

## 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, March 7, 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, MARCH 7, 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, MARCH 8, 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, MARCH 14, 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

## 63. Kimberly A. Vasbinder

MG-20-000023—\$155,346.94  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Avalon: Having erected thereon a dwelling being known and numbered as 750 Ohio River Blvd., Pittsburgh, PA 15202. Deed Book Volume 12216, Page 387. Block and Lot 0159-H-00267-0000-00.

## Baldwin Borough

## 37. Jon E. Pekarcik a/k/a Jon Erik Pekarcik and Jeanna K. Pekarcik a/k/a Jeanna Katherine Pekarcik

MG-17-000750—\$62,543.48  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Baldwin Borough: Having erected thereon a dwelling known and numbered as 3023 Roland Avenue, Pittsburgh, PA 15227. Deed Book 14430, Page 398. Block/Lot 94-M-74.

## 51. Jeremiah Schroeder

MG-18-000587—\$74,858.25  
Lauren M. Moyer, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 448 Ruthwood Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 12013, Page 25, Block & Lot No. 0094-R-00296-0000-00.

## Bellevue

## 72. James M. Bartos and Angelika Bartos

MG-14-000788—\$228,513.66  
Lorraine Gazzaro Doyle, Esq.  
856-482-1400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 167 Davis Ave., Pittsburgh, PA 15202. Deed Book Volume 12752, Page 253, Instrument Number 2006-4702. Block and Lot Number 113-D-251.

## Bethel Park

## 21. Lu Ann Britton f/k/a Luann Thornton a/k/a Lu Ann Thornton and David C. Britton

MG-20-000312—\$68,980.72  
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 400 Barlynn Road, Bethel Park, PA 15102. Deed Book 9876, Page 269. Block and Lot Number 568-H-145.

## 67. Michael Bastolla a/k/a Michael A. Bastolla and Daria L. Bastolla

MG-21-000129—\$186,895.98  
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 973 Wilamit Drive, Bethel Park, PA 15102. Deed Book 5954, Page 679. Block and Lot Number 567-P-94.

## 71. Jeremy S. Gorman

MG-17-000790—\$303,827.01  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one-story brick veneer dwelling being known and numbered as 3524 Ashland Drive, Bethel Park, PA 15102. Deed Book Volume 15834, Page 296. Block and Lot Number 667-C-89.

## Brentwood

65. Lisa Blohm, Individually and in Her Capacity as Administratrix of the Estate of Mark Steven Blohm a/k/a Mark S. Blohm; Cynthia Sue Palombo, in Her Capacity as Heir of Beverly Petrone a/k/a Beverly Blohm Petrone; Patricia Kay Helsel a/k/a Patti Kay Helsel, in Her Capacity as Heir of Beverly Petrone a/k/a Beverly Blohm Petrone; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mark Steven Blohm a/k/a Mark S. Blohm

MG-20-000016—\$73,963.79  
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 209 Mira Avenue, Pittsburgh, PA 15227. Deed Book Volume 16429, Page 532. Block and Lot 0188-J-00001-0000-00.

## Carnegie

## 74. Charles W. Cook and Denise D. Cook

MG-20-000015—\$115,376.72  
Lorraine Gazzara Doyle, Esq.  
856-482-1400

In the Commonwealth of Pennsylvania, County of Allegheny, Carnegie Borough: Having erected thereon a dwelling being known and numbered as 893 Chartiers Avenue, Carnegie, PA 15106. Deed Book Volume 11421, Page 065. Block and Lot Number 0103-F-00162-0000-00.

## Coraopolis

## 77. Jack A. Koval, Jr.

MG-21-000168—\$203,032.41  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1318 Main Street, Coraopolis, PA 15108. Deed Book Volume 12197, Page 372, Instrument No. 2004-32656. Block and Lot Number 418-C-208.

## Crafton

## 76. Dino E. Canton

MG-20-000197—\$84,114.64  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Crafton: Having erected thereon a dwelling being known and numbered as 436 Mueller Avenue, Pittsburgh, PA 15205. Deed Book Volume 13449, Page 484, Instrument No. 2007-37607. Block and Lot Number 39-C-20.

## East Deer

## 2. AK Rehab Inc

GD-18-016980—\$4,572.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a two story apartment building being known as 701-703 Freeport Road, Creighton, PA 15030. Deed Book Volume 11565, Page 376. Block & Lot No. 841-A-64.

## Elizabeth Borough

17. Cheryl Campbell, Solely in Her Capacity as Heir of David W. Campbell, Deceased, Stacey Campbell, Solely in Her Capacity as Heir of David W. Campbell, Deceased, and Stephanie Campbell, Solely in Her Capacity as Heir of David W. Campbell, Deceased

MG-16-001045—\$53,056.35  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 723 9th Avenue, Elizabeth, PA 15037. Deed Book 11849, Page 154. Block and Lot Number 1272-C-187.

## Elizabeth Township

## 9. The Unknown Heirs of Vera McCorkle, Deceased

GD-21-009245—\$7,376.98  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one story frame house being known as 2605 Douglas Run Road, Elizabeth, PA 15037. Deed Book Volume 6138, Page 609. Block & Lot No. 1733-H-175.

## 40. Robert L. Johnston Jr.

GD-21-008403—\$9,262.64  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 124 Bell Street, Buena Vista, PA 15018. Deed Book 15804, Page 447. Block and Lot Number 1127-E-170.

## Emsworth

## 43. Paul A. Yunt and Michaela M. Yunt

MG-20-000093—\$43,178.48  
Kevin J. Cummings, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Emsworth: Having erected thereon a one-story brick condominium being known and numbered as 120 North Avenue, Unit 45, Pittsburgh, PA 15202. Deed Book Volume 7015, Page 352, Block and Lot Number 276-N-098-45.

## Forward

## 42. Leroy Davis

GD-21-008097—\$8,107.37  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 3777 Kelly Hollow Road, Monongahela, PA 15063. Deed Book 17889, Page 256. Block and Lot Number 2086-S-175.

## Glassport

## 93. Douglas A. Jewart

GD-21-008099—\$42,569.33  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Parcel 1: Having erected thereon a one-story cedar dwelling being known and numbered as 602 Summit Avenue, Glassport, PA 15045. Deed Book 9369, Page 23. Block and Lot Number 558-D-138.

And Parcel 2: Having erected thereon a one-story cedar dwelling being known and numbered as 544 Summit Avenue, Glassport, PA 15045. Deed Book 9629, Page 8. Block and Lot Number 558-D-140.

## 94. Robert J. Wawrzoniak, with Notice to Heirs and Assigns

GD-21-004877—\$15,375.28  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two story brick dwelling being known and numbered as 600 Wall Street, Glassport, PA 15045. Deed Book 4056, Page 110. Block and Lot Number 558-R-9.

## 97. Patricia A. Rager and Edward Rager

GD-21-008210—\$19,698.36  
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 541 Pacific Ave., Glassport, PA 15045. Deed Book 9250, Page 134. Block and Lot Number 467-S-35.

## Harrison

## 10. Spiron and Associates LLC

GD-16-006420—\$8,477.00  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a two and one half story commercial building being known as 1 Walnut Street, Natrona Heights, PA 15065. Deed Book Volume Deed Book Volume 13806, Page 102, Block & Lot 1368-L-180.

## 22. Cindy Doverspike

GD-20-004947—\$6,890.90  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 16 Natrona Street, Natrona Heights, PA 15065. Deed Book 9956, Page 295. Block and Lot Number 1368-C-252.

## 34. Michael Rusnock and Krista M. Rusnock

MG-18-000925—\$19,052.24  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1000 Lengel Avenue, Natrona Heights, PA 15065. Deed Book Volume 11366, Page 315. Block and Lot 1679-E-00139-0000-00.

## 47. Double P Properties, LLC, a Pennsylvania Limited Liability Company

GD-20-004389—\$4,445.93  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1301 Harvard Avenue, Natrona Heights, PA 15065. Deed Book 15487, Page 108. Block and Lot Number 1519-C-101.

## 91. Wild Blue Management, L.P.

GD-18-010964—\$20,000,000.00  
William L. Stang, Esq.  
Fox Rothschild LLP  
412-394-5522

All The Right, Title, Interest and Claim of Wild Blue Management, L.P., of, In, and To the following described property:

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison, and City of Natrona Heights:

Parcel #1: Having erected thereon a commercial building being known and numbered as 1800-1880 Union Ave., Natrona Heights, Pennsylvania 15065. Deed Book Volume 11888, Page 450. Block and Lot Number 1519-G-180.

Parcel #2: Having erected thereon a commercial building being known and numbered as 1703-1721 Union Ave., Natrona Heights, Pennsylvania 15065. Deed Book Volume 11888, Page 450. Block and Lot Number 1519-L-10.

Parcel #3: Having erected thereon a commercial building being known and numbered as 1705-1711 Union Ave., Natrona Heights, Pennsylvania 15065. Deed Book Volume 11888, Page 450. Block and Lot Number 1519-K-190.

Parcel #4: Having erected thereon a commercial building being known and numbered as 1726 Union Ave., Natrona Heights, Pennsylvania 15065. Deed Book Volume 11888, Page 450. Block and Lot Number 1519-G-195.

## Indiana

85. Bernadette Haase, known heir of Carole Ondish a/k/a Carole A. Ondish, Deceased and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Carole Ondish a/k/a Carole A. Ondish, Deceased

GD-19-012423—\$103,060.30  
Courtney A. Martin, Esq.  
856-482-1400

In the Commonwealth of Pennsylvania, County of Allegheny, Indiana Township: Having erected thereon a dwelling being known and numbered as 5024 Lea Drive, Cheswick, PA 15024. Deed Book Volume 13218, Page 447, Instrument Number 2007-12345. Block and Lot Number 0957-C-00341-0000-00.

## Town of McCandless

## 28. Keith A. McConville

MG-18-000466—\$102,321.06  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 353 Wagon Wheel Trl., Wexford, PA 15090. Deed Book 12081, Page 483. Block and Lot Number 1071-L-378.

## City of McKeesport

## 31. Paul D. Swigart and Suzanne E. Swigart

GD-20-005105—\$47,338.95  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1409 Fremont St., McKeesport, PA 15132. Deed Book Volume 17189, Page 391. Block and Lot 0381-F-00314-0000-00.

## 35. Eric Richardson

GD-21-011070—\$46,807.48  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 11th Ward of the City of McKeesport: Parcel #1: Having currently erected thereon a single family dwelling being known as 425 28th Street, McKeesport, PA 15132, Deed Book 12355 Page 165, Block and Lot 0464-B-0159-0000-00.

Parcel #2: Having currently erected thereon a single family dwelling being known as 427 28th Street, McKeesport, PA 15132, Deed Book 12355 Page 165, Block and Lot 0464-B-0161-0000-00.

## 57. Jennifer M. Flaherty

GD-21-011088—\$43,152.56  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 3118 Grover Avenue, McKeesport, PA 15132 a/k/a 3118 Grover Street, McKeesport, PA 15132. Document Number 2005-8036, Deed Book Volume 12381, Page 244. Block and Lot Number 0381-G-00046-0000-00.

## Monroeville

## 13. Melvin L. Waldman, with Notice to Heirs and Assigns

GD-13-010258—\$14,395.81  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one story brick commercial garage being known as 2530 Monroeville Boulevard, Monroeville, PA 15146. Deed Book Volume 9822, Page 1, Block & Lot 639-L-59.

## 25. Haymaker Swim &amp; Racquet Club, Inc.

GD-19-012726—\$27,754.47  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a concrete swimming pool and one-story cement block and aluminum siding bath house known as 106 Penn Lear Drive, Monroeville, PA 15146. Deed Book 5310, Page 85. Block and Lot Number 860-F-132.

29. Karen Doman, in Her Capacity as Heir of Ann Greengard, Deceased; Kathy Lyons, in Her Capacity as Heir of Ann Greengard, Deceased; Debbie Bender, in Her Capacity as Heir of Ann Greengard, Deceased; Michael Bachorski, in His Capacity as Heir of Ann Greengard, Deceased; Gregory Bachorski, in His Capacity as Heir of Ann Greengard, Deceased; Henry Bachorski, in His Capacity as Heir of Ann Greengard, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ann Greengard, Deceased

MG-20-000204—\$103,152.13  
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 417 Colonial Drive, Monroeville, PA 15146. Deed Book Volume 13715, Page 23. Block and Lot 0855-A-00383-0000-00.

30. Robert M. Johnson

MG-18-001101—\$282,205.88  
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 316 Newbury Dr., Monroeville, PA 15146. Deed Book Volume 12120, Page 237. Block and Lot 0977-A-00066-0000-00.

#### 88. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Sophie Milakovic, Deceased

GD-21-013044—\$22,532.89

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 336 Steele Street, Monroeville, PA 15146. Deed Book Volume 8787, Page 369. Block and Lot Number 642-F-191.

#### Mt. Oliver

#### 27. Jerry S. Kadales

GD-19-018237—\$20,964.27

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 124 Quincy Avenue, Pittsburgh, PA 15210. Deed Book 10427, Page 615. Block and Lot Number 33-L-78.

#### North Braddock

#### 66. Pernell R. Garrison and Carmen V. Garrison

GD-21-010004—\$22,969.21

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a dwelling being known and numbered as 236 Lobinger Avenue, Braddock, PA 15104. Deed Book Volume 7180, Page 561, Block and Lot 0236-H-00122-0000-00.

#### North Versailles

#### 15. Patricia J. Dugan

MG-19-000750—\$37,569.92

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 309 Delaware Avenue, North Versailles, PA 15137. Deed Book 10940, Page 536. Block and Lot Number 458-S-368.

#### 23. Patricia J. Dugan, Individually and Surviving Spouse of William E. Dugan, Deceased

GD-21-004418—\$23,227.23

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 309 Delaware Avenue, North Versailles, PA 15137. Deed Book 10940, Page 536. Block and Lot Number 458-S-368.

#### 36. Michael McElfresh, in His Capacity as Executor of the Estate of Donald J. Roche, Sr. and as Heir of Mary Jane Wertz; Donald J. Roche, Jr., in His Capacity as Heir of Donald J. Roche, Sr; Michael Roche, in His Capacity as Heir of Donald J. Roche, Sr; Michelle McElfresh, in Her Capacity as Heir of Mary Jane Wertz; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Donald J. Roche, Sr; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mary Jane Wertz

GD-19-002958—\$54,171.80

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3319 Crestview Drive, North Versailles, PA 15137. Deed Book Volume 12643, Page 62. Block and Lot No. 0458-R-00212-0000-00.

#### Penn Hills

#### 38. Charlene D. Joseph

GD-21-011853—\$14,854.02

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 7265 Schley St., Pittsburgh, PA 15235. Deed Book 4876, Page 37. Block and Lot Number 173-D-56.

#### 44. Michael J. Davis and Erin B. Davis

MG-20-000136—\$48,571.12

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story dwelling known as 428 Collins Drive, Pittsburgh, PA 15235. DBV 16881, Pg. 574 Block & Lot No. 538-P-87.

#### 83. Steven T. Sloan and Francene L. Sloan

MG-19-000486—\$96,237.85

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 209 Orchard Drive, Pittsburgh, PA 15235. Deed Book Volume 8971, Page 109, Instrument No. 1993-13085. Block and Lot Number 538-F-287.

#### 95. Cecil O. Cooper, with Notice to Heirs and Assigns

GD-21-005551—\$42,559.47

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 ranch type dwelling being known and numbered as 408 Hochberg Road, Pittsburgh, PA 15235. Deed Book 10060, Page 179. Block and Lot Number 295-J-91.

#### Pitcairn

#### 53. Kevin M. Myers and Rebecca J. Myers

MG-20-000186—\$91,476.72

Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 1078 Wall Avenue, Pitcairn, PA 15140. Document Number 2008-14777, Deed Book Volume 13621, Page 95. Block and Lot Number 0746-F-00092-0000-00.

#### Plum

#### 20. Mildred Marecic

MG-20-000241—\$146,919.59

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 217 Alcan Drive, Pittsburgh, PA 15239. Deed Book 13717, Page 358. Block and Lot Number 1102-H-128.

#### 55. John Heyer a/k/a John C. Heyer and Jody K. Heyer

GD-20-003763—\$71,463.10

Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 628 Wright Road, New Kensington, PA 15068. Deed Book Volume 5489, Page 701. Block and Lot Number 0967-L-00216-0000-00.

#### 68. Maryanne Coughlin Solely in Her Capacity as Heir of Leroy J. Knighton, Sr. a/k/a Leroy J. Knighton, Deceased, Michelle Knighton Solely in Her Capacity as Heir of Leroy J. Knighton, Sr. a/k/a Leroy J. Knighton, Deceased, Leroy Knighton, Jr. Solely in His Capacity as Heir of Leroy J. Knighton, Sr. a/k/a Leroy J. Knighton, Deceased, Laura Maginness Solely in Her Capacity as Heir of Leroy J. Knighton, Sr. a/k/a Leroy J. Knighton, Deceased and the United States of America

MG-18-000655—\$122,218.41

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 164 Francis Road, Pittsburgh, PA 15239. Deed Book 17657, Page 373. Block and Lot Number 851-N-244.

#### Port Vue

#### 41. Edward Hrutkay

GD-20-010458—\$13,233.90

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1617 Trimble Ave., McKeesport, PA 15133. Deed Book 12013, Page 250. Block and Lot Number 466-D-198.

#### Robinson

#### 7. The Unknown Heirs of Horace J. Thomas, Deceased & The Unknown Heirs of Vergil W. Thomas, Deceased & The Unknown Heirs of Horace J. Thomas, Jr., Deceased & The Unknown Heirs of Homer E. Thomas, Deceased

GD-21-008950—\$3,935.02

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Being thereon vacant residential land known as Royal Avenue, Coraopolis, PA 15108. Deed Book Volume 2123, Page 456. Block & Lot No. 273-P-278.

#### 45. Charles J. Schaldenbrand a/k/a Charles M. Schaldenbrand and Tonya Schaldenbrand a/k/a Tonya L. Schaldenbrand

MG-21-000180—\$196,168.89

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a dwelling known and numbered as 1146 Algonquin Drive, Pittsburgh, PA 15205. DBV 18130, Pg. 90, B/L #265-H-55.

#### Sewickley Hills

#### 59. Robert P. Horgos

MG-18-000073—\$1,349,971.75

Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley Hills: Having erected thereon a dwelling being known and numbered as 2 McCormick Court, Sewickley, PA 15143 a/k/a 2 McCormack Court, Sewickley, PA 15143. Document Number 18732, Deed Book Volume 8291, Page 131. Block and Lot Number 0820-H-00115-0000-00.

#### South Fayette

#### 54. Timothy A. Koszarsky a/k/a Tim Koszarsky, Individually and as a Known Heir of Angela Koszarsky a/k/a Angela K. Koszarsky; Theodore Karr a/k/a Ted Karr, Solely in his Capacity as a Known Heir of Angela Koszarsky a/k/a Angela K. Koszarsky; and All Unknown Heirs of Angela Koszarsky a/k/a Angela K. Koszarsky

GD-18-001116—\$22,336.18

Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 58 Orchard Drive, Morgan, PA 15064 a/k/a 58 Orchard Avenue, Morgan, PA 15064. Document Number 2003-25713, Deed Book Volume 11729, Page 27. Block and Lot Number 0324-F-00030-0000-00.

#### South Park

#### 62. Ann Kristakis

MG-20-000184—\$80,546.30

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having thereon erected a dwelling known and numbered as: 750 Hidden Ridge Court, Unit 302, South Park, PA 15129. Deed Book 12089, Page 349. Block/Lot 885-L-750-302.

#### Springdale

#### 16. Frederick J. Moffitt and Colette D. Moffitt

GD-17-015349—\$6,619.27

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a two story brick commercial building being known as 848 Pittsburgh Street, Springdale, PA 15144. Deed Book Volume 9985, Page 73. Block & Lot No. 732-P-215.

#### Stowe

#### 11. Deborah A. Pasquarelli, Known Heir of Louise M. Pasquarelli and the United States of America

GD-11-018225—\$8,350.08

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story commercial building being known as 653 Broadway Avenue, McKees Rocks, PA 15136. Deed Book Volume 6579, Page 424. Block & Lot No. 72-C-254.

#### West Deer

#### 50. Matthew Glenn Jones and Lisa Renee Jones Ritz

MG-18-000644—\$140,751.43

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 4 Meadowood Drive a/k/a 4 Meadow Wood Drive, Cheswick, PA 15024. Deed Book 15080, Page 348. Block and Lot Number 1360-M-187.

#### West Mifflin

#### 52. Jack G. Ryan, solely in his capacity as heir of Charles E. Ryan a/k/a Charles Ryan, Deceased, Charles E. Ryan, solely in his capacity as heir of Charles E. Ryan a/k/a Charles Ryan, Deceased, Cheryl Ryan, solely in her capacity as heir of Charles E. Ryan a/k/a Charles Ryan, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Charles E. Ryan a/k/a Charles Ryan, Deceased

GD-21-000110—\$61,194.40

Powers Kim, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 6913 Monroe Avenue, West Mifflin, PA 15122. Deed Book Volume 10950, Page 335, Block and Lot 310-C-112.

#### 81. The Unknown Heirs, Executors and/or Administrators of the Estate of Richard A. Miller

GD-21-011170—\$65,657.11

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story standstone dwelling known and numbered as 4332 Homestead Duquesne Road, West Mifflin, PA 15122. DBV 17804, Pg. 505, B/L #183-K-85.

#### West View

#### 56. Christopher L. Faterly

GD-21-011570—\$215,244.94

Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 350 Stanford Avenue, Pittsburgh, PA 15229. Document Number 2018-37580, Deed Book Volume 17448, Page 450. Block and Lot Number 0279-J-00109-0000-00.

#### 60. Mary C. Ayers a/k/a Mary Ayers

GD-21-011287—\$74,349.39

Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 87 Beechmont Avenue, Pittsburgh, PA 15229. Document Number 2005-12287, Deed Book Volume 12419, Page 234. Block and Lot Number 0280-R00278-0000-00.

#### 79. Cindy D. Delorenze and Mark D. Delorenze

MG-21-000156—\$112,069.81

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West View: Having erected thereon a dwelling being known and numbered as 320 Carlisle Avenue, Pittsburgh, PA 15229. Deed Book Volume 15974, Page 30, Instrument No. 2014-32038. Block and Lot Number 279-K-47.

#### Whitaker

#### 26. Lorraine M. Hill, Individually and as Trustee of the Lorraine M. Hill Revocable Living Trust Dated April 10, 2006

GD-20-013019—\$59,279.25

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 140 Magnolia Street, Homestead, PA 15120. Deed Book 12810, Page 313. Block and Lot Number 180-M-113.

#### Whitehall

#### 49. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak

MG-16-000765—\$75,342.63

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

#### Wilkins

#### 75. Patrick H. Potochnik

MG-19-000649—\$44,341.12

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Wilkins: Having erected thereon a dwelling being known and numbered as 121 Farnsworth Avenue, Turtle Creek, PA 15145. Deed Book Volume 8369, Page 151, Instrument No. 1990-30409. Block and Lot Number 454-C-18.

#### Wilkinsburg

#### 1. Braima Enterprises

GD-15-019532—\$19,120.32

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three story brick commercial building being known as 1040 Penn Avenue, Pittsburgh, PA 15221. Deed Book Volume 9622, Page 281. Block & Lot No. 233-B-319.

#### 39. William F. Scott and the Unknown Heirs of Constance L. Scott, Deceased

GD-21-003547—\$19,173.24

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 1604 Laketon Road, Pittsburgh, PA 15221. Deed Book 4625, Page 24. Block and Lot Number 232-M-11.

#### 46. Unknown Heirs of Jesse Guinn, Deceased

GD-21-004580—\$9,258.46

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a party wall dwelling being known and numbered as 730 Princeton Boulevard, Pittsburgh, PA 15221. Deed Book 6103, Page 927. Block and Lot Number 233-D-166.

#### 80. Renee R. Goodson

GD-21-001602—\$15,017.07

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 2700 Graham Boulevard, Pittsburgh, PA 15235. Deed Book 9853, Page 294. Block and Lot Number 296-F-94.

#### 92. Elmer G. Smith, with Notice to Heirs and Assigns

GD-21-005548—\$12,044.51

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 1765 Laketon Road, Pittsburgh, PA 15221. Deed Book 6866, Page 74. Block and Lot Number 297-E-35.

#### 96. Leslie A. Brown, Jr., and the United States of America

GD-20-003553—\$5,997.94

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County



**18. Eric C. Strong**

GD-09-009436—\$2,915.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 13: Having erected thereon a one story commercial building being known as 7620 Frankstown Avenue, Pittsburgh, PA 15208. Deed Book Volume 8515, Page 191. Block & Lot No. 174-L-130.

**Pittsburgh—15th Ward**

**69. Jennie A. Sciarretti and Orlando F. Sciarretti**

MG-18-000718—\$294,480.50  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and 15th Ward of the City of Pittsburgh: Parcel #1: Residential Dwelling House known and numbered as 308 Kaercher Street, Pittsburgh, PA 15207. Deed Book 11262, Page 424. Block and Lot 0055-A-00074-0000-00.

Parcel #2: Res Aux Building (No House) known and numbered as 308 Kaercher Street, Pittsburgh, PA 15207. Deed Book 11262, Page 424. Block and Lot 0055-A-00076-0000-00.

**Pittsburgh—19th Ward**

**19. Rebecca Metzger**

MG-21-000136—\$127,300.96  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2088 Plainview Avenue, Pittsburgh, PA 15226. Deed Book 17418, Page 527. Block and Lot Number 62-D-270.

**32. James A. Poindexter**

MG-18-000694—\$87,325.91  
Robertson, Anschutz, Schneider, Crane & Partners, PLLC  
855-225-6906

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 731 Fordham Ave., Pittsburgh, PA 15226. Deed Book Volume 14706, Page 85. Block and Lot 0097-G-00074-0000-00.

**87. Robert C. Richardson, Deceased, Judith A. Richardson, Deceased, Randy C. Richardson, Rodney C. Richardson, Richard C. Richardson, Jr. and Unknown Heirs of Robert C. Richardson and Judith A. Richardson, Deceased**

MG-21-000132—\$35,433.42  
Jeffrey R. Lalama, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, the City of Pittsburgh, 19th Ward: Having erected thereon a dwelling house being known and numbered as 1305 Fallowfield Avenue, Pittsburgh, Pennsylvania 15216, Deed Book Volume 4051, Page 516. Block/Lot Number 16-R-34.

**Pittsburgh—22nd Ward**

**73. Denise M. Alarcon**

MG-14-000165—\$569,471.60  
Lorraine Gazzara Doyle, Esq.  
856-482-1400

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

**Pittsburgh—26th Ward**

**70. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Mary C. Fashion, Deceased**

GD-21-013033—\$28,016.74  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of Pittsburgh: Having erected thereon a 2 1/2 story frame dwelling being known and numbered as 3019 Viola Street, Pittsburgh, PA 15214. Deed Book Volume 4087, Page 241. Block and Lot Number 77-K-11.

**Pittsburgh—28th Ward**

**14. Martin J. Wolf**

MG-19-001246—\$23,776.02  
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 1256 Oakglen Street, Pittsburgh, PA 15204. Deed Book 11588, Page 618. Block and Lot Number 41-B-351.

**Pittsburgh—29th Ward**

**6. Nazik Kilinc**

GD-14-014459—\$37,080.28  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 29: Having erected thereon a two story brick commercial building being known as 2546 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 14423, Page 134. Block & Lot No. 94-N-72.

**8. Denis Rader**

GD-18-000618—\$5,146.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 29: Having erected thereon a one story brick commercial building being known as 1137 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 15146, Page 164. Block & Lot No. 33-R-329.

**58. Barbara Kelly, as Administratrix of the Estate of August J. Rostek**

GD-20-000874—\$18,867.84  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 29: Having erected thereon a dwelling being known and numbered as 64 Merritt Avenue, Pittsburgh, PA 15227. Deed Book Volume 4000, Page 577. Block and Lot Number 0137-A-00167-0000-00.

**78. Robert Mannino and Sylvia D. Mannino**

MG-18-000798—\$91,584.76  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1821 Westmont Avenue, Pittsburgh, PA 15210. Deed Book Volume 10197, Page 545, Instrument No. 1998-12765. Block and Lot Number 60-R-273.

**82. Shirley Maurin**

GD-20-013034—\$115,408.72  
Robert P. Wendt, Esq.  
Leopold & Associates, PLLC  
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward, City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 2419 Diehl Avenue, Pittsburgh PA 15210. Deed Book Volume 9964, Page 100. Block and Lot 94-E-281.

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward, City of Pittsburgh: Parcel 2: Vacant land being known as Diehl Avenue, Pittsburgh, PA 15210. Deed Book Volume 9964, Page 100, Block and Lot 94-E-280.

**Pittsburgh—31st Ward**

**84. Leah Richard a/k/a Leah Kirk and Shawn Richard a/k/a Shawn A. Richard**

MG-21-000094—\$73,523.35  
Stern & Eisenberg, PC  
215-572-8111

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 677

Calera Street, Pittsburgh, PA 15207. Deed Book Volume 15279, Page 102, Instrument No. 2013-16565. Block and Lot Number 135-H-78.

**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.**

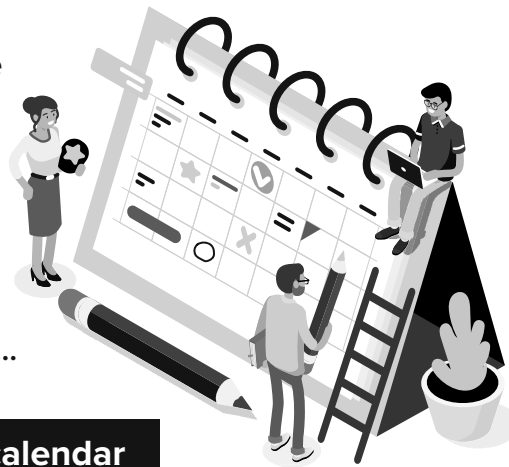
**Kevin M. Kraus, Sheriff**  
Feb 3, 2022

Feb 11, 18, 25, 2022

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**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:

Coen, Robert, deceased, of Pittsburgh, PA. No. 00122 of 2022. Patrick E. Coen, Extr., 150 Elmwood Drive, Glenshaw, PA 15116. 22-00236w Feb 18, 25; Mar 4, 2022

Crnkovic, Paul J., deceased, of Pittsburgh, PA. No. 00906 of 2022. Judy K. Kerr, Extr., 2016 Reis Run Road, Pittsburgh PA 15237 or to James R. Silsley, Esq., The Law Office of James R. Silsley, LLC, 564 Forbes Avenue, Ste. 1105, Pittsburgh, PA 15219. 22-00235w Feb 18, 25; Mar 4, 2022

Harding, Evelyn Louise a/k/a Evelyn L. Harding, deceased, of Sewickley, PA. No. 08670 of 2021. Georgette Forney, Extr., 106 Elm Lane, Sewickley, PA 15143 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066. 22-00644 Feb 18, 25; Mar 4, 2022

Joswiak, Mary D., deceased, of Pittsburgh, PA. No. 00786 of 2022. Lori Senft, Extr., 20 Burke Road, Cranberry Twp., PA 16066 or to Andrea Parenti, Esq., Dillon McCandless, 600 Cranberry Woods Drive, Suite 175, Cranberry Township, PA 16066. 22-00233w Feb 18, 25; Mar 4, 2022

Kostelnik, Raymond S. a/k/a Raymond Stephen Kostelnik, deceased, of Munhall, PA. No. 00415 of 2022. Roseann Olack, Extr., 4 St. Therese Court, Apt. 704, Munhall, PA 15120 or to Gregory A. Evashavik, Esq., Evashavik Law, LLC, 310 Grant Street, Suite 2901, Pittsburgh, PA 15219. 22-00643 Feb 18, 25; Mar 4, 2022

Kralik, Ella Mae, deceased, of Frazer Township, PA. No. 0826 of 2022. Christine A. Kralik, Co-Extr. and Renee Radvansky, Co-Extr., c/o Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freepport Road, Natrona Heights, PA 15065. 22-00228w Feb 18, 25; Mar 4, 2022

Massart, Mary E., deceased, of Harrison Township, PA. No. 00820 of 2022. Lori Marie Smail, Extr., c/o Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freepport Road, Natrona Heights, PA 15065. 22-00227w Feb 18, 25; Mar 4, 2022

Ponticello, Rita M., deceased, of Pittsburgh, PA. No. 09004 of 2021. George R. Ponticello, Extr., 923 California Avenue #703, Pittsburgh, PA 15202 or to Christopher G. Ponticello, Esq., 2900 Noblestown Road, Pittsburgh, PA 15205. 22-00231w Feb 18, 25; Mar 4, 2022

Rupic, Catherine, deceased, of Pittsburgh, PA. No. 03670 of 2021. Goran Jovicic, Admr., c/o Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freepport Road, Natrona Heights, PA 15065. 22-00229w Feb 18, 25; Mar 4, 2022

Adger, Georgeanna L. - Late of Dravosburg Borough, Allegheny County, PA. D.O.D. 4/7/20. Will #022108495. Keith Lamarr Smith, Administrator, 717 Clearview Dr., Dravosburg, PA 15034; Robert Freedenberg, Atty., Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101. 22-00584 Feb 11, 18, 25, 2022

Bates, Eric A. - Late of McCandless Twp., Allegheny County, PA. D.O.D. 3/22/14. Will #02200342. Lynn Stewart, Administratrix, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002. 22-00585 Feb 11, 18, 25, 2022

Davis, James Luther, deceased, of Dravosburg, PA. No. 08028 of 2021. Cheryl Lyn Dupak, Admr., 23 6th Street, Dravosburg, PA 15034 or to Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131. 22-00192w Feb 11, 18, 25, 2022

Dougherty, Thomas M., deceased, of Pittsburgh, PA. No. 00691 of 2022. John Dougherty, Admr., 161 Fawn Valley Drive, McMurray, PA 15317 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317. 22-00182w Feb 11, 18, 25, 2022

Fiduccia, Leslie Robert, deceased, of Liberty Borough, PA. No. 08332 of 2021. Dawn M. Virtes, Extr., 10 Wilson Dr., Herminie, PA 15637 or to Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131. 22-00191w Feb 11, 18, 25, 2022

Frederick, James M., deceased, of Pittsburgh, PA. No. 00688 of 2022. Ashley Eyles, Admr., 2040 Penry Rd., Radner, OH 43066 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234. 22-00187w Feb 11, 18, 25, 2022



Gabris, August, deceased, of Duquesne, PA. No. 08334 of 2021. Gary Michael Gabris, Admr., 9505 Hickory Falls Way, Nottingham MD 21236 or to Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

22-00190w Feb 11, 18, 25, 2022

Grogan, Mary Margaret, deceased, of Pittsburgh, PA. No. 00687 of 2022. Heather Perman, Extr., 925 Saxonburg Blvd., Pittsburgh, PA 15223 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

22-00194w Feb 11, 18, 25, 2022

Hanick, Barbara A., deceased, of Pittsburgh, PA. No. 00115 of 2022. Deborah A. Salka, Extr., 355 Bunola River Rd., Bunola, PA 15020 or to Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

22-00188w Feb 11, 18, 25, 2022

Knavish, David John, deceased, of Penn Hills, PA. No. 158 of 2021. Mary Lisa Petrocelly, Admr., c/o Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

22-00573 Feb 11, 18, 25, 2022

Mitrik, Eleanor, deceased, of West Mifflin, PA. No. 00676 of 2022. Mary Lynn Hudack, Extr., 5013 Interboro Ave., Pittsburgh, PA 15207 or to Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

22-00189w Feb 11, 18, 25, 2022

Raspanti, Bonita, deceased, of Pittsburgh, PA. No. 00779 of 2022. Alexis R. McGrath, Co-Extr., 1338 Partridge Lane, Villanova, PA 19085 and Anthony J. Raspanti, Jr., Co-Extr., 2402 Broadlawn Dr., Pittsburgh, PA 15241.

22-00195w Feb 11, 18, 25, 2022

Thorpe, John S. (a/k/a John Sickman Thorpe) - Late of N. Braddock Borough, Allegheny County, PA. D.O.D. 10/31/21. Will #022200541. Deborah E. Roberts, Administratrix C.T.A., c/o Tara M. Walsh, Esq., 30 Valley Stream Pkwy., Malvern, PA 19355; Tara M. Walsh, Atty., Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Pkwy., Malvern, PA 19355.

22-00586 Feb 11, 18, 25, 2022

Zeybel, Alice R., deceased, of Pittsburgh, PA. No. 09294 of 2021. Linda J. Zeybel, Extr., 506 Greenlee Road, Pittsburgh, PA 15227.

22-00186w Feb 11, 18, 25, 2022

Cubbison, Margaret M., deceased, of Bethel Park, PA. No. 00348 of 2022. Norman T. Cubbison, Extr., 5019 Lindemer Avenue, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

22-00483 Feb 4, 11, 18, 2022

Feldman, Lois Faith, deceased, of Pittsburgh, PA. No. 09385 of 2021. Chad Feldman, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Ave., Coraopolis, PA 15108.

22-00530 Feb 4, 11, 18, 2022

Geinzer, William David, deceased, of Bethel Park, PA. No. 06619 of 2021. Mary L. Geinzer, Admr., 26 Ladera Drive, Bethel Park, PA 15102 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

22-00479 Feb 4, 11, 18, 2022

Kiselica, Lois W., deceased, of Mount Lebanon, PA. No. 00428 of 2022. Lynn A. Kiselica, Extr., 318 Tuscarora Drive, Cranberry Twp., PA 16066 or to Edward C. Wachter, Jr., Esq., McCann, Garland, Ridall & Burke, 11 Stanwix St., Suite 1030, Pittsburgh, PA 15222.

22-00481 Feb 4, 11, 18, 2022

Lancie, Joan a/k/a Joan E. Lancie, deceased, of Plum, PA. No. 00523 of 2022. Judith M. Lagrotteria, Extr., 847 Key West Drive, Pittsburgh, PA 15239 or to Dayne F. Dice, Esq., Bruce E. Dice & Associates, PC, 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

22-00480 Feb 4, 11, 18, 2022

LaRocca, Joel J., deceased, of Pittsburgh, PA. No. 00155 of 2022. Suzanne LaRocca, Extr., c/o L. Dawn Haber, Esq., Akman &

Associates, LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317.

22-00484 Feb 4, 11, 18, 2022

McAllister, Arlene M. a/k/a Arlene McAllister, deceased, of McKeesport, PA. No. 00367 of 2022. Christina N. Leys, Extr., 2845 Price Drive South, Silver Lake, OH 44241 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131.

22-00478 Feb 4, 11, 18, 2022

Reichenbach, Ellen M., deceased, of Forest Hills, PA. No. 8233 of 2021. Diana Reichenbach, Co-Extr. and Lynn DePalma, Co-Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

22-00141w Feb 4, 11, 18, 2022

Sulick, Dolores a/k/a Dolores B. Sulick, deceased, of Green Tree, PA. No. 00254 of 2022. Christine Marie Gipko, Extr., 108 Jamestown Drive, Apt. D., Pittsburgh, PA 15216 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

22-00477 Feb 4, 11, 18, 2022

Turriziani, Helen L., deceased, of Moon Twp., PA. No. 0589 of 2022. Valerie A. Reed, Extr., c/o A. Todd Wilson, Esq., 82 Firethorn Rd., Baden, PA 15005-2615.

22-00482 Feb 4, 11, 18, 2022

Weltner, Marie A., deceased, of Carnegie, PA. No. 00446 of 2022. Thomas Eger, Extr., 109 Nancy St., Imperial, PA 15126.

22-00139w Feb 4, 11, 18, 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 December 5, 2021, with respect to a nonprofit corporation, A.J. Holmes Family Foundation Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

22-00237w Feb 18, 2022

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-000047. In re: Petition of Lindsay Nicole Pica, for change of name to Lindsay Burnett Pica. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, March 15, 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. James Flinchum, Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086, Attorney for Petitioner.

22-00673 Feb 18, 2022

#### Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Dana Dante' Anderson, Jr. a/k/a Dana Anderson a/k/a Dana D. Anderson a/k/a Dana D. Anderson, Jr., a minor. No. CP-02-AP-268-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Shade Summer Rose Mayak a/k/a Shade S. R. Mayak a/k/a Shade Mayak a/k/a Shade Summerrose Mayak a/k/a Shade S. Mayak a/k/a Mayak Shade a/k/a Summer Rose Mayak a/k/a Shade Summer Mayak a/k/a Shade S. Myak, Aditya Sharma, and Dana Dante Anderson a/k/a Dana Anderson, Sr. a/k/a Dana Anderson a/k/a Dana Dant'e' Anderson a/k/a Dana Dante' Anderson a/k/a Dana D. Anderson a/k/a Dana D. Anderson, Sr. a/k/a Dana D. Anderson, Jr., a minor, born on July 6, 2011, 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, Dana Dante' Anderson, Jr. a/k/a Dana Anderson a/k/a Dana D. Anderson a/k/a Dana D. Anderson, Jr. The Court has set a hearing to consider ending your rights to your child. That hearing

will be held on Wednesday, March 9, 2022 at 9:00 a.m., prevailing time, before the Honorable Tiffany E. Sizemore. This hearing may not take place in the courthouse but may be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Rick Ogden, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. Should the hearing proceed virtually, the aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in 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 contact 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

Andrew F. Szefti, County Solicitor. Katie Kennedy, Children, Youth and Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Boulevard, Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4466. Katherine.Kennedy@AlleghenyCounty.US, Attorneys for Petitioner.

22-00631 Feb 11, 18, 25, 2022

#### Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Ebonique Diamond James a/k/a Ebonique James a/k/a Ebonique D. James a/k/a Baby Girl James a/k/a Girl James, a minor. No. AP-010-2022 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Ebonique Jackie James a/k/a Ebonique James a/k/a Ebonique J. James, Derrick Davis a/k/a Derryck C. Davis, Sr. a/k/a Derryck Carlton Davis and The Unknown Father, parents of Ebonique Diamond James a/k/a Ebonique James a/k/a Ebonique D. James a/k/a Baby Girl James a/k/a Girl James, a minor, born on April 15, 2020, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Ebonique Diamond James a/k/a Ebonique James a/k/a Ebonique D. James a/k/a Baby Girl James a/k/a Girl James, a minor, born on April 15, 2020, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Ebonique Diamond James a/k/a Ebonique James a/k/a Ebonique D. James a/k/a Baby Girl James a/k/a Girl James, a minor, born on April 15, 2020, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Ebonique Diamond James a/k/a Ebonique James a/k/a Ebonique D. James a/k/a Baby Girl James a/k/a Girl James, a minor, born on April 15, 2020, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Ebonique Diamond James a/k/a Ebonique James a/k/a Ebonique D. James a/k/a Baby Girl James a/k/a Girl James, a minor, born on April 15, 2020, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Ebonique Diamond James a/k/a Ebonique James a/k/a Ebonique D. James a/k/a Baby Girl James a/k/a Girl James, a minor, born on April 15, 2020, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Ebonique Diamond James a/k/a Ebonique James a/k/a Ebonique D. 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