

SA-0000853-23; Comm. of PA vs Richard Grabowski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000498-23; Comm. of PA vs Gina Kathleen Handlow; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000438-23; Comm. of PA vs Raukeem Hawkins; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000715-23; Comm. of PA vs Craig Lee Hayden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000854-23; Comm. of PA vs Victoria Kinney; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000861-23; Comm. of PA vs Anthony D. Lewis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000425-23; Comm. of PA vs Alleyon Lowry; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000858-23; Comm. of PA vs Ibrahim Mganga; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000859-23; Comm. of PA vs Muya M. Mgaza; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000786-23; Comm. of PA vs Conor Michael Murray; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000898-22; Comm. of PA vs Holly Marie Neely; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000244-23; Comm. of PA vs Gabriel Taylor Nowak; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000495-21; Comm. of PA vs Bruno Opice; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000292-23; Comm. of PA vs Damian Powe; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000788-23; Comm. of PA vs Javaud A. Pringle; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000259-23; Comm. of PA vs Melinda Lee Quick; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000762-23; Comm. of PA vs Melinda Lee Quick; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000407-23; Comm. of PA vs Latrina Denay Randolph; P-atty: **Benjamin Jeffery Bentley**

SA-0000860-23; Comm. of PA vs Kenneth Ro Sharp-Haymon; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000862-23; Comm. of PA vs Lee Wilson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, October 2, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, OCTOBER 2, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, OCTOBER 3, 2023, 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 TUESDAY, OCTOBER 10, 2023 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.

Amendment of the Code Second Class County New Chapter 485.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows:

Article XII Sheriff's Sales

§475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The

written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

B. At the time of the sale the Sheriff shall collect all requisite filing costs, realty transfer taxes and fees necessary to properly record the deed.

C. Within seven days of receipt of written notice from the Sheriff, the Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located.

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must Record their own Deeds and pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 30 days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto, within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following: "This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

Baldwin Borough

71. Arlene Verner; and Timothy J. Giltinan, as Administrator of the Estate of Brian Verner
MG-23-000229—\$13,489.57
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 1148 Boni Drive, Pittsburgh, PA 15236. Document Number 2005-33565, Deed Book Volume 12610, Page 550. Block and Lot Number 0313-J-00246-0000-00.

Bethel Park

30. Joseph A. Roberts and Rachel M. Palastro
GD-17-015569—\$2,962.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house known as 2544 Highland Circle, Bethel Park, PA 15102. Deed Book Volume 14883, Page 378. Block & Lot No. 392-N-87.

37. Mark A. Griggs, With Notice to Heirs and Assigns & Ida May Griggs, With Notice to Heirs and Assigns

GD-23-002985—\$8,841.03

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being thereon vacant residential land known as Cherry Street, Bethel Park, PA 15102. Deed Book Volume 2876, Page 38. Block & Lot No. 567-G-78.

85. Evelyn O. Sims

MG-16-001493—\$382,767.24

Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 5076 Lindermer Avenue, Bethel Park, PA 15102. Document Number 2332, Deed Book Volume 4823, Page 341. Block and Lot Number 0392-J-00255-0000-00.

Brackenridge

91. Raymond C. Duttine, Jr., in His Capacity as Heir of Raymond C. Duttine; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Raymond C. Duttine

MG-22-000688—\$135,389.29

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 936 N. Ormond Street, Tarentum, PA 15084. Deed Book Volume 16585, Page 230. Block and Lot 1223-D-00368-0000-00.

93. Rebekah Anne Brooks

MG-22-000669—\$58,734.87

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1021 8th Ave., Brackenridge, PA 15014. Deed Book Volume 8397, Page 486. Block and Lot 1367-R-00215-0000-00.

Castle Shannon

13. Glenn Richard Loos and Janet L. Liska

MG-20-000392—\$79,598.43

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3717 Middleboro Road, Pittsburgh, PA 15234. Deed Book Volume 12087, Page 567. Block and Lot Number 250-G-284.

Collier

38. Constance Papeaka, With Notice to Heirs and Assigns

GD-22-012642—\$7,138.91

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a one story brick

house being known as 163 Baldwin Road, Carnegie, PA 15106. Deed Book Volume 6134, Page 413. Block & Lot No. 263-H-7.

Duquesne

36. Bruce J. Baran

GD-17-005397—\$6,536.83
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 brick commercial building being known as 212-218 Grant Avenue, Duquesne, PA 15110. Deed Book Volume 9870, Page 165. Block & Lot No. 378-A-174.

East Pittsburgh

78. Phillip J. Papa

MG-22-000255—\$165,100.52
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 609-611 Grandview Ave., East Pittsburgh, PA 15112. Deed Book Volume 17735, Page 284. Block and Lot Number 0375-R-00168-0000-00.

Frazer

14. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC

GD-21-006145—\$5,960,876.22
Matthew F. Marshall, Esq.
Anthony W. Cosgrove, Esq.
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

15. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC

GD-21-010969—\$3,155,828.90
Matthew F. Marshall, Esq.
Anthony W. Cosgrove, Esq.
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

16. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC

GD-23-005090—\$2,407,401.39
Matthew F. Marshall, Esq.
Anthony W. Cosgrove, Esq.
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

Glassport

47. The Unknown Heirs of Elizabeth Tkatch, Deceased

GD-22-005922—\$19,739.49
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 916 Delaware Avenue, Glassport, PA 15045. Deed Book 8772, Page 435. Block and Lot Number 558-L-372.

Hampton

10. Richard L. Duffy and Rita M. Duffy

MG-23-000353—\$106,075.89
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 2841 McCully Rd., Allison Park, PA 15101. Deed Book Volume 6849, Page 301. Block and Lot Number 0950-G-00317-0000-00.

25. Christian Matthew Degutis a/k/a Christian M. Degutis

MG-19-000948—\$80,216.22
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 4324 Hemlock Cir., Allison Park, PA 15101. Deed Book 12657, Page 456. Block and Lot Number 829-F-1-N001.

Harrison

5. David J. Luzik, Jr.

MG-22-000296—\$73,725.09
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 2843 North Meadow Street, Natrona Heights, PA 15065. Deed Book 17110, Page 254. Block and Lot Number 1845-M-306.

42. Samantha Singer and William J. Singer

MG-23-000507—\$97,347.13
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 1103 Liberty Avenue, Natrona Heights, PA 15065. Deed Book 18296, Page 362. Block and Lot Number 1519-K-59.

Ingram

7. Matthew J. Douglas

MG-23-000430—\$59,983.13
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 148 Ingram Avenue, Pittsburgh, PA 15205. Deed Book 15685, Page 482. Block and Lot Number 69-C-16.

Jefferson Hills

26. Daniel T. Hill

MG-23-000461—\$87,654.80
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 1125 State Route 885, Clairton, PA 15025. Deed Book 16934, Page 592. Block and Lot Number 659-H-108.

58. David T. Butler Jr., Known Heir to the Estate of David T. Butler Sr.; Nicholas Butler, Known Heir to the Estate of David T. Butler Sr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David T. Butler, Sr., Deceased

MG-22-000871—\$199,448.93
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 115 Hillview Rd., Clairton, PA 15025. Deed Book Volume 16271, Page 470. Block and Lot Number 0883-K-00074-0000-00.

Kennedy

29. Gregory R. Majcher

GD-22-000214—\$2,973.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two story masonry frame house being known as 1065 Fiddleback Drive, McKees Rocks, PA 15136. Deed Book Volume 14690, Page 250. Block & Lot No. 154-K-327.

Marshall

48. Joey E. Porter and Christy Y. Porter

GD-23-002410—\$56,274.86
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family dwelling being known and numbered as 109 Burry Avenue, Bradford Woods, PA 15015. Deed Book 15759, Page 487. Block and Lot Number 1657-L-1.

McDonald

12. Joshua Nichols

MG-23-000133—\$113,863.78
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McDonald: Parcel 1: Having erected thereon a dwelling being known and numbered as 35 Robinson Run Road, McDonald, PA 15057. Deed Book Volume 17523, Page 206. Block and Lot Number 683-G-60.

Parcel 2: Being vacant land being known as Robinson Run Road, McDonald, PA 15057. Deed Book Volume 17523, Page 206. Block and Lot Number 683-G-57.

City of McKeesport

28. All Known and Unknown Heirs of Felix R. Mayer

MG-22-01001—\$21,249.59
Michelle Pierro, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Ninth Ward of the City of McKeesport: Having erected thereon a dwelling known and numbered as 1823 Craig Street, McKeesport, PA 15132 as described in Deed Book 4644 Page 565, Parcel Number 0381-L-00143-0000-00.

76. Dennis J. Banks, Jr. and Amy B. Gasperin

MG-23-000121—\$45,876.37
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 9th Ward of the City of McKeesport: Parcel 1: Having erected thereon a two-story brick dwelling being known and numbered as 2500 Carson Street, McKeesport, PA 15132. Deed Book Volume 12695, Page 108. Block and Lot Number 0464-D-00121-0000-00.

Parcel 2: Being vacant land being known as Carson Street, McKeesport, PA 15132. Deed Book Volume 12695, Page 108. Block and Lot Number 0464-D-00122-0000-00.

89. Catherine Williams

MG-23-000458—\$57,851.90
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 430 Atlantic Avenue, McKeesport, PA 15132. Deed Book 8284, Page 294. Block and Lot Number 308-K-376.

McKees Rocks

21. Black Forge Grounds, LLC

GD-23-001824—\$190,777.88
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a commercial building being known and numbered as 701 Chartiers Avenue, McKees Rocks, PA 15136. Deed Book Volume 19269, Page 135, Block and Lot Number 43-K-204.

94. Donna M. Williams a/k/a Donna Michelle Williams

GD-23-001907—\$73,377.07
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 415 Russellwood Ave., McKees Rocks, PA 15136. Deed Book Volume 12878, Page 588. Block and Lot 0072-G-00218-0000-00.

Monroeville

67. Eric Sean Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; Eric Sean Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack; John Kevin Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; John Kevin Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack; Michael R. Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; Michael R. Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack
MG-18-000593—\$134,677.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 714 Shaw Avenue, Monroeville, PA 15146. Document Number 2004-4804, Deed Book Volume 11951, Page 218. Block and Lot Number 0545-D-00347-0000-00.

74. CCI Telecommunications LLC
GD-19-005928—\$107,666.69
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling used as office, known as 150 Dexter Drive, Monroeville, PA 15146. Deed Book 11085, Page 254. Block and Lot Number 854-E-363.

Moon

80. Joseph E. Pritchard and Sarabeth Scheller
MG-22-000212—\$131,383.43
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling known and numbered as 110 Oakwood Road, Coraopolis, PA 15108. DBV 17201, PG. 573, B/L #698-P-327.

Munhall

22. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Emily J. Reid, Deceased
GD-23-006058—\$55,351.73
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame dwelling house being known and numbered as 4012 Harvey Avenue, Homestead, PA 15120. Deed Book Volume 3991, Page 545. Block and Lot Number 133-H-112.

41. Brandon Wyse Solely in His Capacity as Heir of Kathleen M. Wyse, Deceased, and the Unknown Heirs of Kathleen M. Wyse, Deceased
MG-22-000629—\$72,422.92
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 136 West Marigold Street, Homestead, PA 15120. Deed Book 16783, Page 189. Block and Lot Number 180-C-246.

North Versailles

27. Patricia E. Kovach
MG-22-000297—\$85,249.02
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 119 Broadway Ext., North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-340.

Parcel Two: Having erected thereon a vacant land being known as Owen Street, North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-342.

68. Eric Ireland, as Believed Heir of the Estate of Richard G. Ireland; Carla Ireland, as Believed Heir of the Estate of Richard G. Ireland; Unknown Heirs of the Estate of Richard G. Ireland (if any); Unknown Administrators of the Estate of Richard G. Ireland
MG-23-000176—\$31,167.53
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 3738 Shady Lane, North Versailles, PA 15137. Document Number 160321, Deed Book Volume 9601, Page 363. Block and Lot Number 0548-J-00084-0000-00.

79. Daniel Evans and Laurie Tyner, Known Heirs of the Estate of Elizabeth N. Evans and the Unknown Heirs, Executors and/or Administrators of the Estate of Elizabeth N. Evans
MG-23-000177—\$33,732.21
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling known as 112 James Avenue, North Versailles, PA 15137. Deed Book Volume 09491, Page 546, Block and Lot Number 547-K-255.

O'Hara

54. Danita M. Novak
MG-22-000852—\$181,603.76
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 312 Orchard Drive, Pittsburgh, PA 15238. Deed Book Volume 16450, Page 499. Block and Lot Number 0291-C-00132-0000-00.

Penn Hills

19. The Unknown Heirs of Zola Mae Hinkle, Deceased
GD-22-013871—\$19,334.43
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 441 Guylyn Dr., Pittsburgh, PA 15235. Deed Book 3795, Page 292. Block and Lot Number 538-H-149.

20. William Moore
GD-22-013870—\$14,092.78
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 9611 Emerson St., Pittsburgh, PA 15235. Deed Book 10983, Page 63. Block and Lot Number 295-P-228.

49. The Unknown Heirs of Virginia E. Scott, Deceased

GD-22-012551—\$28,591.57
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 96 Woods Road, Pittsburgh, PA 15235. Deed Book 7701, Page 63. Block and Lot Number 230-P-91.

63. Theresa A. Furey, Administrator of the Estate of Grace R. Blasco, Deceased
GD-22-013636—\$13,504.51
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 10120 Gibson St., Pittsburgh, PA 15235. Deed Book 3889, Page 72. Block and Lot Number 295-S-369.

64. Cornell L. Downing, Antione L. Downing and Dawnita D. Downing
GD-23-001760—\$15,582.88
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 7709 Mark Dr., Verona, PA 15147. Deed Book 14818, Page 102. Block and Lot Number 230-B-4.

Plum

24. Joann C. Luczko
MG-22-000830—\$11,002.47
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 826 Blue Ridge Road, Pittsburgh, PA 15239. Deed Book 7543, Page 257. Block and Lot Number 1241-K-357.

Port Vue

17. Yanai Shaar
GD-22-014925—\$17,304.69
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1612 Trimble Avenue, McKeesport, PA 15133. Deed Book 15119, Page 335. Block and Lot Number 466-D-192.

Reserve

66. James H. Morrow and Viola M. Morrow
GD-23-001937—\$44,955.11
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 1704 Luty Avenue, Pittsburgh, PA 15212-0000. Document Number 2018-5715, Deed Book Volume 17125, Page 230. Block and Lot Number 0047-H-00288-0000-00.

70. John Donatelli
MG-23-000410—\$52,782.90
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling known as 3326 Spring Garden Road, Pittsburgh, PA 15212. DBV 10762, PG. 523, Block & Lot No: 78-E-236.

Robinson

35. Mary M. Brutt
GD-22-008414—\$2,670.67
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story brick house being known as 3 Sterling Drive, Coraopolis, PA 15108. Deed Book Volume 7482, Page 193. Block & Lot No. 269-R-270.

Scott

69. Patricia M. Gallagher
MG-22-000929—\$29,872.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 103 Jamestown Drive, Unit A, Pittsburgh, PA 15216. Document Number 58671, Deed Book Volume 6904, Page 394. Block and Lot Number 0099-C-00180-0123-00.

Shaler

32. Theron Hart
GD-22-008509—\$3,652.15
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a two story frame house being known as 109 East Undercliff Street, Pittsburgh, PA 15223. Deed Book Volume 12950, Page 318. Block & Lot No. 284-G-78.

43. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Raymond Ferraro, Deceased
GD-23-005401—\$228,532.71
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 574 Kimble Drive, Glenshaw, PA 15116. Deed Book Volume 13735, Page 123. Block and Lot Number 434-S-136.

51. Theron Hart
GD-22-000869—\$11,787.89
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 109 East Undercliff Street, Pittsburgh, Pennsylvania 15223-1149, Deed Book Volume 12950, Page 318, Block and Lot 284-G-78.

52. William J. Platek, Jr. and Jody Lynn Platek, Husband and Wife
GD-22-002130—\$13,614.07
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 129 Wise Lane, Pittsburgh, Pennsylvania 15209-1147, Deed Book Volume 7343, Page 637, Block and Lot 354-R-78.

53. Kimberly C. Craig, Executrix of the Estate of Richard W. Barsh, Deceased, and Aaron Barsh, Known Heir of the Estate of Richard W. Barsh, Deceased
GD-22-000648—\$34,722.17
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 3505 Rose Drive, Glenshaw, Pennsylvania 15116-1331, Deed Book Volume 3522, Page 523, Block and Lot 521-A-301.

61. Linda Creek and Charles Creek, II, as Joint Tenants With Right of Survivorship and Not as Tenants in Common

GD-22-000493—\$23,543.89
John T. Vogel, Esq.
Aaron J. Walayat, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 362 Reetz Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 14784, Page 1, Block and Lot 166-K-320.

62. David Joseph Manjerovic

GD-22-005136—\$16,689.65
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 100 Friday Road, Pittsburgh, Pennsylvania 15209-2174, Deed Book Volume 14507, Page 265, Block and Lot 118-M-236.

South Fayette

8. Raymond A. Mikesell

MG-23-000313—\$179,595.33
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 1332 Oakridge Road, McDonald, PA 15057. Deed Book 18116, Page 310. Block and Lot Number 258-R-13.

57. Carol L. Neiport and Gary M. Neiport

MG-22-001057—\$100,420.93
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 374 2nd Avenue, Bridgeville, PA 15017. Deed Book Volume 15932, Page 379. Block and Lot Number 0324-D-00026-0000-00.

Swissvale

11. Virginia L. Dettlinger

MG-23-000167—\$65,519.20
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2208 Lehigh Street, Pittsburgh, PA 15218. Deed Book Volume 5330 Page 729, Block and Lot Number 234-K-44.

65. Thomas J. Farrell and Juliette Farrell

MG-15-001715—\$393,718.57
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Parcel 1: Vacant land being known as Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-145.

Parcel 2: Vacant land being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-143.

Parcel 3: Having erected a dwelling being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208, Block and Lot No. 177-N-00144.

Verona

73. Matthew A. Frank, Executor of the Estate of Barbara E. Frank

GD-22-012881—\$8,770.75
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling, known as 664 3rd Street, Verona, PA 15147. Deed Book 12957, Page 459. Block and Lot Number 364-S-224.

West Deer

60. Melissa A. West

GD-22-011451—\$19,437.88
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 4218 Havencrest Drive, Gibsonia, PA 15044. Deed Book 13568, Page 106. Block and Lot Number 1507-M-363.

West Mifflin

23. Douglas Tkocs

MG-23-000085—\$59,485.89
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4033 Donna Avenue, West Mifflin, PA 15122. Deed Book 10415, Page 520. Block and Lot Number 238-J-398.

82. Jennifer Lynnn O'Connor a/k/a Jennifer Lynn O'Connor and Jammie Magyar

MG-21-000138—\$107,573.79
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a one and a half story brick dwelling being known and numbered as 2500 Campbell Circle, West Mifflin, PA 15122. Deed Book Volume 12117, Page 1. Block and Lot Number 0240-P-00025-0000-00.

87. Hali A. Rihn

MG-22-000498—\$139,278.29
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 261 Bost Drive, West Mifflin, PA 15122. Deed Book 17087, Page 260. Block and Lot Number 311-N-167.

West View

39. David J. Beach and the United States of America

GD-22-002139—\$6,973.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two story frame house known as 123 Frankfort Avenue, Pittsburgh, PA 15229. Deed Book Volume 11013, Page 277. Block & Lot No. 280-P-336.

Whitehall

9. Kelly M. Johnston a/k/a Kelly M. Johnson

MG-23-000189—\$161,371.98
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5222 Baptist Rd., Pittsburgh, PA 15236. Deed Book Volume 17804, Page 564. Block and Lot Number 0316-C-00182-0000-00.

Wilkins

77. Helen N. Simmons

MG-23-000029—\$85,644.69
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a dwelling being known and numbered as 634 Mortimer Avenue, Turtle Creek, PA 15145 a/k/a 634 Highland Avenue, Turtle Creek, PA 15145. Deed Book Volume 11739, Page 436. Block and Lot Number 0454-J-00069-0000-00.

Wilkesburg

18. The Unknown Heirs of Jennifer T. Jackson a/k/a Jennifer K. Jackson, Deceased

GD-21-011850—\$38,076.19
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1310 Franklin Ave., Pittsburgh, PA 15221. Deed Book 10891, Page 64. Block and Lot Number 233-G-233.

44. Diana L. Dunsworth

GD-23-002247—\$8,675.58
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 515 Jeanette St., Pittsburgh, PA 15221. Deed Book 5794, Page 471. Block and Lot Number 176-H-315.

45. James Brose

GD-23-001766—\$11,649.91
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a condominium dwelling being known and numbered as 521 West St., Unit 5, Pittsburgh, PA 15221. Deed Book 16955, Page 299. Block and Lot Number 176-B-390-5302.

46. Veterans Affairs Administration

GD-22-009682—\$12,298.45
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1335 Woodlawn Avenue, Pittsburgh, PA 15221. Deed Book 4520, Page 103. Block and Lot Number 233-G-104.

90. Madeline Jackson

MG-22-000749—\$32,812.97
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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

Having erected thereon a condominium unit being known and numbered as 7411 Lighthouse Pt., Pittsburgh, PA 15221. Deed Book Volume 11994, Page 232. Block and Lot 0298-A-00050-7411-00.

Pittsburgh—3rd Ward

75. One Chatham, LLC

GD-23-005888—\$42,854,071.84
Kelly M. Neal, Esq.
Buchanan Ingersoll & Rooney PC
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh: Those two (2) certain parcels of real property situate in the Third Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being known as Lot No. 1-B and Lot No. 1-D in the Chatham One Plan of Lots, said plan being recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Plan Book Volume 196 at Pages 108 and 109, being more particularly described in Deed Book Volume 17116, Page 559, and being commonly known as a portion of Floor One and Floors Three Through Nine of One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219. Block and Lot Number 2-F-166.

Subject to that certain (a) declaration of easements, covenants, and restrictions dated December 2, 1981, between the Urban Redevelopment Authority of Pittsburgh and The Prudential Insurance Company of America, as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book Volume 6424 beginning at Page 301, as amended, and (b) amended and restated Declaration of Easements and Operating Agreements, Dated March 11, 1996, between Elteq Partners I Limited Partnership, a Delaware Limited Partnership, and Chatham II Limited Partnership, a Delaware Limited Partnership, as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book Volume 9662, Page 1.

Pittsburgh—4th Ward

4. Lynda M. Holley

MG-23-000232—\$85,371.99
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3217 Ward Street, Pittsburgh, PA 15213. Deed Book 10341, Page 514. Block and Lot Number 29-C-234.

Pittsburgh—6th Ward

86. 4th Quarter Realty Group, Inc.; and Sean Williams

GD-22-015757—\$106,531.29
Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 6th Ward: Having erected thereon a two family dwelling being known and numbered as 342 Downing Street, Pittsburgh, PA 15219 Deed Book Volume 18063, Page 300, Block and Lot Number 25-M-74.

Pittsburgh—9th Ward

55. James D. Miller and Beth Miller

MG-22-000295—\$107,522.66
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

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 4907 Hatfield Street, Pittsburgh, PA 15201. Deed Book Volume 12724, Page 143. Block and Lot Number 0080-G-00019-0000-00.

Pittsburgh—10th Ward

34. Laretta H. Ashley, Individually and as Known Heir of Israel E. Hazard and Annabell Hazard, the Unknown Heirs of Annabell Hazard, Deceased and the Unknown Heirs of Israel E. Hazard, Deceased

GD-16-007837—\$6,493.22
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 10: Having erected thereon a two story masonry frame house being known as 106 Elena Court, Pittsburgh, PA 15201. Deed Book Volume 4668, Page 375. Block & Lot No. 81-H-354.

50. Randolph Pickett, Executor of the Estate of Annetta J. Pickett, Deceased

GD-18-006682—\$8,408.56
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 10: Having erected thereon a two story frame house being known as 329 North Aiken Avenue, Pittsburgh, PA 15206. Deed Book Volume 9972, Page 17. Block & Lot No. 50-H-47.

72. Mary Brooks

MG-23-000455—\$32,968.73
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a 2 1/2 story dwelling known as 425 N. Millvale Avenue, Pittsburgh, PA 15224, Deed Book Volume 11359, Page 480, Block & Lot No. 50-F-78.

Pittsburgh—19th Ward

6. Nicole M. McDermott

MG-23-000062—\$67,089.89
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 1205 Oakridge Street, Pittsburgh, PA 15226. Deed Book Volume 15295, Page 560. Block and Lot Number 96-E-62.

83. Meranda Jones

MG-23-000339—\$37,741.96
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 301 Paur Street, Pittsburgh, PA 15211-2305. Deed Book Volume 17749, Page 171. Block and Lot Number 15-C-192.

84. Dennis R. Cassidy

MG-21-000263—\$56,048.27
Pincus Law Group
484-571-2201

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 2010 Plainview Avenue, Pittsburgh, PA 15226. Deed Book Volume 15142, Page 496. Block and Lot Number 62-D-233.

Pittsburgh—26th Ward

56. Kathleen C. Frenak

MG-22-000626—\$48,693.49
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 438 Bark St., Pittsburgh, PA 15214. Deed Book Volume 8516, Page 629. Block and Lot Number 0046-G-00195-0000-00.

81. Vanessa Williams

GD-23-007510—\$117,801.19
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of Pittsburgh: Having erected thereon a dwelling, being known and numbered as 3 East McIntyre Avenue, Pittsburgh, Pennsylvania 15214, Deed Book Volume 9571, Page 60. Block and Lot Number 0046-F-00218-0000-00.

Pittsburgh—27th Ward

95. Richard Dix a/k/a Richard P. Dix and Tracy Dix

GD-22-014377—\$168,965.50
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1200 Davis Avenue, Pittsburgh, PA 15212 a/k/a 3603 Wapello Street, Pittsburgh, PA 15212. Deed Book Volume 12416, Page 132. Block and Lot Number 114-S-316.

Pittsburgh—29th Ward

59. Nicholas R. Gromo

MG-22-000820—\$31,653.79
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2202 Lutz Ave., Pittsburgh, PA 15210. Deed Book Volume 13043, Page 288. Block and Lot Number 0095-H-00187-0000-00.

Pittsburgh—31st Ward

92. Michael Riccitelli, in His Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli; John Cicchitello, in His Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil John Riccitelli; Samantha Riccitelli, in Her Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil John Riccitelli; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli

MG-22-001063—\$113,756.28
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4829 Lougean Ave., Pittsburgh, PA 15207.

Deed Book Volume 10725, Page 409. Block and Lot 0133-P-00079-0000-00.

Pittsburgh—32nd Ward

31. Robert James Schad, Jr., Executor of the Estate of Paul D. Harmison, Deceased

GD-17-003304—\$18,142.93
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 brick house being known as 239 Richfield Street, Pittsburgh, PA 15234. Deed Book Volume 6812, Page Number 390, Block and Lot Number 139-H-10.

96. Robert H. Minsterman, Jr. and Jayne F. Minsterman

MG-22-000541—\$55,465.54
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 32nd Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 2521 Kingwood Street, Pittsburgh, PA 15234, Deed Book 7818, Page 207, Block and Lot 0138-E-00209-0000-00.

AMENDED NOTICE

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

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

**Allegheny County Bar Association
412-261-0518**

**Lawyer Referral Services
412-261-5555**

**Neighborhood Legal Services
412-255-6700**

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff
Sep 7, 2023
Sep 8, 15, 22, 2023

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:

Anderson, John E., deceased, of Pleasant Hills, PA. No. 06159 of 2023. Kristen Richard, Admrx., 2410 Fairway Terrace, Warrington, PA 18976 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-01693w Sep 8, 15, 22, 2023

Doerr, Mercedes A., deceased, of Pittsburgh, PA. No. 06229 of 2022. Linda Hils, Extr., 181 Parkedge Road, Pittsburgh, PA 15220 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

23-01695w Sep 8, 15, 22, 2023

Dziuban, Benedict John a/k/a Benedict J. Dziuban, deceased, of Blawnox, PA. No. 05994 of 2023. Ronald E. Dziuban, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

23-03500 Sep 8, 15, 22, 2023

Harbison, Darlene M. a/k/a Darlene Marie Harbison, deceased, of Tarentum, PA. No. 4125 of 2023. Jennifer L. Harbison, Admrx., 903 1st Ave., East Brady, PA 16028 or to Paula J. Willyard, Esq., Willyard Law Firm PC, 347 N. Pike Rd., Sarver, PA 16055.

23-03501 Sep 8, 15, 22, 2023

Hudak, Gerald Alan, deceased, of Imperial, PA. No. 05535 of 2023. Heidi Hudak, Extr., 12 Forest Glen Drive, Imperial, PA 15126 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-01692w Sep 8, 15, 22, 2023

Johnson, Robert E., deceased, of Pittsburgh, PA. No. 06049 of 2023. Jeffrey R. Johnson, Extr., 3406 Rose Drive, Glenshaw, PA 15116 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

23-03498 Sep 8, 15, 22, 2023

Kardos, John R., deceased, of Upper St. Clair, PA. No. 06096 of 2023. John M. Kardos, Co-Extr., 13207 Topsfield Court, Herndon, VA 20171 and Mark S. Weis, Co-Extr., 512 Colony Court, Gibsonia, PA 15044 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-01694w Sep 8, 15, 22, 2023

Knoblock, Leonard Louis Edgar, deceased, of Bethel Park, PA. No. 04864 of 2023. Julie Knoblock, Admrx., 714 Galway Drive, Bethel Park, PA 15102 or to Timothy A. Schoonover, Esq., Babst Calland, 330 Innovation Blvd., Ste. 302, State College, PA 16803.

23-01696w Sep 8, 15, 22, 2023

Kuzmanko, Charlene T. a/k/a Charlene A. Kuzmanko, deceased, of White Oak, PA.

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at ACBA.org/LivingWill.

No. 04807 of 2021. Damian C. Teslevich, Extr., 12094 Waterford Drive, North Huntingdon, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

23-03497 Sep 8, 15, 22, 2023

Phillips, Donna L. a/k/a Donna Lee Phillips, deceased, of Penn Hills, PA. No. 05633 of 2023. Melony C. Lombardo, Admr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

23-03499 Sep 8, 15, 22, 2023

Albrighton, Charles William, deceased, of Port Vue, PA. No. 07969 of 2022. Diane A. Bartko, Extr., 121 Mount Vernon Drive, McKeesport, PA 15135 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-03426 Sep 1, 8, 15, 2023

Benninger, Florence L. a/k/a Florence Benninger, deceased, of Verona, PA. No. 05763 of 2023. Kathy Benninger, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01660w Sep 1, 8, 15, 2023

DANEK, Regina A. (a/k/a Regina Ann Danek) - Late of Mt. Lebanon Twp., Allegheny County, PA. D.O.D. 6/16/23. Will #022305918. Michael V. Danek & Mark S. Danek, Executors, 1255 Drummers Ln., Ste.

105, Wayne, PA 19087; Mark S. Danek, Atty., The Danek Law Firm, LLC, 1225 Drummers Ln., Ste. 105, Wayne, PA 19087.

23-03486 Sep 1, 8, 15, 2023

Doyle, William J., deceased, of West Mifflin, PA. No. 05821 of 2023. Margaret Clay, Extr., 26 Lewis Run Road, West Mifflin, PA 15122 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-03427 Sep 1, 8, 15, 2023

Eury, Mary Gertrude, deceased, of Hampton Twp., PA. No. 5924 of 2023. Robert L. Eury, Jr., Extr., 5178 S. Carterton Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

23-03424 Sep 1, 8, 15, 2023

Grate, Gloria, deceased, of Pittsburgh, PA. No. 04071 of 2023. Edward Grate, Extr., 229 Green St., Pittsburgh PA 12551.

23-01661w Sep 1, 8, 15, 2023

Harnaha, Terry Andrew, deceased, of Wexford, PA. No. 05837 of 2023. Rebecca Ann Olds, Admr. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01653w Sep 1, 8, 15, 2023

Krupensky, Charles J. a/k/a Charles J. Krupensky, Jr., deceased, of Pittsburgh, PA.

No. 05714 of 2023. Eleanor M. Walton, Extr., 432 S. Julian Street, Naperville, IL 60540 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.

23-03425 Sep 1, 8, 15, 2023

Lagrotteria, Anna, deceased, of Penn Hills, PA. No. 4263 of 2023. Gregory Lagrotteria, Extr., 129 Richey Drive, Verona, PA 15147 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

23-01651w Sep 1, 8, 15, 2023

Longo, Dorothy J., deceased, of Pittsburgh, PA. No. 05792 of 2023. Patricia A. Price, Extr., 2789 Queensboro Avenue, Pittsburgh, PA 15226 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

23-03429 Sep 1, 8, 15, 2023

Lydon, Lillian, deceased, of Pittsburgh, PA. No. 04783 of 2023. Jeffrey Lydon, Extr., 7780 Solitude Ct., Riverside, CA 92506.

23-01659w Sep 1, 8, 15, 2023

Mahitula, Hamadi Abdalla, deceased, of Pittsburgh, PA. No. 06025 of 2023. Abdalla Hamadi Abdalla, Admr., 4012 Brighton Road, Pittsburgh, PA 15212 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-01655w Sep 1, 8, 15, 2023

Mitchell, Curtis H., deceased, of Oakdale, PA. No. 07381 of 2022. Sabrina Mitchell, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-01658w Sep 1, 8, 15, 2023

MONTELL, Earl A. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/20/16. Will #022205740. April Montell, Administratrix, c/o Adam S. Bernick, Esq., 2047 Locust St., Phila., PA 19103; Adam S. Bernick, Atty., 2047 Locust St., Phila., PA 19103.

23-03487 Sep 1, 8, 15, 2023

Panizzi, Matilda J. a/k/a Mathilda Jean Panizzi, deceased, of Kennedy Township, PA. No. 6061 of 2023. Dean Panizzi, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

23-01652w Sep 1, 8, 15, 2023

Sawchak, Helen D. a/k/a Helen Sawchak, deceased, of White Oak, PA. No. 04930 of 2023. Stephanie A. Budd, Extr., 1910 Dearhorn Drive, White Oak, PA 15131 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

23-03423 Sep 1, 8, 15, 2023

Smith, Donna Barbara, deceased, of Coraopolis, PA. No. 6007 of 2023. Charles L. Smith, Jr., Extr., 904 Kable Way, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01648w Sep 1, 8, 15, 2023

Smith, James E., deceased, of West Mifflin, PA. No. 05819 of 2023. Carmella Smith, Extr., 7519 Ardmore Street, Pittsburgh, PA 15218 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-03428 Sep 1, 8, 15, 2023

Stanton, Martin R., deceased, of Ross Township, PA. No. 05217 of 2023. Judy Stanton, Admr., c/o Timothy J. Giltinan, Esq., John W. Giltinan Esq., P.C., 603 Stanwich Street, Ste. 1679, Pittsburgh, PA 15222.

23-01656w Sep 1, 8, 15, 2023

Stewart, Paul Andrew, deceased, of Pittsburgh, PA. No. 06046 of 2023. Eric Stewart, Admr., 500 Pearre Springs Way, Franklin, TN 37064 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-01654w Sep 1, 8, 15, 2023

Williamson, Bonnie Kay, deceased, of Robinson Township, PA. No. 05925 of 2023. Holly Marocchi, Extr., c/o Judith A. Lehnowsky, Esq., 102 Penbryn Road, Pittsburgh, PA 15237.

23-01657w Sep 1, 8, 15, 2023

Argenzio, Helen D., deceased, of Rankin, PA. No. 05667 of 2023. Patricia R. Argenzio, Extr., 1924 Lafayette Street, Pittsburgh, PA 15218 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.

23-03272 Aug 25; Sep 1, 8, 2023

Dodds, Deborah Detchon, deceased, of Pittsburgh, PA. No. 04953 of 2023. Seth Detchon Dodds, Co-Extr. and Zachary Bechman Dodds, Co-Extr., c/o Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.

23-03270 Aug 25; Sep 1, 8, 2023

Fleishner, Joan, deceased, of Allison Park, PA. No. 05213 of 2023. Donna Babyak, Extr., 3530 Countrywood Drive, Allison Park, PA 15101 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

23-01617w Aug 25; Sep 1, 8, 2023

Grubb, Ellen W., deceased, of Wexford, PA. No. 05544 of 2023. Janet Kathleen Grubb, Admr., 9429 Northgate Dr., Allison Park, PA 15101 or to Michael Goldstein, Esq., 537 N. Neville Street, Apt. 2G, Pittsburgh, PA 15213.

23-01610w Aug 25; Sep 1, 8, 2023

Jones, M. Esther Palmer a/k/a Mildred Esther Swauger a/k/a Esther M. Jones a/k/a Mildred Esther Jones a/k/a Mildred E. Palmer Jones, deceased, of Monroeville, PA. No. 05690 of 2023. Michael F. Palmer, Co-Extr. and Miriam Swauger, Co-Extr., 2711 Edgewood Lane, Lake Charles, LA 70605 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

23-03268 Aug 25; Sep 1, 8, 2023

Keiser, Cortes Lynn a/k/a Lynn Keiser, deceased, of Pittsburgh, PA. No. 05358 of 2023. Julia L. Keiser, Admr., 4738 Bayard Street, Pittsburgh, PA 15217 or to Elliot S. Katz, Esq., 4057 Wolverton C, Boca Raton, FL 33434.

23-03269 Aug 25; Sep 1, 8, 2023

Loy, Jay K. a/k/a Jay Kennedy Loy, deceased, of Plum Borough, PA. No. 05651 of 2023. Carol Rosenson Loy, Extr., 812 Pierson Run Road, Pittsburgh, PA 15236 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

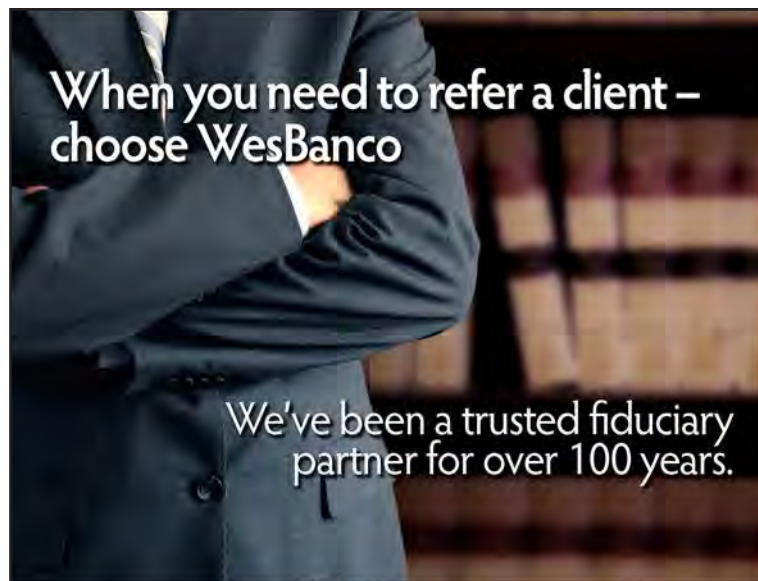
23-03271 Aug 25; Sep 1, 8, 2023

Robinson, Douglas Ross, deceased, of O'Hara Township, PA. No. 05701 of 2023. Susan Robinson Thim, Extr., 18316 NE 198th Street, Woodinville, WA 98077 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

23-01613w Aug 25; Sep 1, 8, 2023

Winnecour, Lewis A., deceased, of Scott Township, PA. No. 05771 of 2023. Marsha Mintz, Extr., 111 Green Commons Drive, Scott Township, PA 15243 or to Robert L. Foreman, Esq., 500 Grant Street, Suite 2900, Pittsburgh, PA 15219.

23-01615w Aug 25; Sep 1, 8, 2023



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Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is LIT CIGAR AND HOOKAH LOUNGE CORPORATION.

23-03503 Sep 8, 2023

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 August 25, 2023, with respect to a nonprofit corporation, Mt. Lebanon Flag Football Association, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-01691w Sep 8, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-009030. In re: Petition of James Robert Maier and Sidney Ellen Cannon-Bailey, for change of names to James Robert Caierley and Sidney Ellen Caierley. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, September 25, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said names should not be changed as prayed for.

23-01697w Sep 8, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-008646. In re: Petition of Jennie Elizabeth Hollo, for change of name to Jamie Noel Hollo. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, September 25, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-03506 Sep 8, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-23-001711

Allegheny County Central Tax Collection District, Plaintiff,

vs.
Robert M. Mack, Defendant(s).

Robert M. Mack:

You are hereby notified that on April 3, 2023, Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-001711. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2017 and 2018 that were to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit

of Defense to the claims set forth against your property. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219

Telephone: 412-261-5555

23-03492 Sep 8, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-23-003751

Allegheny County Central Tax Collection District, Plaintiff,

vs.

Margaret F. Joyce, Defendant(s).

Margaret F. Joyce:

You are hereby notified that on July 21, 2023, Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-003751. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2013 through 2017 that were to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219

Telephone: 412-261-5555

23-03493 Sep 8, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-23-001712

Allegheny County Central Tax Collection District, Plaintiff,

vs.

Lavon M. Hooks, Defendant(s).

Lavon M. Hooks:

You are hereby notified that on April 3, 2023, Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-001712. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2017 that was to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219

Telephone: 412-261-5555

23-03494 Sep 8, 2023

Notice of Administrative Suspension

Notice is hereby given that the following Allegheny County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated July 26, 2023, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 25, 2023, for Compliance Group 3.

Cope, Charles Haley
Engle, Gregory Hollis
Hartenstein, Geoffrey Robert
Kenawell, John William A.
Kestler, Geoffrey

Lennox, Richard Scott
McCune, Joseph Patrick
Simms, Ann Adams
Tryczynski, Christina
Wible, Robert G.

Suzanne E. Price
Attorney Registrar

The Disciplinary Board of the
Supreme Court of Pennsylvania
23-03496 Sep 8, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-013061. Notice is hereby given to Thomas L. Boyd, and all other parties of interest, that a tax sale has been initiated against the property located at 6-8 Ross Street, Duquesne, Allegheny County, Pennsylvania 15110, known as lot/block 305-H-006. This notice acts as service of the Praeceptio for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the August 10, 2023 Order of Court.

23-03502 Sep 8, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-009591. Notice is hereby given to All Unknown Heirs of Betty Jo Handley and Donald Handley, Jr., deceased, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 206 Shields Street, Buena Vista, Allegheny County, Pennsylvania 15018, known as lot/block 1266-L-284. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the December 14, 2022 Order of Court.

23-03505 Sep 8, 2023

Notice

Petition for Determination of Title to 1437 Orator Street, Pittsburgh, PA 15204. (71-L-286) Estate of Earlene Paolino, deceased, filed by James Paolino Sr. at No. 5753 of 2023, Orphans Court. Quintntarra Morant, Esq. Morant Law Offices, 500 Regis Avenue # 10946, Pittsburgh, PA 15236.

23-03511 Sep 8, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-22-003859

Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,

v.

Erin Piccolino, Known Heir of Sandra C. McCloy, Deceased, the Unknown Heirs of Sandra C. McCloy, Deceased and the United States of America, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 296-H-160, more commonly known as 10304 Lindberg Ave., Pittsburgh, PA 15235 in the Municipality of Penn Hills.

Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice to the relief requested by the Plaintiff. You may lose the property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association,
400 Koppers Building
436 Seventh Avenue

Telephone: (412) 261-5555

Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

23-03518 Sep 8, 2023

Voluntary Dissolution Business Corporation

Notice is hereby given by Apico Inns of Pennsylvania, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of

Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-03440 Sep 1, 8, 2023

Voluntary Dissolution Nonprofit Corporation

Dissolution - Notice Is Hereby Given That the sole Member and the Board of Directors of Himalayan Institute of Pittsburgh, a PA nonprofit corp., with a registered address at 300 Beverly Rd., Pittsburgh, PA 15216, have approved a plan that the corp. voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corp. under the provisions of Section 5975 of the PA Nonprofit Corp. Law of 1988, as amended. Fox Rothschild LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673.

23-03535 Sep 8, 15, 2023

FAMILY DIVISION

(Continued from Page 1, Column 3)

Boyd Carlos vs Horn Tracy; FD-23-001735; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Croghan Scott T vs Croghan Alicia; FD-23-001736; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Zielinski Teri vs Lutz Robert; FD-23-001801; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Goldinger Janice vs King Kenneth; FD-23-001802; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Fenlock Andrew vs Kessler Monica; FD-23-001804; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Pennybaker Yavetta Marie vs Pennybaker Keith; FD-23-001806; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Waters Trenita L. vs Lane Jermaine; FD-23-001808; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Robinson Kym L. vs Roberts Delreese; FD-23-002916; Support; Complaint in Support; Atty(s): Pro Se

Johnson Justice vs Beatty Isaiah M.; FD-23-003183; Support; Complaint in Support; Atty(s): Pro Se

Cannavine Kellie vs Cannavine Michael; FD-23-003245; Support; Complaint in Support; Atty(s): Pro Se

Mccaa Keona vs Mitchell Corey; FD-23-003252; Support; Complaint in Support; Atty(s): Pro Se

Shipper Alexandra vs Shipper Brian; FD-23-003259; Support; Complaint in Support; Atty(s): Pro Se

Eisenberg Selena A. vs Eisenberg Matthew; FD-23-003260; Support; Complaint in Support; Atty(s): Pro Se

Reese Regina A. vs Cain Qurou; FD-23-003261; Support; Complaint in Support; Atty(s): Pro Se

Robinson Shayna vs McKenzie Daniel; FD-23-003262; Support; Complaint in Support; Atty(s): Pro Se

Reynolds Marilyn M. vs Campbell Dominique William; FD-23-003263; Support; Complaint in Support; Atty(s): Pro Se

Waddell Sabrena S. vs Watts Maurqel L.; FD-23-003264; Support; Complaint in Support; Atty(s): Pro Se

Kendrick Amber C. vs Monigold Justin; FD-23-003266; Support; Complaint in Support; Atty(s): Pro Se

Johnson Kierra vs Rodgers Brandon; FD-23-003268; Support; Complaint in Support; Atty(s): Pro Se

Lenko Gabrielle Alexis vs Phillips Gage M.; FD-23-003269; Support; Complaint in Support; Atty(s): Pro Se

Mathews Nicole vs Mathews Bryan; FD-23-003272; Support; Complaint in Support; Atty(s): Pro Se

Mertz Katarina vs Key Ethan; FD-23-003273; Support; Complaint in Support; Atty(s): Pro Se

St Clair Onika vs Verneuil Junior; FD-23-003274; Support; Complaint in Support; Atty(s): Pro Se

Matthews Kariyah vs Rivers Tariq; FD-23-003278; Support; Complaint in Support; Atty(s): Pro Se

Corrales Kathleen Marie vs Corrales Freddy Gerardo; FD-23-008701; Divorce; Complaint in Divorce (2 count); Atty(s): Howell Cynthia, McMorrow Brooke B

Smith Margaret J. vs Smith Bryant B.; FD-23-008702; Divorce; Complaint in Divorce (5 count); Atty(s): Staroschuck Bernadette

Jaquay Shannon M., Jaquay Shannon M. vs Jaquay Michael J., Jaquay Michael J.; FD-23-008703; Divorce; Complaint in Divorce (3 count); P-atty: Pearlstein Susan

Croghaw Scott Thomas vs Croghaw Alicia Nicole; FD-23-008704; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

Daniel Tomika vs Bailey Jr. Anthony Joseph; FD-23-008705; Divorce; Settlement Agreement; Atty(s): Pro Se

Wagner Tyler vs Wagner Katelynn; FD-23-008706; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

Tum Tiu Miguel I. vs Us Itzep Maria, Tojin Chivalan Domingo; FD-23-008707; Custody; Complaint in Custody (Initial); P-atty: Tamburro Samantha C.

Dubon Corrales Heidi M. vs Cordero Julian De Jesus; FD-23-008708; Custody; Complaint in Custody (Initial); P-atty: Tamburro Samantha C.

Castillo Ceballos Wilfredo, Dubon Corrales Heidi M. vs Ceballos Olivares Berta Alicia, Castillo Gonzalez deceased Arnoldo; FD-23-008709; Custody; Complaint in Custody (Initial); P-atty: Tamburro Samantha C.

Golin Sanford vs Golin Anne K.; FD-0268-000010-79; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

Goldinger Janice vs Davis Michael; FD-22-003304; Support; Complaint in Support; Atty(s): Pro Se

Chandler Karen vs Chandler Monique; FD-23-001732; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Tomer Deborah vs Scott Stephanie; FD-23-001733; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Wallace Marlisa Jeanette vs Wallace Eugene Jefferson; FD-23-001784; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Payne Jim vs Keys Manika; FD-23-001805; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Hanson Sr. Floyd D. vs Perez Cecilia; FD-23-001807; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Steedley Jordan A. vs Direnna Angelo C.; FD-23-002500; Establish Paternity; Motion to Compel; Atty(s): Jerich Donald E

Mitchell Ashley N. vs Knapp Adam Scott; FD-23-002501; Establish Paternity; Order of Court; Atty(s): Jerich Donald E

Reed Tequesha vs Coleman Jr. Emmett; FD-23-003194; Support; Complaint in Support; Atty(s): Pro Se

Taylor Naechelle vs Anger Leon L.; FD-23-003209; Support; Complaint in Support; Atty(s): Pro Se

Caligiuri Kaitlyn S. vs Hulboy Brandon; FD-23-003258; Support; Complaint in Support; Atty(s): Pro Se

Breier Maria A. vs Smith Jason; FD-23-003267; Support; Complaint in Support; Atty(s): Pro Se

Ritchey Bryan vs Ritchey Ashley; FD-23-008695; Custody; Confidential Information Form; Atty(s): Pro Se

Mott Jr. Donald David vs Kendrick Tameka Lashawn; FD-23-008712; Divorce; Praecipe to Proceed IFP; P-atty: Pollock Jeffrey L

Remick Lindsey Kay vs Remick Jon James; FD-23-008713; Divorce; Affidavit of Non-Military Service; Atty(s): Pro Se

Mitchell Kenneth vs Mitchell Gloria Vi; FD-23-008714; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

Faulk Jaiquan vs Crews-Cook Deisha A.; FD-23-008715; Custody; Praecipe for Appearance; Atty(s): Pro Se

Sherrell Gerald A. vs White Charlene; FD-23-008716; Custody; Criminal Record/Abuse History Verification; Atty(s): Pro Se

Kamper Sarah vs Kovats Gabor; FD-23-008717; Divorce; Acceptance of Service; Atty(s): Pro Se

Johnson Kristen vs Johnson Michael; FD-23-008718; Divorce; Complaint in Divorce (1 count); P-atty: Feldman Joseph; Atty(s): Feldman Max C., Feldman Nicholas

Alamili Raed Alaa vs Ibrahim Hadir Fahdil; FD-23-008720; Divorce; C o m p l a i n t i n D i v o r c e (1 c o u n t) ; A t t y (s) : N o t a r o B e t h a n y L

Keyes Michael vs Keyes Sally Cadiz; FD-23-008721; Divorce; Complaint in Divorce (1 count); P-atty: Feldman Max C.; Atty(s): Feldman Nicholas, Feldman Joseph

Withers III Roy R. vs Withers Carol Anne; FD-1683-000010-78; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

Coroso Kaitlyn Emma vs Jacob Stephen; FD-23-001367; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Pryor Chai vs Poole Summer; FD-23-001737; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

McMonagle Madison Rae vs George Joseph; FD-23-001738; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Navarro Analisha Cintron vs Brock Simone; FD-23-001739; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Miecznikowski Anastasiya Platun vs Liberati Paul; FD-23-001740; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Scott Zada vs Pegues Zane; FD-23-001741; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Grant James vs Johnson Dominique; FD-23-001742; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Buick Travis vs Sirmic Joseph; FD-23-001743; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Rivers Jason vs Crawford Carla; FD-23-001749; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Mitro Jordan vs Logan Brison; FD-23-001750; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Fridley Leighta vs Humphries III Dale Bryce; FD-23-001809; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Wakefield Jr. Erwin L. vs Raines Zuwen B.; FD-23-001810; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Sparks Maria vs Goisse Sr. Cody; FD-23-001811; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Green J'Lynera Andrea vs Burgess Muhmmad R.; FD-23-001812; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Moore Kenya vs Grimsley Gregory; FD-23-001814; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Cope Kendra V. vs Danatarov Danatar; FD-23-001815; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Potter Douglas E. vs Ticich-Potter Micaela Rae; FD-23-008719; Divorce; Complaint in Divorce (1 count); P-atty: Dannhardt William F

Rush Gregory vs Rush Jenny; FD-23-008722; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

Banda Zondani vs Banda Elina; FD-23-008723; Custody; Complaint in Custody (Initial); Atty(s): Pro Se

Monroe Alan vs Bey Aria; FD-23-008724; Custody; Complaint in Custody (Initial); Atty(s): Pro Se

Thorat Manish, Thorat Manish vs Thorat Renuka, Thorat Renuka; FD-23-008725; Divorce; Custody Complaint/JCP/PCF/JEN; P-atty: Crisanti Robert A

Shumaker Jillian Rae vs Shumaker Evan Michael; FD-23-008726; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

Neptune Nikole vs Neptune Ryan; FD-23-008727; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

Moore Leah Marie vs Moore Randall A.; FD-23-008728; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

Cornetta Maria C. vs Cornetta Martin; FD-23-008729; Divorce; Complaint in Divorce (1 count); P-atty: Pratt Grey Douglas

Dean Jennifer vs Di Pasquale Johnny; FD-23-008730; Divorce; Complaint in Divorce (2 count); P-atty: Bonnetty Antonio

Faith Jeffrey vs Faith Nicole; FD-23-008731; Divorce; Complaint in Divorce (2 count); Atty(s): Pro Se

Zwigart Heather vs Zwigart Paul; FD-23-008732; Divorce; Confidential Information Form; P-atty: Iwanyszyn Deborah L

Platt Gary A. vs Platt Linda Jordan; FD-23-008733; Divorce; Complaint in Divorce (2 count); P-atty: Piccirilli Anthony P.

Malone Alisha R. vs Malone Andrew E.; FD-23-008734; Divorce; Complaint in Divorce (2 count); Atty(s): Manilla Richard