi Elomba and Paul Elomba**  
GD-21-012125—\$16,225.71  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 141 Lynnwood Dr., Pittsburgh, PA 15235. Deed Book 15414, Page 19. Block and Lot Number 370-D-191.

**89. John H. Haygood a/k/a John Haygood**  
MG-20-000017—\$82,230.31  
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 327 Greenway Drive, Pittsburgh, PA 15235. Deed Book Volume 12959, Page 216. Block and Lot Number 538-N-361.

**90. Evette Harvey known heir of Wayman Dorsey, deceased, Sharon Huff a/k/a Sharon Dorsey known heir of Wayman Dorsey, deceased, Sheila Boswell known heir of Wayman Dorsey, deceased, Lachelle Dorsey known heir of Wayman Dorsey, deceased and Unknown Heirs, devisees and personal representatives of Wayman Dorsey, deceased and his, her, their or any of their successors in right, title and interest**

MG-18-001166—\$122,117.04  
Emmanuel J. Argenterii, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story split level brick dwelling being known and numbered as 185 Suncrest Drive, Verona, PA 15147. Deed Book Volume 4651, Page 458. Block and Lot Number 295-A-114.

## Pitcairn

**57. Dried Bones, LLC**  
GD-21-009632—\$2,504.02  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three story commercial building being known as 608-610 Broadway, Pitcairn, PA 15140. Deed Book Volume 15504, Page 424. Block & Lot No. 747-B-46.

## Plum

**42. James Chesler Solely in His Capacity as Heir of Charlotte T. Chesler Deceased, Sean Chesler Solely in His Capacity as Heir of Charlotte T. Chesler Deceased, and Colleen DeSantis Solely in Her Capacity as Heir of Charlotte T. Chesler Deceased**

MG-19-000921—\$85,742.76  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 437 Pennsylvania Avenue, Verona, PA 15147. Deed Book 9239, Page 213. Block and Lot Number 532-F-161.

**85. Brittany O. Nulph a/k/a Brittany Nulph and Nicholas A. Nulph a/k/a Nicholas Nulph**

MG-20-000021—\$233,589.45  
Matthew Fissel, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 266 Red Oak Drive, Pittsburgh, PA 15239. Deed Book Volume 16756, Page 372. Block and Lot Number 1101-N-00129-0000-00.

## Robinson

**9. Richard Steigerwald a/k/a Richard A. Steigerwald and Patricia L. Steigerwald**

MG-20-000446—\$377,955.76  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a dwelling being known and numbered as 6 Cheryl Drive, Coraopolis, PA 15108. Deed Book 17170, Page 333. Block and Lot Number 208-F-37.

## Shaler

**23. Jeffrey R. Cole and Jeana M. Cole**  
MG-18-000948—\$75,197.23  
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 22 Perry Street, Pittsburgh, PA 15209. Deed Book Volume 11253, Page 541. Block and Lot 0119-F-00162-0000-00.

## South Fayette

**70. N. E. Riedel a/k/a Elizabeth Riedel**  
MG-19-000735—\$120,711.30  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 714 Wheatland Circle, Bridgeville, PA 15017. Deed Book 9349, Page 335. Block and Lot Number 481-N-127.

## South Park

**68. Larry A. Kovalak a/k/a Larry Kovalak and Mary Anna Kovalak a/k/a Mary Kovalak**  
MG-15-000673—\$200,010.99  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 1811 Renee Drive, South Park, PA 15129. Deed Book 12094, Page 311. Block and Lot Number 1008-C-182.

## Springdale Township

**92. Unknown Heirs, Successor, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Danita J. Kearney a/k/a Danita Cassidy a/k/a Danita J. Cassidy, Deceased; Bobby L. Cassidy a/k/a Bobby Cassidy in His Capacity as Administrator and Heir of the Estate Danita J. Kearney a/k/a Danita Cassidy a/k/a Danita J. Cassidy, Deceased; and Jessica Small in Her Capacity as Heir of Danita J. Kearney a/k/a Danita Cassidy a/k/a Danita J. Cassidy, Deceased**

MG-19-000256—\$72,394.92  
Robertson, Anschutz, Schneider, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Springdale: Having erected thereon a dwelling being known and numbered as 839 Main St., Harwick, PA 15049. Deed Book Volume 8554, Page 220. Block and Lot 0625-C-00124-0000-00.

## Stowe

**79. George S. Wray and Roberta J. Moore**  
GD-20-012934—\$91,434.45  
Sarah A. Elia, Esq.  
267-295-3364

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon two commercial buildings of mixed use being known as 640 Broadway Avenue, McKees Rocks, PA 15136. Block and Lot Number 72-C-325.

## Swissvale

**51. Rhonda Campo, Michele Kennedy and Roberta Farren, as Known Heirs of Rebecca M. Leighty, Deceased and All Unknown Heirs of Rebecca M. Leighty, Deceased**

GD-20-006866—\$6,175.76  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 6907 McClure Avenue, Pittsburgh, PA 15218. Deed Book 11863, Page 564. Block and Lot Number 178-E-110.

## Turtle Creek

**55. John A. Antolik, Jr.**  
GD-19-012929—\$3,822.01  
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 commercial building being known as 1201 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 13071, Page 540. Block & Lot No. 455-M-61-0001.

**96. Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Mary Ann Hayes, deceased, Joseph Strenko, Solely in his Capacity as Known Heir of Mary Ann Hayes, and Karen Whitney Solely in her Capacity as Known Heir of Mary Ann Hayes**

GD-21-007121—\$49,518.72  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 1422 Mobile Avenue, Turtle Creek, PA 15145. Deed Book Volume 10766, Page 334. Block and Lot Number 455-S-105.

**100. The Unknown Heirs of V. Priscilla Cadman, Deceased**

GD-21-013152—\$4,396.24  
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 frame house being known as 125 9th Street, Turtle Creek, PA 15145. Deed Book Volume 6164, Page 427. Block & Lot No. 456-C-82.

## West Deer

**67. Stephen H. Smieszek as Executor of the Estate of Victoria M. Smieszek, Deceased**

GD-19-014498—\$120,029.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 3420 East Stag Drive, Gibsonia, PA 15044. Deed Book 4375, Page 205. Block and Lot Number 1356-D-273.

## West Mifflin

**43. Jeffrey A. Bayton, Jr. and Jennifer L. Scarnati**  
GD-20-012948—\$122,006.13  
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 428 Mifflin Street, West Mifflin, PA 15122. Deed Book 15695, Page 576. Block and Lot Number 306-L-140.

## West View

**12. Gerald R. Stroud**  
MG-21-000019—\$66,789.18  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 218 Magnolia Avenue, Pittsburgh, PA 15229. Deed Book 5518, Page 621. Block and Lot Number 280-K-68-1.

**76. Anthony Orwig a/k/a Anthony M. Orwig, Alicia Porado a/k/a Alicia Porado a/k/a Alicia M. Orwig, United States of America, Department of the Treasury - Internal Revenue Service**

MG-18-001259—\$78,370.03  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, West View Borough: Having erected thereon a dwelling being known and numbered as 15 Mineola Avenue, Pittsburgh, PA 15229. Deed Book Volume 10906, Page 5. Block and Lot 0350-R-00143-0000-00.

## Whitaker

**98. Scott M. Davis; and Linda Jordan (deceased)**  
GD-22-000111—\$57,935.74  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 117 Grant Avenue, Homestead, PA 15120. Document Number 2014-20064, Deed Book Volume 15677, Page 34. Block and Lot Number 0180-M-00047-0000-00.

## White Oak

**19. Toni Lynn Kelly, in Her Capacity as Heir of Kathleen McDowell a/k/a Kathleen M. McDowell a/k/a Kathleen Desio, Deceased; Nadine Ondrako, in Her Capacity as Heir of Kathleen McDowell a/k/a Kathleen M. McDowell a/k/a Kathleen Desio, Deceased; Alfonso Gouker, in His Capacity as Heir of Kathleen McDowell a/k/a Kathleen M. McDowell a/k/a Kathleen Desio, Deceased; Charles Gray Gouker, in His Capacity as Heir of Kathleen McDowell a/k/a Kathleen M. McDowell a/k/a Kathleen Desio, Deceased; Michael Sam Gouker, in His Capacity as Heir of Kathleen McDowell a/k/a Kathleen M. McDowell a/k/a Kathleen Desio, Deceased; Tony Lewis, in His Capacity as Devisee of Last Will and Testament of Kathleen McDowell a/k/a Kathleen M. McDowell a/k/a Kathleen Desio, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kathleen McDowell a/k/a Kathleen M. McDowell a/k/a Kathleen Desio, Deceased**

MG-19-001018—\$37,243.40  
Robertson, Anschutz, Schneider, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of White Oak: Having erected thereon a dwelling being known and numbered as 947 Coulter Road, McKeesport, PA 15131. Deed Book Volume 11255, Page 374. Block and Lot 0650-S-00244-0000-00.

**101. The Unknown Heirs of Donna J. Schmidt, Deceased**

GD-21-013452—\$5,160.61  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Being thereon a residential single family building known as 129 Congress Street, McKeesport, PA 15131. Deed Book Volume 4860, Page 321. Block & Lot No. 460-R-199.

## Wilkinsburg

**2. Kathleen D. Burnett and Lisa L. Nevel**  
MG-20-000319—\$25,508.68  
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 1506 Center Street, Pittsburgh, Pennsylvania 15221. Deed Book Volume 15204, Page 259. Block & Lot No. 0232-E-00227-0000-00.

**3. Bria M. Slade, Administratrix of the Estate of Marjorie Y. Overton, Deceased**

GD-21-013870—\$15,614.17  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being

known and numbered as 516 Holmes Street, Pittsburgh, PA 15221. Deed Book 14229, Page 468. Block and Lot Number 175-M-198.

**26. Home Opportunity LLC**  
GD-21-012982—\$10,805.48  
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 1504 Florida Ave., Pittsburgh, PA 15221. Deed Book 15216, Page 431. Block and Lot Number 233-H-167.

**31. James J. Poliziani, Jr.**  
GD-21-013561—\$7,324.92  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1322 Everett Street, Pittsburgh, PA 15221. Deed Book 9642, Page 588. Block and Lot Number 233-C-37.

**95. Robinson Ogunyemi and Mojisola Ogunyemi**  
GD-21-014908—\$18,786.82  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story brick dwelling being known and numbered as 215 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 10842, Page 502. Block and Lot Number 175-P-246.

## Pittsburgh—9th Ward

**6. Deborah R. Williams and the United States of America**  
MG-11-001530—\$39,831.02  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 129 Banner Way, Pittsburgh, PA 15201. Deed Book 10386, Page 515. Block and Lot Number 49-A-153-A.

**22. Darren Mascilli and Donna Mascilli**  
MG-09-001431—\$75,363.59  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4008 Mintwood Street, Pittsburgh, PA 15224. Deed Book Volume 10153, Page 367. Block and Lot 0049-R-00124-0000-00.

## Pittsburgh—12th Ward

**39. Janey Jordan**  
MG-22-000037—\$81,517.02  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 12: Having erected thereon a dwelling being known and numbered as 7304 Everton Street, Pittsburgh, PA 15206. Document Number 2018-36326, Deed Book Volume 17435, Page 296. Block and Lot Number 0173-P-00154-0000-00.

## Pittsburgh—17th Ward

**35. Milton J. Jones**  
GD-21-011807—\$39,887.57  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 17: Having erected thereon a dwelling being known and numbered as 1123 Saint Martin Street, Pittsburgh, PA 15203. Document Number 17654, Deed Book Volume 5076, Page 353. Block and Lot Number 0014-D-00050-0000-00.

## Pittsburgh—18th Ward

**15. Kimberly A. Barthelmes**  
MG-20-000203—\$109,518.32  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 343 Bailey Avenue, Pittsburgh, PA 15211. Deed Book

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Virginia Zapata a/k/a Virginia A. Zapata, Deceased Heir of Gerald J. Fabbio a/k/a Gerald Fabbio, Deceased**

MG-20-000006—\$77,838.11  
Nathalie Paul, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2227 Broadway Avenue, Pittsburgh, Pennsylvania 15216. Deed Book Volume 5809, Page 975. Block and Lot Number 0062-A-00152-0000-00.

**88. Susan J. Long and Wayne B. Long**

GD-21-013120—\$89,220.71  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2022 Pioneer Avenue, Pittsburgh, PA 15226. Deed Book Volume 9283, Page 408. Block and Lot Number 62-D-339.

**Pittsburgh—20th Ward**

**66. Tisha Smith**

GD-22-000665—\$40,884.86  
Leon P. Haller, Esq.  
Purcell, Hall 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.

**73. Isaac K. Ngandwe a/k/a Isaac N. Ngandwe**

MG-19-001186—\$110,959.15  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3011 Briscoe Street, Pittsburgh, PA 15204. Deed Book 12275, Page 332. Block and Lot Number 41-A-164.

**Pittsburgh—21st Ward**

**69. Denika Jennings**

MG-21-000040—\$104,864.98  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1115 Sheffield Street, Pittsburgh, PA 15233. Deed Book 11093, Page 267. Block and Lot Number 22-R-203.

**Pittsburgh—26th Ward**

**45. Donna M. Ambrogi**

MG-21-000133—\$105,368.95  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3014 Perrysville Avenue, Pittsburgh, PA 15214. Deed Book 12827, Page 183. Block and Lot Number 77-J-8.

**72. Jay Felgar, Solely in His Capacity as Heir of Eric W. Felgar, Deceased, Scott Felgar, Solely in His Capacity as Heir of Eric W. Felgar, Deceased, and Ronald E. Siler**

MG-18-001561—\$100,106.81  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 36 Bascom Avenue, Pittsburgh, PA 15214. Deed Book 13299, Page 518. Block and Lot Number 162-R-37.

**Pittsburgh—27th Ward**

**65. Ronald C. Kraus**

MG-19-001002—\$61,594.45  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3711 Atkins Street, Pittsburgh, PA 15212. Deed Book 12758, Page 321. Block and Lot Number 114-S-167.

**Pittsburgh—28th Ward**

**14. Robert J. McWhirter, Jr.**

MG-19-000289—\$48,290.47  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling

being known and numbered as 1422 Oakglenn Street, Pittsburgh, PA 15204. Deed Book 13356, Page 294. Block and Lot Number 41-F-96.

**Pittsburgh—29th Ward**

**40. Kathleen Demeo**

GD-20-008570—\$61,254.53  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 10 East Woodford Avenue, Pittsburgh, PA 15210. Deed Book 13565, Page 249. Block and Lot Number 95-D-243.

**49. Scott A. Luster and Della R. Luster**

GD-16-013355—\$11,896.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 29: Having erected thereon a commercial office building being known as 1145 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 10474, Page 495. Block & Lot No. 33-R-332.

**Pittsburgh—31st Ward**

**21. Carla J. Burletic**

GD-21-008888—\$61,426.18  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 353 Baldwin Rd, Pittsburgh, PA 15207. Deed Book Volume 12664, Page 357. Block and Lot 0091-J-00015-0000-00.

**Pittsburgh—32nd Ward**

**52. Nozim Islamov and Zaynab Khaydarova**

GD-18-001179—\$11,753.07  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Having erected thereon a two story commercial building being known as 1766 Ballinger Street, Pittsburgh, PA 15210. Deed Book Volume 16241, Page Number 536, Block and Lot Number 60-N-5.

**61. Ronald C. Stanislawczyk and Patricia J. Stanislawczyk**

GD-19-009879—\$134,345.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Having erected thereon a one story commercial garage being known as 2522 Library Road, Pittsburgh, PA 15234. Deed Book Volume 8393, Page Number 339, Block and Lot Number 138-E-39.

**AMENDED NOTICE**

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

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

**Allegheny County Bar Association**

412-261-0518

**Lawyer Referral Services**

412-261-5555

**Neighborhood Legal Services**

412-255-6700

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

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

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

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

**For more information and updates, please visit our website at**

[www.sheriffalleghenycounty.com](http://www.sheriffalleghenycounty.com).

**Sheriff's Office, Pittsburgh, PA.**

Kevin M. Kraus, Sheriff

May 12, 2022

May 13, 20, 27, 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:

Andrews, W. Reed a/k/a William Reed Andrews, deceased, of Harrison Township, PA. No. 02494 of 2022. Catherine R. Van Buren, Extr., 2114 Mirus Court, High Point, NC 27265 or to Robert W. Andreen, Esq., Andreen, Eynon & Theophilus, 1378 Freepoint Rd., Ste. 2B, Pittsburgh, PA 15238-3135. 22-02176 May 27; Jun 3, 10, 2022

Beining, Kimberly Sue, deceased, of Pittsburgh, PA. No. 03420 of 2022. Terrence S. Beining, Admr., 1564 Duncan Drive, Pittsburgh, PA 15237 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219. 22-00950w May 27; Jun 3, 10, 2022

Caspar, Howard A., deceased, of Munhall, PA. No. 03178 of 2022. Joyce R. Petrell, Extr., 105 Shannon Drive, Pittsburgh, PA 15237 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237. 22-02178 May 27; Jun 3, 10, 2022

Craft, Margaret Louise, deceased, of Pittsburgh, PA. No. 03155 of 2022. Susan E. Schrag, Extr. and Atty., 4280 Old William Penn Hwy., Monroeville, PA 15146. 22-02174 May 27; Jun 3, 10, 2022

Desmet, Leonard J. a/k/a Lenny Desmet, deceased, of South Fayette, PA. No. 3196 of 2022. Danneer R. Cellone, Extr., 5 New York Circle, Bridgeville, PA 15017 or to Anne Friday Beck, Esq., PO Box 144, Presto, PA 15142. 22-02177 May 27; Jun 3, 10, 2022

Finegan, Elinor L. a/k/a Elinor Finegan, deceased, of West Mifflin, PA. No. 03022 of 2022. Donna Davis, Extr., c/o Howard F. Murphy, Esq., 426 Wray Large Road, Jefferson Hills, PA 15025. 22-02182 May 27; Jun 3, 10, 2022

Fyala, Ronald Steve, deceased, of Gibsonia, PA. No. 3026 of 2022. Robert J. Fyala, Co-Admr. and Patricia A. Cavanaugh, Co-Admr., 28 Magill Drive, Cheswick, PA 15024 or to David P. Siegel, Esq., 25 McKrell Road, Russellton, PA 15076. 22-02183 May 27; Jun 3, 10, 2022

Ganser, Ronald J., deceased, of Pittsburgh, PA. No. 03191 of 2022. Stephen R. Ganser, Admr., c/o J. Dustin Barr, Esq., Law Office of J. Dustin Barr, 300 North Market Street, Ligonier, PA 15658. 22-00953w May 27; Jun 3, 10, 2022

Ghaeri, Hamid, deceased, of Pittsburgh, PA. No. 03170 of 2022. Shamsi Qarooni Ghaeri, Extr., 1727 Beechwood Blvd., Pittsburgh, PA 15217 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234. 22-02185 May 27; Jun 3, 10, 2022

Gordon, Rose Eileen a/k/a Rose E. Gordon, deceased, of White Oak, PA. No. 03107 of 2022. Robert E. Gordon, Extr., 1435 Mariposa Circle, Unit 101, Naples, FL 34105 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131. 22-02180 May 27; Jun 3, 10, 2022

Horak, Diane L., deceased, of Pittsburgh, PA. No. 02570 of 2022. Michele L. Horak, Extr., 1005 Peermont Avenue, Pittsburgh, PA 15216-2211 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217. 22-02184 May 27; Jun 3, 10, 2022

Hursen, Wanda Eleanor a/k/a Wanda E. Hursen, deceased, of Baldwin, PA. No. 01832 of 2022. Wayne J. Hursen, Extr., c/o Benjamin Scott Johns, Esq., Jones Gregg Creehan & Gerace LLP, 411 7th Ave., Ste. 1200, Pittsburgh, PA 15219. 22-00948w May 27; Jun 3, 10, 2022

Kirby, James M. a/k/a James M. Kirby, Jr., deceased, of Pittsburgh, PA. No. 03209 of 2022. Nora Ramirez, Extr., 1615 Morningside Avenue, Pittsburgh, PA 15206 or to Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218. 22-00951w May 27; Jun 3, 10, 2022

Maser, Mary Lou, deceased, of McKeesport, PA. No. 03158 of 2022. Linda M. Parkinson, Extr., 2701 Henderson Road, White Oak, PA 15131 or to Colleen D. Bratkovich, Esq., Zacharia Brown P.C., 4500 Walnut St., McKeesport, PA 15132. 22-02181 May 27; Jun 3, 10, 2022

Moore, Sr., James Duff a/k/a James D. Moore, deceased, of Pittsburgh, PA. No. 03255 of 2022. Amy S. Moore, Extr., 579 Briar Cliff Road, Pittsburgh, PA 15221 or to Jamie M. Drennen, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Ste. 2200, Pittsburgh, PA 15222. 22-02175 May 27; Jun 3, 10, 2022

Polick, Keith R., deceased, of Jefferson Hills, PA. No. 01701 of 2022. Kayla N. Grenek, Extr., 229 Old Clairton Road, Jefferson Hills, PA 15025 or to Pat A. Capulopo, Esq., 1615 Route 51, Jefferson Hills, PA 15025. 22-02171 May 27; Jun 3, 10, 2022

Saittis, Ruth Ann, deceased, of Pittsburgh, PA. No. 03119 of 2022. Alice Scott, Admr., 147 Gass Road, Pittsburgh, PA 15229 or to Geoffrey P. Woznam, Esq., 100 Ross St., Ste. 130, Pittsburgh, PA 15219. 22-02172 May 27; Jun 3, 10, 2022

Siskin, Joy R. a/k/a Joy Rhoda Siskin a/k/a Joyce R. Siskin a/k/a Joy Siskin, deceased, of Bethel Park, PA. No. 02752 of 2022. Marc Siskin, Extr., c/o Mario Santilli, Jr., Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152. 22-02187 May 27; Jun 3, 10, 2022

Stahovec, Susanne Renate a/k/a Susanne R. Stahovec, deceased, of Pittsburgh, PA. No. 06259 of 2021. Christina Renate Stahovec, Extr., 230 Suydam Street, Apt. 1L, Brooklyn, NY 11237 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219. 22-02186 May 27; Jun 3, 10, 2022

Westerman, David J. a/k/a David John Westerman, deceased, of Shaler Township, PA. No. 03179 of 2022. David A. Westerman, Extr., c/o Susan E. Schrag, Esq., 4280 Old William Penn Hwy., Monroeville, PA 15146. 22-02173 May 27; Jun 3, 10, 2022

Diulus, Mary Ann, deceased, of Pittsburgh, PA. No. 02903 of 2022. John Diulus, Admr., 3109 Hamlet Street, Pittsburgh, PA 15213 or to Andrew M. Gross, Esq., Gross & Patterson, LLC, 707 Grant Street, Suite 2340, Pittsburgh, PA 15219. 22-00910w May 20, 27; Jun 3, 2022

Escher, Mary M., deceased, of Swissvale, PA. No. 3172 of 2022. Mary E. Talento, Extr., 605 Pennview Drive, Pittsburgh, PA 15235 or to Robert G. Shanahan, Esq., 328 Lucilla Street, Pittsburgh, PA 15218. 22-00914w May 20, 27; Jun 3, 2022

Farabaugh, Rose Marie a/k/a Rose Mary Farabaugh a/k/a Rosemarie Farabaugh, deceased, of Verona, PA. No. 03264 of 2022. Roberta Farabaugh, Admr. c.t.a., 525 Spruce Street, Verona, PA 15147 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068. 22-00915w May 20, 27; Jun 3, 2022

Fazekas, Joanna R. a/k/a Joan R. Fazekas, deceased, of Glassport, PA. No. 03000 of 2022. Lisa J. Marghella, Extr., 301 Woodall Avenue, North Huntingdon, PA 15642 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131. 22-02063 May 20, 27; Jun 3, 2022

Haase, Patricia J. a/k/a Patricia Jean Haase, deceased, of White Oak, PA. No. 03002 of 2022. Beth A. Molek, Extr., 25 Parson Grove Court, Olney, MD 20832 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131. 22-02064 May 20, 27; Jun 3, 2022

Heckman, Jean L. a/k/a Jean A. Heckman, deceased, of White Oak, PA. No. 02918 of 2022. Scott Heckman, Admr., c/o Albert P. Caruso, Esq., Goldblum Sablowsky, LLC, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120. 22-02065 May 20, 27; Jun 3, 2022

Kalil, Helga A., deceased, of Fox Chapel, PA. No. 03023 of 2022. John T. Kalil, Extr., 4619 18th Avenue West, Bradenton, FL 34209 or to Janice H. Chisnell, Esq., 140 Golden Gate Drive, Verona, PA 15147. 22-00911w May 20, 27; Jun 3, 2022

Leicher, Robert Henry, deceased, of Pittsburgh, PA. No. 02847 of 2022. Sandra Leicher Ruckel, Extr., 12 North Avenue, Pittsburgh, PA 15209 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237. 22-02066 May 20, 27; Jun 3, 2022

Malkus, Shirley Marie a/k/a Shirley M. Malkus, deceased, of Pittsburgh, PA. No. 02969 of 2022. Karen J. Montgomery, Extr., 3934 Frederick Street, Pittsburgh, PA 15227 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236. 22-00912w May 20, 27; Jun 3, 2022

Petrolo, Jason S., deceased, of Pittsburgh, PA. No. 02874 of 2022. Kimberly Petrolo, Admr., 35 Brucewood Dr., Pittsburgh, PA 15228. 22-00917w May 20, 27; Jun 3, 2022

Shay, Pauline, deceased, of Pittsburgh, PA. No. 03114 of 2022. Paul L. Shay, Extr., 207 Glenhaven Lane, Pittsburgh, PA 15238 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234. 22-02062 May 20, 27; Jun 3, 2022

Brimner, Robert L., deceased, of Pittsburgh, PA. No. 2905 of 2022. Arnold H. Caplan, Extr. and Atty., 418 Richland Ln., Pittsburgh, PA 15208. 22-01972 May 13, 20, 27, 2022

Carter, Barbara, deceased, of Pittsburgh, PA. No. 01988 of 2022. George Carter, Jr., Admr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219. 22-00869w May 13, 20, 27, 2022

Cross, Mary Ellen, deceased, of Pittsburgh, PA. No. 3168 of 2022. Karen Ellen Lambert, Admr., 1206 E. Carson Street, Rear, Pittsburgh, PA 15203 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108. 22-00868w May 13, 20, 27, 2022

Friedberg, Joan B. a/k/a Joan Brest Friedberg, deceased, of Pittsburgh, PA. No. 02463 of 2022. Susan Friedberg Kalsom, Extr., c/o Lauren Hadburg, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152. 22-01980 May 13, 20, 27, 2022

Gretz, Brian Gerard, deceased, of West Mifflin, PA. No. 02911 of 2022. Gerard F. Gretz, Co-Admr. and Barbara L. Gretz, Co-Admr., c/o Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122. 22-01971 May 13, 20, 27, 2022

Herrington, Hugh D., deceased, of Oakmont, PA. No. 02948 of 2022. Leonard D. Herrington, Extr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668. 22-01981 May 13, 20, 27, 2022

Horning, Norma a/k/a Norma D. Horning, deceased, of Bethel Park, PA. No. 02775 of 2022. Hope Veenstra, Extr., 3609 Goshawk Ct., Portsmouth, VA 23703 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102. 22-01970 May 13, 20, 27, 2022

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Maritz, Charles A., deceased, of McKees Rocks, PA. No. 03103 of 2022. Sandra Metzler, Extr., c/o Nicholas Radoycis, Jr., Esq., 212 Munson Ave., McKees Rocks, PA 15136.

22-00867w May 13, 20, 27, 2022

Martucci, Angeline Catherine a/k/a Angeline C. Martucci, deceased, of Mt. Lebanon, PA. No. 2912 of 2022. Carmen A. Martucci, Extr., 123 Seminole Drive, Pittsburgh, PA 15228 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

22-01974 May 13, 20, 27, 2022

McKelvey, Maribel, deceased, of Richland Township, PA. No. 2607 of 2022. Matthew D. Molnar, Extr., 3950 Bakerstown Road, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4499 Mount Royal Blvd., Allison Park, PA 15101.

22-00865w May 13, 20, 27, 2022

Mitterer, Carol A. a/k/a Carol Ann Mitterer, deceased, of Bethel Park, PA. No. 02547 of 2022. Angela M. Charles, Extr., 203 Brookwood Road, Venetia, PA 15367 or to Stephanie A. Boris, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

22-01973 May 13, 20, 27, 2022

Mitterer, James S. a/k/a James Stephen Mitterer, deceased, of Bethel Park, PA. No. 02545 of 2022. Angela M. Charles, Extr., 203 Brookwood Road, Venetia, PA 15367 or to Stephanie A. Boris, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

22-01975 May 13, 20, 27, 2022

Prelosky, Delina, deceased, of Monroeville, PA. No. 02928 of 2022. Laura Cohen, Admr. and Atty., Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

22-01982 May 13, 20, 27, 2022

Sandin, Donna J., deceased, of McCandless, PA. No. 2991 of 2022. Christopher M. Abernethy, Extr., 8234 Planters Knoll Terrace, Bradenton, FL 34201 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4499 Mount Royal Blvd., Allison Park, PA 15101.

22-00866w May 13, 20, 27, 2022

Santelli, Pauline C. a/k/a Pauline Santelli, deceased, of Fox Chapel, PA. No. 02947 of 2022. PNC Bank, National Association, Extr., 300 Fifth Avenue, 31st Floor, Pittsburgh, PA 15222 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

22-01979 May 13, 20, 27, 2022

Sielatycki, Dorothy, deceased, of McKeesport, PA. No. 02933 of 2022. Cassandra H. Ward, Admr., 227 S. Home

Ave., Apt. 410, Pittsburgh, PA 15202 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

22-01984 May 13, 20, 27, 2022

Smith, Albert L., deceased, of Pittsburgh, PA. No. 05053 of 2005. Albert P. Sampson, Admr., 8081 Lindsfarne Drive, Pittsburgh, PA 15237 or to Diana C. Bruce, Esq., Meyer, Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

22-01983 May 13, 20, 27, 2022

Wilson, Colleen C., deceased, of Port Vue, PA. No. 03165 of 2022. Thomas Wilson, Extr., 602 Brierly Lane, West Mifflin, PA 15122 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossie Boulevard, Monroeville, PA 15146.

22-00864w May 13, 20, 27, 2022

Zorzi, Anthony R., deceased, of Pittsburgh, PA. No. 02754 of 2022. Rhonda M. Cumer, Extr., 516 E. Garden Road, Pittsburgh, PA 15227 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

22-01977 May 13, 20, 27, 2022

#### Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on May 16, 2022, with respect to a nonprofit corporation, BSA Troop 65, which has been incorporated under the Nonprofit Corporation Law of 1988.

22-00952w May 27, 2022

#### Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, on or before December 16, 2021, with respect to a proposed nonprofit corporation, First Forty-Four Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988. The addr. of the registered office is c/o Saul Ewing Arnstein & Lehr LLP, One PPG Place, Ste. 3010, Pittsburgh, PA 15222. A brief summary of the purpose or purposes for which said corporation is organized is: the corporation is formed exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

22-02333 May 27, 2022

#### Certificate of Organization Limited Liability Company

Bruce E. Dice, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E,

Pittsburgh, PA 15239. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Square Horses LLC.

22-02170 May 27, 2022

#### Notice

Notice is hereby given that the Quaker Valley Ambulance Authority, 3550 University Boulevard, Moon Township, Allegheny County, Pennsylvania, 15108, intends to file Articles of Amendment, under the provisions of the Municipality Authorities Act, the nature and character of the proposed amendment being as follows: "The term of existence of the Quaker Valley Ambulance Authority, County of Allegheny, Commonwealth of Pennsylvania, shall be extended to a date 50 years from the date of the approval of Articles of Amendment, as authorized by the Municipality Authorities Act, 53 Pa. C.S Chapter 56, as amended". Said Articles shall be filed with the Secretary of the Department of State no sooner than three days from the date of this advertisement. A copy of the full text of the Articles of Amendment may be examined by any citizen in the Authority's offices, 3550 University Boulevard, Moon Township, Pennsylvania, 15108, on any business day (except Saturdays and Sundays) between the hours of 9:00 a.m. and 4:00 p.m., prevailing time. Michael J. Witherel, Esq., 966 Perry Highway, Pittsburgh, Pennsylvania, 15237, (412)366-6629.

22-02189 May 27, 2022

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. MG-21-000163  
Arbutus Ventures, LLC, Plaintiff,

vs.  
Danielle Anderson, in her capacity as Heir of the Estate of Barbara Anderson, and the Unknown Heirs of the Estate of Barbara Anderson, Defendant.

#### Notice of Civil Action

A Complaint In Mortgage Foreclosure Has Been Filed Against You In The Court Of Common Pleas Of Allegheny County Pennsylvania Seeking A Foreclosure Judgment And Sheriff's Sale Of Real Property Owned By You Located At 7609 Mulford Steet, Pittsburgh, PA 15208. Unless You File A Response To The Complaint In Mortgage Foreclosure Within Twenty (20) Days Of The Date Of This Notice A Judgment May Be Entered Against You Without A Hearing And You May Lose Your Property Or Other Important Rights.

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE

A LAWYER OR CANNOT AFFORD ONE, 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.

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/s/ Danielle M. DiLeva

Michael C. Mazack, PA I.D. No. 205742, Danielle M. DiLeva, PA. I.D. No. 328955, The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066, Tel: (724) 776-8000, Fax: (724) 776-8001, mmazack@lynchlaw-group.com

22-02192 May 27, 2022

#### Notice

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

In Re: Eugene Gordon and Sandra Gordon, Docket CS - 21 - 000051. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Eugene Gordon and Sandra Gordon, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 159 Auburn Street, Pittsburgh, PA 15206; Lot and Block No. 124 - N - 16.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

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

22-02303 May 27, 2022

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-20-010759. Notice is hereby given to all unknown heirs of Samuel C. Dougherty, deceased, Henry Dougherty, deceased and all other parties of interest, that the tax sale scheduled for June 6, 2022 has been continued to July 5, 2022 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 1106 5th Avenue, McKeesport, Allegheny County, Pennsylvania 15132, known as lot/block 307-H-357. This notice acts as service of the Rule 3129.3 pursuant to the August 10, 2021 Order of Court.

22-02334 May 27, 2022

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## COURT OF COMMON PLEAS OF ALLEGHENY COUNTY FIFTH JUDICIAL DISTRICT OF PENNSYLVANIA POSITION ANNOUNCEMENT: CONFLICT PARENT ADVOCATE

CLASSIFICATION: Contracted Part-Time Position

LOCATION: Allegheny County Court of Common Pleas, Family Division, Juvenile Division, 440 Ross Street, Pittsburgh, PA 15219

SUMMARY: Private attorney representing indigent parents in dependency and termination of parental rights proceedings before judges and hearing officers in Allegheny County Juvenile Court.

#### QUALIFICATION REQUIREMENTS:

- Courtroom experience and prior family law practice are preferred.
- Excellent verbal and written communication skills are necessary.

#### LICENSE REQUIREMENTS:

- Admittance to the Pennsylvania Bar.

#### ESSENTIAL DUTIES & RESPONSIBILITIES:

- Responsible for researching and preparing pleadings.
- Provide representation at hearings.
- Provide thorough counsel to clients.
- Maintain own case files.
- Maintain and provide case lists to Allegheny County Family Division - Juvenile Section.

#### OTHER DUTIES & RESPONSIBILITIES:

- Must provide a minimum of three-days a week in court.

#### HOW TO APPLY:

Interested candidates should email resume and cover letter to Assistant Administrator, Kelly Goodrich, Esq. at [kgoodrich@alleghencycourts.us](mailto:kgoodrich@alleghencycourts.us). The Family Division values a diverse and culturally competent workplace.