

## 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, December 4, 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, DECEMBER 4, 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, DECEMBER 5, 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 MONDAY, DECEMBER 11, 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

## 76. Nancy J. Marchwinski

MG-23-000626—\$61,170.06

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 3053 Harming Avenue, Pittsburgh, PA 15227. Deed Book Volume 12552, Page 141. Block and Lot Number 94-M-34.

## 102. Victoria M. Henning a/k/a Victoria Henning

MG-19-000314—\$149,677.56

Joseph I. Foley, Esq.

McCabe, Weisberg &amp; 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 5324 Blossom Road, Pittsburgh, Pennsylvania 15236. Deed Book Volume 16508, Page 435. Block and Lot Number 390-K-64.

## Bethel Park

## 31. Dennis E. Lear and the United States of America

GD-19-013130—\$2,847.77

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 2011 Pleasant Street, Bethel Park, PA 15102. Deed Book Volume 15211, Page 241. Block & Lot No. 317-N-51.

## Bridgeville

## 29. Rose M. Susa, Known Heir of Robert A. Susa, Deceased

GD-22-015701—\$7,839.65

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story brick house being known as 1320 Missouri Avenue, Bridgeville, PA 15017. Deed Book Volume 12665, Page 185. Block & Lot No. 321-E-112.

## 33. Susan Berteotti, with Notice to Heirs and Assigns

GD-22-012377—\$7,448.91

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a two story frame house being known as 215 Patterson Avenue, Bridgeville, PA 15017. Deed Book Volume 14634, Page 563. Block & Lot No. 255-E-337.

## 62. Ronald C. Stalma, Jr.

MG-20-000039—\$110,202.62

Stern &amp; Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 710 Coulter Street, Bridgeville, PA 15017. Deed Book Volume 13461, Page 509. Block and Lot Number 256-S-10.

## Churchill

## 40. Mark S. Naas

GD-18-012760—\$50,840.77

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a one story brick house being known as 2000 Beulah Road, Pittsburgh, PA 15235. Deed Book Volume 9002, Page 428. Block & Lot No. 371-K-214.

## 58. Joshua Scott Burger, solely in his capacity as Co-Administrator of the Estate of Kevin S. Burger a/k/a Kevin Scott Burger a/k/a KS Burger, now deceased, and Michael Burger, solely in his capacity as Co-Administrator of the Estate of Kevin S. Burger a/k/a Kevin Scott Burger a/k/a KS Burger, now deceased, and the United States of America

MG-22-000277—\$173,161.83

Stern &amp; Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Churchill: Having erected thereon a dwelling being known and numbered as 2162 Garrick Drive, Pittsburgh, PA 15235. Deed Book Volume 12672, Page 595. Block and Lot Number 372-B-084.

## City of Clairton

## 93. Aaliyah Adams, in Her Capacity as Heir of Lori A. Adams-Lewis a/k/a Lori Adams-Lewis Deceased; Jason Simpson, in His Capacity as Heir of Lori A. Adams-Lewis a/k/a Lori Adams-Lewis, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lori A. Adams-Lewis a/k/a Lori Adams-Lewis, Deceased

MG-20-000320—\$81,682.53

Stephen Panik, Esq.

Brock &amp; Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 129 Constitution Circle, Clairton, PA 15025. Deed Book Volume 13960, Page 586. Block and Lot Number 0879-R-00012-0000-00.

## Crafton

## 74. Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under James F. Volpe, Deceased

MG-23-000013—\$73,930.42

Jill M. Fein, Esq.

Hill Wallack, LLP

215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story dwelling known and numbered as 4 Morton Street, Pittsburgh, PA 15205. Deed Book 6068 And Page 689. Block & Lot No. 068-D-247.

## Dormont

## 53. Jamie J. Giuntini and Michele M. Kujawa

GD-23-000403—\$7,959.36

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as 2732 Connecticut Ave., Pittsburgh, PA 15216. Deed Book 10022, Page 470. Block and Lot Number 63-H-122.

## East Pittsburgh

## 45. Gilbert E. McCauley

MG-23-000402—\$57,096.83

Stern &amp; Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 524 Franklin St., East Pittsburgh, PA 15112: Deed Book Volume 16599, Page 353. Block and Lot Number 375-R-36.

## Elizabeth Township

## 22. Christopher Herron Solely in Their Capacity as Heir of Jesse Michael Herron, Deceased, Kerri Herron Solely in Their Capacity as Heir of Jesse Michael Herron, Deceased

MG-23-000417—\$167,467.90

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 117 High Street, Elizabeth, PA 15037. Deed Book 18847, Page 105. Block and Lot Number 1129-E-386.

## 48. The Unknown Heirs of Carmino Galzerano, Deceased, the Unknown Heirs of

**Henrietta Carrozza, Deceased and the Unknown Heirs of Rose Galzerano, Deceased**  
 GD-23-000160—\$7,366.93  
 Jennifer L. Cerce, Esq.  
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being all that certain vacant land known and numbered as Fallen Timber Road, Elizabeth, PA 15037. Deed Book 3900, Page 279. Block and Lot Number 1415-H-46.

**69. The Unknown Heirs of Lavauda J. Peterson a/k/a La Vauda J. Peterson Deceased, Douglas Peterson Solely in His Capacity as Heir of Lavauda J. Peterson a/k/a La Vauda J. Peterson, Deceased, Jeffrey Peterson Solely in His Capacity as Heir of Lavauda J. Peterson a/k/a La Vauda J. Peterson, Deceased**  
 MG-21-000166—\$104,734.29  
 KML Law Group, P.C.  
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 113 Valleyvue Drive, Elizabeth, PA 15037. Deed Book 3715, Page 391. Block and Lot Number 999-C-242.

**Etna**

**109. Michele A. Tomlins**  
 GD-12-020056—\$4,697.94  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223 f/k/a 20 Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 11541, Page 561. Block & Lot No. 222-P-111.

**110. The Unknown Heirs of Lee Kirkendoll, Deceased and the Unknown Heirs of Dolores Kirkendoll, Deceased**  
 GD-23-006635—\$15,660.78  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 8965, Page 407. Block & Lot No. 222-P-110.

**111. Michele A. Tomlins and the United States of America**  
 GD-22-008728—\$4,303.82  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 11541, Page 517. Block & Lot No. 222-P-112.

**112. John Ganster, with Notice to Heirs and Assigns and Nicholas Ganster, with Notice to Heirs and Assigns**  
 GD-22-008730—\$7,700.35  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 171, Page 460. Block & Lot No. 222-P-115.

**113. George Kucinic, with Notice to Heirs and Assigns and Burga Kucinic, with Notice to Heirs and Assigns**  
 GD-22-008726—\$6,649.50  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 2427, Page 197. Block & Lot No. 222-P-107.

**Fawn**

**65. Donald R. Ruk**  
 GD-22-014379—\$36,625.98  
 Anthony Giglio, Esq.  
 412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Fawn Township: Having erected thereon a mobile home known as Kuhns Ln., Natrona Heights, PA 15065, Deed Book Volume 9322, Page 592, Block and Lot 2203-N-268.

**Glassport**

**47. Antoinette C. Kelly, Executrix of the Estate of Ellen C. Desio, Deceased**  
 GD-22-003491—\$15,966.18  
 Jennifer L. Cerce, Esq.  
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a three family dwelling being known and numbered as 339 Monongahela Ave., Glassport, PA 15045. Deed Book 2942, Page 66. Block and Lot Number 467-K-171.

**Green Tree**

**46. Unknown Heirs, Executors, Administrators, and Devisees of the Estate of Veletta Bennett, Deceased, Karen M. Benko solely in her capacity as known heir of Veletta Bennett, Darren M. Bennett solely in his capacity as known heir of Veletta Bennett, Sherri B. Zimmerman, solely in her capacity as known heir of Veletta Bennett, and Craig Bennett solely in his capacity as known heir of Veletta Bennett**  
 MG-23-000046—\$130,024.35  
 Stern & Eisenberg, PC  
 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1305 Glencoe Avenue, Pittsburgh, PA 15205. Deed Book Volume 8190, Page 386. Block and Lot Number 37-G-68.

**Harrison**

**77. Steven M. Loveland**  
 GD-23-003741—\$55,289.13  
 Stephen M. Hladik, Esq.  
 Hladik, Onorato and Federman, LLP  
 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single family residential dwelling being known and numbered as 8 Greenwich Street, Natrona Heights, PA 15065. Deed Book Volume 18583, Page 290. Block and Lot Number 1368-G-175.

**Kennedy**

**18. Mark Kelly, Jr.**  
 MG-23-000018—\$59,662.28  
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Kennedy: Having erected thereon a dwelling being known and numbered as 5 Cabindale Drive, McKees Rocks, PA 15136. Deed Book Volume 11562, Page 402. Block and Lot 0155-G-00225-0000-00.

**Lincoln**

**84. Adrienne Moss, as Believed Heir to the Estate of Joan Chomecky a/k/a Joan L.**

**Chomecky; Unknown Heirs, to the Estate of Joan Chomecky a/k/a Joan L. Chomecky; Unknown Administrators, to the Estate of Joan Chomenky a/k/a Joan L. Chomenky**  
 GD-22-012289—\$33,885.60  
 Manley Deas Kochalski LLC  
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Parcel 1: Vacant Land being known as Kadar Lane, Elizabeth, PA 15037, Document Number 108760, Deed Book Volume 7623, Page 271, Block and Lot Number 1001-S-00297-0000-00.

Parcel 2: Having erected a dwelling being known and numbered as 17 Kadar Lane, Elizabeth, PA 15037, Document Number 108760, Deed Book Volume 7623, Page 271, Block and Lot Number 1001-S-00311-0000-00.

**Marshall**

**55. Achjan M. Chadran and Betty J. Chadran**  
 GD-23-003781—\$23,846.61  
 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 707 Wexford Bayne Rd., Wexford, PA 15090. Deed Book 9793, Page 88. Block and Lot Number 1497-S-14.

**Town of McCandless**

**1. Kimberly B. Catale and Daniel J. Gartley**  
 MG-22-001022—\$258,157.52  
 Kristine M. Anthon, Esq.  
 Grenen & Birsic, P.C.  
 412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling known and numbered as 10455 Meinert Rd., Wexford, PA 15090. DBV 16906, PG. 11, B/L #1205-E-257.

**63. Randolph L. Bowers, Lisa Grossman Bowers and the United States of America**  
 GD-23-000757—\$20,511.39  
 Jennifer L. Cerce, Esq.  
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 388 Richard Rd., Wexford, PA 15090. Deed Book 8757, Page 300. Block and Lot Number 1348-N-240.

**City of McKeesport**

**7. Sandra L. Kirkland and William Kirkland**  
 MG-23-000249—\$14,734.61  
 Jill M. Fein, Esq.  
 Hill Wallack, LLP  
 215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a two and one half story dwelling known and numbered as 1306 Maple Street, McKeesport, PA 15132 a/k/a 1306 Maple Avenue, McKeesport, PA 15132. Deed Book 10110 and Page 427. Block & Lot No. 381-A-309.

**19. Kimberly Michael Guntrum**  
 MG-22-000789—\$136,891.36  
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 402 Marshall Drive, McKeesport, PA 15132. Deed Book Volume 13378, Page 469. Block and Lot 0463-P-00347-0000-00.

**42. Daniel K. Carr and Kimberly R. Carr**  
 GD-23-005185—\$18,269.92  
 Christopher E. Vincent, Esq.  
 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 3411 Odair Street, McKeesport, PA 15132. Deed Book 15064, Page 174. Block and Lot Number 381-S-052.

**70. Unknown Heirs of Belvina G. Piotrowski a/k/a Belvina Grace Piotrowski, Deceased, Kim Belvina Raible a/k/a Belvina Raible, Solely in Her Capacity as Heir of Belvina G. Piotrowski a/k/a Belvina Grace Piotrowski, Deceased**  
 GD-22-000155—\$34,565.12  
 KML Law Group, P.C.  
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 3830 Anderson Avenue, McKeesport, PA 15132. Deed Book 7081, Page 535. Block and Lot Number 461-E-336.

**95. Heidi L. Huschak a/k/a Heidi L. Huschak a/k/a Heidi L. Locke**  
 MG-23-000158—\$46,512.86  
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1719 Wesley Street, McKeesport, PA 15132. Deed Book Volume 12472, Page 170. Block and Lot 0381-M-00290-0000-00.

**106. Dale Z. Stevens**  
 MG-22-000778—\$12,057.56  
 Chelsea A. Nixon, Esq.  
 McCabe, Weisberg & Conway, LLC  
 215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2004 Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 8623, Page 251. Block and Lot Number 0381-M-00063-0000-00.

**McKees Rocks**

**86. JA CL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 5 Rosamond Street, McKees Rocks, Pennsylvania 15136**  
 GD-23-000766—\$73,121.14  
 Michael J. Palumbo, Esq.  
 216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 5 Rosamond Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18857, Page 38. Block and Lot Number 72-F-104.

**87. JA CL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 619 Frederick Street, McKees Rocks, Pennsylvania 15136**  
 GD-23-000774—\$79,177.50  
 Michael J. Palumbo, Esq.  
 216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 619 Frederick Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18740, Page 238. Block and Lot Number 43-A-193.

**88. JA CL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf,**

**III, an individual, and Occupant(s) or Tenant(s) of 11-D Valley Street, McKees Rocks, Pennsylvania 15136**

GD-23-005097—\$55,061.61  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 11-D Valley Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18974, Page 126. Block and Lot Number 72-B-044.

**89. Estate Homes Builder, Inc., a Pennsylvania corporation, having taken title as or also known as Estate Home Builders, Inc., James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 4A Rosamond Street, McKees Rocks, Pennsylvania 15136**

GD-23-002962—\$74,593.28  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 4 Rosamond Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18890, Page 108. Block and Lot Number 72-G-011.

**98. Alex S. Bilak a/k/a Alex Steven Bilak a/k/a Alex Ste Bilak a/k/a Alex Bilak**

MG-22-001016—\$72,416.19  
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 311 Catherine St., McKees Rocks, PA 15136. Deed Book Volume 10120, Page 370. Block and Lot 0074-R-00130-0000-00.

**Monroeville****5. Nina Al-Yousfi Solely in Her Capacity as Heir of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased, Louis Franceschini Solely in Her Capacity as Heir of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased, and the Unknown Heirs of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased**

MG-23-000426—\$172,326.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1185 Colgate Drive, Monroeville, PA 15146. Deed Book 4340, Page 29. Block and Lot Number 857-S-253.

**Mt. Oliver****43. William F. Schaum**

GD-22-009622—\$7,500.39  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 1738 Arlington Avenue, Pittsburgh, PA 15210. Deed Book 9100, Page 227. Block and Lot Number 14-M-183.

**72. Joy S. Brice**

MG-23-000324—\$100,290.09  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 313 Jacob Street, Pittsburgh, PA 15210. Deed Book Volume 15647, Page 552. Block and Lot 0033-H-00372-0000-00.

**82. David E. Winkowski**

MG-20-000058—\$77,856.09  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Mt. Oliver Borough: Having erected thereon a dwelling being known and numbered as 653 Margaret Street, Pittsburgh, PA 15210. Deed Book Volume 11615, Page 216. Block and Lot Number 0033-M-00026-0000-00.

**North Fayette****27. Linda Susan Pangersis**

GD-05-017594—\$7,967.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Being thereon vacant land known as Noblestown Road, McDonald, PA 15057. Deed Book Volume 7749, Page 553, Block & Lot No. 583-J-55.

**North Versailles****81. Dream Castles, LLC**

GD-23-000603—\$19,379.33  
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 3523-3527 Foster Road, McKeesport, PA 15131. Deed Book 16279, Page 177. Block and Lot Number 549-E-131.

**Penn Hills****6. Lucinda M. Saunders and Royalty Properties Group L.L.C.**

MG-18-001525—\$95,633.94  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story dwelling known and numbered as 228 Long Road Pittsburgh, PA 15235. Deed Book 18256 and Page 159. Block & Lot No. 368-S-021.

**8. Quinton L. Jackson, Sr.**

GD-22-003868—\$25,976.75  
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 1272 Blackadore Ave., Pittsburgh, PA 15221. Deed Book 17949, Page 1. Block and Lot Number 174-D-161.

**12. Josephine Ambroselli and Christopher Bouris**

MG-23-000343—\$80,665.75  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 156 Deerfield Drive, Pittsburgh, PA 15235. Deed Book Volume 12638, Page 82. Block and Lot Number 538-H-30.

**50. Victor Manuel Dominguez and Laynes Judith Dominguez a/k/a Judith Dominguez**

GD-21-011854—\$8,834.51  
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 9209 Vantine Street, Pittsburgh, PA 15235. Deed Book 17109, Page 191. Block and Lot Number 296-B-101.

**52. Rosalind N. Oliver**

GD-22-012433—\$19,543.74  
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 404 Idlewood Road, Pittsburgh, PA 15235. Deed Book 18728, Page 396. Block and Lot Number 539-C-220.

**57. Richard Cain**

MG-23-000155—\$89,449.20  
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 6833 Saltsburg Rd., Pittsburgh, PA 15235. Deed Book Volume 12816, Page 283. Block and Lot Number 537-H-39.

**78. Desiree J. Williamson**

MG-23-000750—\$53,591.48  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 15 Frankwood Road, Pittsburgh, PA 15235. Deed Book Volume 11520, Page 496. Block and Lot Number 230-R-331.

**90. Julian Marquis McClain-Hubbard**

GD-21-014765—\$11,416.42  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 8155 Chaske St., Verona, PA 15147. Deed Book 16328, Page 231. Block and Lot Number 229-M-131.

**92. John Boyer, Gary Boyer, Lindsay Daum and Nicholle Cannada all in their capacity as Heirs of David Boyer, Deceased and the Unknown Heirs of David Boyer, Deceased**

MG-23-000096—\$48,022.55  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family ranch dwelling being known and numbered as 357 Elias Drive, Pittsburgh, PA 15235. Deed Book DE-16437, Page 12. Block and Lot 368-K-262.

**Pitcairn****37. Brenda Tessler**

GD-22-006386—\$4,640.73  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 317 Wall Avenue, Pitcairn, PA 15140. Deed Book Volume 18055, Page 410. Block & Lot No. 747-A-69.

**Pleasant Hills****101. Jason R. Olenak and Jessica A. Davies**

MG-23-000300—\$90,870.16  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

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

Hills: Having erected thereon a dwelling being known and numbered as 316 Saratoga Drive, Pittsburgh, Pennsylvania 15236. Deed Book Volume 14703, Page 528. Block and Lot Number 471-D-270.

**Richland****44. Natalie L. Hunter and Ronald B. Hunter**

MG-22-000897—\$217,692.07  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Richland: Having Erected thereon a dwelling being known and numbered as 206 Macduff Court, Gibsonia, PA 15044. Deed Book Volume 12754, Page 36. Block and Lot Number 1505-P-18.

**Robinson****16. Daynelle Dickens**

MG-20-000388—\$369,802.84  
Benjamin Hoen, Esq.  
216-685-1170

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a single family dwelling known as 161 Nottingham Drive, Pittsburgh, PA 15205. Deed Book 13530, Page 451, Instrument No. 2008-5161, Block and Lot No. 0204-J-00107-0000-00.

**Ross****26. John M. Policicchio, as Administrator of the Estate of John A. Policicchio a/k/a John Anthony Policicchio, Deceased**

MG-23-000681—\$92,343.52  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 110 Good Lane, Pittsburgh, PA 15237. Deed Book 16372, Page 319, Instrument 2016-12522, Block and Lot # 429-D-109.

**36. Stephen C. Schuljak**

GD-23-000960—\$5,809.59  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and a half story brick house being known as 7 Penn Drive, Pittsburgh, PA 15214. Deed Book Volume 16717, Page 269. Block & Lot No. 162-J-73.

**Shaler****15. Known and Unknown Heirs of Mary Belich a/k/a Mary Ellen Belich**

MG-23-000093—\$33,386.35  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling known and numbered as 128 Lehr Avenue, Pittsburgh, PA 15223. Deed Book Volume 10690, Page Number 489. Tax ID 0221-H-00305-0000-00.

**67. Mary S. Bednar a/k/a Mary Susan Bednar and Frances M. Dunn a/k/a Frances Michael Dunn**

MG-23-000038—\$109,158.50  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 1484 Wilson Street, Glenshaw, PA 15116. Deed Book 12351, Page 409. Block and Lot Number 355-H-256.

**Sharpsburg**

**103. Eleanor Johnson**  
 MG-22-000716—\$213,132.26  
 Joseph I. Foley, Esq.  
 McCabe, Weisberg & Conway, LLC  
 215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling being known and numbered as 5 4th Street, Pittsburgh, Pennsylvania 15215 a/k/a 5 4th Street, Sharpsburg, PA 15215. Deed Book Volume 18650, Page 13. Block and Lot Number 167-S-169.

**Stowe**

**85. Darlene L. Barron**  
 MG-23-000526—\$55,046.41  
 Manley Deas Kochalski LLC  
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Stowe: Having erected thereon a dwelling being known and numbered as 128 Bellmawr Drive, McKees Rocks, PA 15136. Deed Book Volume 7168, Page 91. Block and Lot Number 0111-D-00334-0000-00.

**100. Estate of Keith J. Gregorich, last record owner/mortgagor and Unknown heirs, devisees and personal representatives of Keith J. Gregorich and his, her, their or any of their successors in right, title and interest**  
 GD-22-013559—\$29,470.74  
 Emmanuel J. Argentieri, Esq.  
 856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1100 13th Street, McKees Rocks, PA 15136. Deed Book Volume 9475, Page 97. Block and Lot Number 73-N-89.

**Swissvale**

**114. The Unknown Heirs of Katie L. Pegues, Deceased and the Unknown Heirs of Alice L. Pegues, Deceased and the Unknown Heirs of Edna Lorraine Pegues, Deceased and Donald C. Pegues**  
 GD-23-001248—\$6,724.82  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two story brick house known as 2726 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book Volume 3890, Page 247. Block & Lot No. 236-C-98.

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two story brick house known as 2726 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book Volume 3890, Page 247. Block & Lot No. 236-C-98.

**Upper St. Clair**

**38. Michael Tomnay**  
 GD-23-000926—\$3,214.02  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a one and a half story frame house being known as 2430 Orchard Drive, Pittsburgh, PA 15241. Deed Book Volume 15754, Page 122. Block & Lot No. 569-N-179.

**60. Alaina Condo**  
 MG-23-000035—\$193,445.65  
 Leon P. Haller, Esq.  
 Purcell, Krug and Haller  
 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2788 Bingham Drive, Pittsburgh, PA 15241. Deed Book Volume 18503, Page 265. Block and Lot Number 670-L-309.

**Verona**

**64. Henry A. Coogler and Darlene L. Coogler**  
 GD-22-013955—\$20,790.78  
 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 432 Ridge Avenue, Verona, PA 15147. Deed Book 10591, Page 631. Block and Lot Number 364-C-57.

**Wall**

**97. Wayne Lucas, Jr. and Kendra Lucas a/k/a Kendra Otto**  
 MG-23-000134—\$26,568.12  
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a dwelling being known and numbered as 419 Bellview Street, Wall, PA 15148. Deed Book Volume 12922, Page 155. Block and Lot 0643-C-00333-0000-00.

**West Deer**

**73. Nancy J. Hammer, Solely as Heir of Ida E. Cannon, Deceased; James D. Cannon, Solely as Heir of Ida E. Cannon, Deceased; David Cannon, Solely as Heir of Ida E. Cannon, Deceased; Donald F. Cannon, Solely as Heir of Ida E. Cannon, Deceased; Kevin P. Cannon, Solely as Heir of Ida E. Cannon, Deceased; the Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Ida E. Cannon, Deceased and the United States of America**  
 MG-22-000977—\$177,798.90  
 Jill M. Fein, Esq.  
 Hill Wallack, LLP  
 215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one story dwelling known and numbered as 3514 W. Stag Drive, Gibsonsia, PA 15044. Deed Book 7710 and Page 171. Block & Lot No. 1507-S-264.

**West Mifflin**

**59. Luke Miller, as Administrator of the Estate of Lori J. Marecic f/k/a Lori J. Miller a/k/a Lori Jeanne Marecic a/k/a Lori Jeanne Guidish, Deceased**  
 MG-23-000622—\$29,290.05  
 Powers Kirn, 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 1509 Pennsylvania Avenue, West Mifflin, PA 15122. Deed Book Volume 11228 Page 345, Block and Lot Number. 306-G-292.

**68. Duke L. Race a/k/a Duke Race**  
 MG-22-001060—\$20,165.34  
 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 618 Hazel Street, West Mifflin, PA 15122. Deed Book 8852, Page 403. Block and Lot Number 238-J-13.

**104. Jason P. Spade and Lindsay Spade**  
 MG-23-000499—\$117,151.46  
 Joseph I. Foley, Esq.  
 McCabe, Weisberg & Conway, LLC  
 215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 5024 Skylark Avenue, West Mifflin, Pennsylvania 15122. Deed Book Volume 17955, Page 57. Block and Lot Number 183-E-33.

**West View**

**17. Andrew M. Gerenyi**  
 GD-23-004117—\$48,498.22  
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 52 Amherst Avenue, Pittsburgh, PA 15229. Deed Book Volume 10292, Page 258. Block and Lot 0279-A-00210-0000-00.

**White Oak**

**80. Kimberly A. Dunlevy**  
 GD-23-004810—\$30,298.52  
 Christopher E. Vincent, Esq.  
 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1307 Kansas Avenue, McKeesport, PA 15131. Deed Book 18642, Page 504. Block and Lot Number 461-H-129.

**Whitehall**

**25. Alice Street Investments, LLC**  
 GD-22-010022—\$60,882.77  
 Elizabeth P. Sattler, Esq.  
 412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon an apartment building, known as 1550 Radford Road, Pittsburgh PA 15227. Deed Book 17478, Page 170. Block and Lot Number 247-D-212.

**39. Dorothy M. Holtgraver**  
 GD-22-002974—\$4,234.76  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one story brick house being known as 5114 Cherryvale Drive, Pittsburgh, PA 15236. Deed Book Volume 14162, Page 125. Block & Lot No. 249-L-184.

**Wilkins**

**4. Amber L. Chernick and Daniel W. Lekovitch**  
 MG-22-000657—\$56,783.44  
 KML Law Group, P.C.  
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 429 Elwood Drive, Pittsburgh, PA 15235. Deed Book 16375, Page 594. Block and Lot Number 541-E-4.

**Wilkinsburg**

**49. Augusto Flores**  
 GD-23-002484—\$9,861.83  
 Jennifer L. Cerce, Esq.  
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1207 Montier St., Pittsburgh,

PA 15221. Deed Book 17769, Page 459. Block and Lot Number 233-B-18.

**51. Frances Williams**  
 GD-22-002857—\$6,394.90  
 Jennifer L. Cerce, Esq.  
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 1200 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 16928, Page 133. Block and Lot Number 232-P-40.

**54. Craig R. Campbell**  
 GD-23-004697—\$6,861.58  
 Jennifer L. Cerce, Esq.  
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1149 South Ave., Pittsburgh, PA 15221. Deed Book 17121, Page 366. Block and Lot Number 233-F-152.

**56. Christopher Younger**  
 GD-23-001606—\$41,085.17  
 Jennifer L. Cerce, Esq.  
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1442 Foliage Street, Pittsburgh, PA 15221. Deed Book 18370, Page 541. Block and Lot Number 232-J-229.

**Pittsburgh—5th Ward**

**107. Tiffani L. Hunt**  
 MG-22-000484—\$3,693.42  
 Padgett Law Group  
 850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a two-story brick dwelling being known and numbered as 3500 Iowa Street, Pittsburgh, PA 15219. Deed Book Volume 12226, Page 349. Block and Lot Number 0026-R-00169-0000-00.

**Pittsburgh—7th Ward**

**108. John Boon-Kee Wong, Jr.**  
 GD-22-013523—\$69,273.36  
 Richard J. Thomas, Esq.  
 330-744-1148

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of Pittsburgh: Having erected thereon a condominium unit dwelling being known and numbered as 5708 Walnut Street, Unit L4, Pittsburgh, Pennsylvania 15232. Deed Book 15713, Page 233. Block and Lot Number 0085-A-00222-0000-00.

**Pittsburgh—9th Ward**

**41. William J. Sangaila-Borlak a/k/a William Borlak, Jr. a/k/a Billy Borlak, Jr. a/k/a Bill John Borlak, in His Capacity as Administrator and Heir of the Estate of William Borlak a/k/a William J. Borlak, Sr. a/k/a William J. Borlak**  
 MG-23-000442—\$187,432.74  
 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 116 44th Street, Pittsburgh, PA 15201. Deed Book Volume 11214, Page 251. Block and Lot Number 0080-N-00137-0000-00.

### Pittsburgh—11th Ward

#### 83. Cornell Titus, Jr., as Administrator of the Estate of Sandra M. Floyd a/k/a Sandra M. Floyd-Seay, Deceased

GD-23-007917—\$83,756.09

Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 5498 Black Street, Pittsburgh, PA 15206. Deed Book Volume 9050, Page 628. Block and Lot Number 83-E-76.

### Pittsburgh—12th Ward

#### 11. Miles Allen and Vernon Clark, Jr., Known Heirs of Robin L. Bush, Deceased and the Unknown Heirs of Robin L. Bush, Deceased

MG-22-000426—\$90,314.29

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

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 131 Broadcrest Drive, Pittsburgh, PA 15235. Deed Book Volume 12346, Page 145. Block and Lot Number 172-R-258.

#### 61. Sandra Robinson

MG-23-000530—\$63,587.67

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 914 Laxton Street, Pittsburgh, PA 15206. Deed Book Volume 13303, Page 555. Block and Lot Number 124-S-198.

### Pittsburgh—13th Ward

#### 9. Theresa Mickle, James Bruce Scott, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Ronnie Mickle, Jr. as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Manikia Mickle, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Ronae Mickle, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Reynold Mickle, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Ronnie Mickle, Deceased Mortgagor and Real Owner

MG-14-000113—\$85,926.22

Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1102 Blackadore Street, Pittsburgh, PA 15221. Deed Book Volume 11073, Page 605. Block and Lot Number 174-H-98.

#### 71. Lionel Plowden as Administrator of the Estate of John R. Plowden, Deceased

MG-22-000258—\$28,879.56

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

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7523 Bennett Street, Pittsburgh, PA 15208. Deed Book 6817, Page 478. Block and Lot Number 174-K-314.

### Pittsburgh—14th Ward

#### 99. William A. Williams and Elnora Williams

MG-22-000515—\$26,260.80

Pincus Law Group, PLLC  
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and 14th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 418 Jonathan Court, Pittsburgh, PA 15208. Deed Book Volume 6254, Page 769. Block and Lot Number 126-D-19-A.

Parcel 2: Being vacant land being known and numbered as 418 Jonathan Court, Pittsburgh, PA 15208. Deed Book Volume 6254, Page 769. Block and Lot Number 126-D-19-B.

### Pittsburgh—16th Ward

#### 14. Joseph M. Gordesky a/k/a Joseph Gordesky

MG-17-001041—\$45,419.44

Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2303 Patterson St., Pittsburgh, PA 15203. Deed Book Volume 11203, Page 33. Block and Lot Number 0013-G-00287-0000-00.

### Pittsburgh—18th Ward

#### 3. Kimberly A. Barthelmes

MG-20-000203—\$109,518.32

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

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 343 Bailey Avenue, Pittsburgh, PA 15211. Deed Book 10731, Page 131. Block and Lot Number 4-M-192.

### Pittsburgh—19th Ward

#### 2. Alan H. Brennan

MG-23-000670—\$70,491.24

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 123 Wilbert Street, Pittsburgh, PA 15211. Deed Book 13319, Page 280. Block and Lot Number 4-J-268.

#### 21. David R. Treece as Executor of the Estate of Donald J. McNally, Deceased

GD-23-008162—\$3,045.43

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 1502 Berkshire Avenue, Pittsburgh, PA 15226. Deed Book 8704, Page 268. Block and Lot Number 96-J-210.

#### 24. Patrick Caslin and Amber L. Cahill-Caslin

MG-23-000164—\$137,175.25

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

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward, City of Pittsburgh: Having erected thereon a dwelling known and numbered as 2448 Starkamp Street, Pittsburgh, PA 15226. DBV 16802, PG. 496, B/L #97-D-212.

### Pittsburgh—20th Ward

#### 105. Sean Walters

MG-22-000516—\$46,921.99

Emmanuel J. Argentieri, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a one (1) story dwelling house being known and numbered as 1239 Pritchard Street, Pittsburgh, PA 15204. Deed Book Volume 11685, Page 505. Block and Lot Number 42-N-250.

### Pittsburgh—22nd Ward

#### 75. Denise M. Alarcon

MG-14-000165—\$609,870.14

Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 22nd Ward of the City of Pittsburgh: Having erected thereon a commercial building 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

#### 10. John D. Stahl

MG-15-000198—\$87,953.20

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

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 1 Santiago Street, Pittsburgh, PA 15214. Deed Book Volume 14940, Page 381. Block and Lot Number 162-S-52.

#### 20. Donna Ambrogio

MG-23-000352—\$110,491.28

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

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 4030 Perrysville Avenue, Pittsburgh, PA 15214. Deed Book Volume 12718, Page 379. Block and Lot 0162-R-00248-0000-00.

#### 66. Judith Banks and Steven Banks

GD-23-008129—\$24,568.27

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

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2705 Leland Street, Pittsburgh, PA 15214. Deed Book 10844, Page 587. Block and Lot Number 77-N-225.

### Pittsburgh—27th Ward

#### 23. Hatherley Brittain, Sean Mickail as Executor of the Estate of Penny Mickail a/k/a Penny L. Mickail, Deceased

MG-23-000124—\$60,743.88

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

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1423 Woodland Avenue, Pittsburgh, PA 15212. Deed Book 16879, Page 439. Block and Lot Number 45-E-81.

#### 91. Robert K. Johnson

MG-22-000270—\$66,400.93

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

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of

Pittsburgh: Having erected thereon a two story brick dwelling being known and numbered as 1108 Hodgkiss Street, Pittsburgh, PA 15212. Deed Book DE-13880, Page 276. Block and Lot 45-F-184.

#### 94. Raymond L. Dilallo, Jr., Known Heir of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr., Theresa Emery, Known Heir of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr., Nancy Fitzgerald, Known Heir of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr., and Unknown Heirs of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr.

GD-23-000978—\$106,018.49

Erin H. Conroy, Esq.  
Buchanan Ingersoll & Rooney, PC  
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 27th Ward: Having erected thereon a residential building and other improvements being known and numbered as 1418 Dickson Street, Pittsburgh, PA 15212. Deed Book Volume 14599, Page 412. Block and Lot Number 45-E-10.

### Pittsburgh—28th Ward

#### 79. Charles I. Green a/k/a Charles Issac Green

MG-22-000988—\$97,145.54

Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a two-story brick single family dwelling being known and numbered as 1926 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 8741, Page 486. Block and Lot Number 0040-S-00088-0000-00.

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Nov 8, 2023

Nov 9, 17, 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:

Bichsel, Mildred E., deceased, of Penn Hills, PA. No. 06916 of 2023. Mildred Eileen Bichsel, Extr., 393 Greenway Drive, Pittsburgh, PA 15235 or to Janice H. Chisnell, Esq., 140 Golden Gate Drive, Verona, PA 15147.  
23-02155w Nov 22, 29; Dec 6, 2023

Boyko, Stanislav, deceased, of Pittsburgh, PA. No. 07637 of 2023. Igor S. Boyko, Admr., 120 West Manilla Avenue, Pittsburgh, PA 15220 or to Jacob Murphy Landau, Esq., Robert Peirce & Associates, P.C., 707 Grant Street, Ste. 125, Pittsburgh, PA 15219.  
23-04471 Nov 22, 29; Dec 6, 2023

Brown, Scott Alan, deceased, of Pittsburgh, PA. No. 05505 of 2023. Sandra Lee Esposito, Extr., 209 Countryside Drive, McKees Rocks, PA 15136 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.  
23-04473 Nov 22, 29; Dec 6, 2023

Cadman, Jeffrey S., deceased, of Glassport, PA. No. 06915 of 2022. Kenzie M. Stinner, Co-Admr. and Annelise V. Cadman, Co-Admr., or to Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.  
23-02154w Nov 22, 29; Dec 6, 2023

Chirumbolo, Catherine M., deceased, of Fair Oaks, PA. No. 07813 of 2023. Annette Abercrombie, Admr., 125 Veshio Drive, Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.  
23-02152w Nov 22, 29; Dec 6, 2023

Connolly, Michael J. a/k/a Michael Joseph Connolly, deceased, of Scott Township, PA. No. 07706 of 2023. Mary Jo Lazzini, Extr., c/o Phillip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.  
23-02147w Nov 22, 29; Dec 6, 2023

Dries, Ronald E., deceased, of Pittsburgh, PA. No. 05506 of 2023. James R. Dries, Extr., 12 Chester Ct., Milton, PA 17847.  
23-02149w Nov 22, 29; Dec 6, 2023

Fletcher, Catherine M., deceased, of Pittsburgh, PA. No. 7413 of 2023. Herbert M. Fletcher, Jr., Extr., 1230 Pennsylvania Boulevard, Pittsburgh, PA 15205 or to Robert A. Crisanti, Esq., 437 Grant St., Ste. 915, Pittsburgh, PA 15219.  
23-04469 Nov 22, 29; Dec 6, 2023

Green, Constance L., deceased, of Pittsburgh, PA. No. 07648 of 2023. Raychelle Green, Admr., 100 Jamal Place, Apartment 204, Pittsburgh, PA 15213 or to Jacob Murphy Landau, Esq., Robert Peirce & Associates, P.C., 707 Grant Street, Ste. 125, Pittsburgh, PA 15219.  
23-04467 Nov 22, 29; Dec 6, 2023

Hutchison, Mary Louise a/k/a Mary L. Hutchison, deceased, of Tarentum Borough, PA. No. 07697 of 2023. Christine Boyd, Extr., 129 Ranglely Drive, Pittsburgh, PA 15209 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.  
23-04481 Nov 22, 29; Dec 6, 2023

Kauric, James, deceased, of Pittsburgh, PA. No. 07651 of 2023. Carol A. Kauric, Extr., 109 Carson Street, Monroeville, PA 15146.  
23-02151w Nov 22, 29; Dec 6, 2023

Knorr, Howard J., deceased, of West Mifflin, PA. No. 07174 of 2023. Diane L. Griffin, Extr., 2913 John St., Munhall, PA 15120.  
23-04465 Nov 22, 29; Dec 6, 2023

Lowery, Hilda M., deceased, of Forest Hills, PA. No. 07268 of 2023. Curtis C. Lowery, Extr., 329 Sharon Drive, Forest Hills, PA 15221 or to Rodger J. Blissman, Esq., 900 Lincoln Hwy., Box 180, East McKeesport, PA 15035.  
23-04472 Nov 22, 29; Dec 6, 2023

Makar, Jr., Joseph, deceased, of White Oak, PA. No. 05922 of 2023. Laura Massie, Admr., 13989 Valley View Drive, White Oak, PA 15131 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.  
23-04468 Nov 22, 29; Dec 6, 2023

McDonald, Dale E., deceased, of Sewickley, PA. No. 07802 of 2023. Jeffrey D. McDonald, Extr., 38 Rosewood Ln., Marietta, PA 17547-9707.  
23-02145w Nov 22, 29; Dec 6, 2023

Moore, Thomas, deceased, of Penn Hills Township, PA. No. 06699 of 2023. Melanie Artice-Moore, Extr., 17 Duquesne Blvd., New Kensington, PA 15068 or to Wendy Witt, Esq., The Pittsburgh Probate Law Firm, P.O. Box 236, Hughesville, PA 17737.  
23-02148w Nov 22, 29; Dec 6, 2023

Necheff, John E., deceased, of Harmar Township, PA. No. 07277 of 2023. Mary Ellen Smith, Co-Extr. and Amy M. Armbrust, Co-Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.  
23-04474 Nov 22, 29; Dec 6, 2023

Oblich, Louis F., deceased, of Pittsburgh, PA. No. 07001 of 2023. David Oblich, Extr., c/o John D. Finnegan, Esq., Bresnahan, Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.  
23-02131w Nov 22, 29; Dec 6, 2023

Prasky, Carol A., deceased, of Pittsburgh, PA. No. 6331 of 2023. Elaine A. Lewandowski, Extr., 3411 Bethoven Street, Pittsburgh, PA 15219 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.  
23-04475 Nov 22, 29; Dec 6, 2023

Purdy, Jean L. a/k/a Jean Purdy, deceased, of Penn Hills, PA. No. 07655 of 2023. Barbara P. Zimmerman, Extr., 2536 School Street, Pittsburgh, PA 15235 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.  
23-04470 Nov 22, 29; Dec 6, 2023

Schmidt, Christine a/k/a Christine D. Schmidt, deceased, of Findlay Township, PA. No. 07694 of 2023. Kristin L. Finney, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.  
23-02146w Nov 22, 29; Dec 6, 2023

Sekel, Geraldine Frances, deceased, of Bridgeville, PA. No. 7160 of 2022. Nancy Frazier, Extr., 246 Patterson Ave., Bridgeville, PA 15017 or to Stephen J.

O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.  
23-02150w Nov 22, 29; Dec 6, 2023

Staub, Mildred S., deceased, of Upper St. Clair, PA. No. 07618 of 2023. Gary T. Staub, Co-Extr., 300 Beach Drive, Unit 803, St. Petersburg, FL 33701 and Daniel E. Staub, Co-Extr., 2562 Westbury Court, Auburn, AL 36830 or to Thomas M. Butz, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.  
23-04466 Nov 22, 29; Dec 6, 2023

Casci, Dean Christopher, deceased, of Pittsburgh, PA. No. 07325 of 2023. Eunice Casci, Extr., Brian F. Levine, Esq., Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101.  
23-04431 Nov 17, 22; Dec 1, 2023

Fortney, Mary P. a/k/a Mary P. Barr, deceased, of Bridgeville, PA. No. 07239 of 2023. Gloria Beltz, Extr., 2465 Brookledge Rd., A22, Bridgeville, PA 15017.  
23-04428 Nov 17, 22; Dec 1, 2023

Gigante, Claire, deceased, of Pittsburgh, PA. No. 07610 of 2023. Gina Himel, Extr., 446 Brinwood Avenue, Pittsburgh, PA 15227 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.  
23-02122w Nov 17, 22; Dec 1, 2023

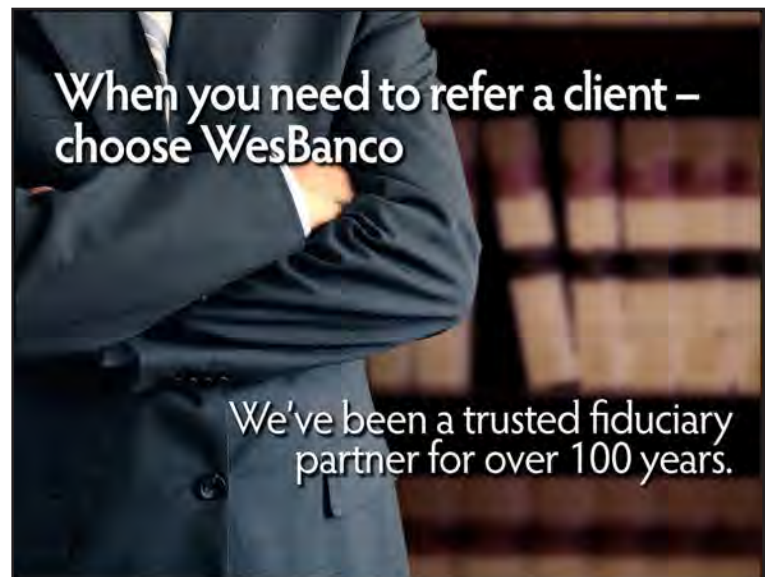
Gottfried, Marcia S., deceased, of Monroeville, PA. No. 7565 of 2023. Byron S. Gottfried, Extr., 129 Old Suffolk Drive, Monroeville, PA 15146 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.  
23-04427 Nov 17, 22; Dec 1, 2023

Hagmaier, Edward D., deceased, of Homestead, PA. No. 07601 of 2023. Sheri A. Lesser, Admr., c/o James J. Lestitian, Esq., Alpernschubert, P.C., 310 Grant Street, Suite 2727, Pittsburgh, PA 15219.  
23-04425 Nov 17, 22; Dec 1, 2023

Harrell, Helen V. a/k/a Helen Harrell, deceased, of Bridgeville, PA. No. 06434 of 2023. Gregory E. Morris, Extr., c/o Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.  
23-04424 Nov 17, 22; Dec 1, 2023

Landy, Laura A., deceased, of Scott Township, PA. No. 06956 of 2023. Kevin F. Landy, Extr., 2075 Borland Rd., Pittsburgh, PA 15243 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.  
23-04423 Nov 17, 22; Dec 1, 2023

Miller, Joann M., deceased, of Upper St. Clair, PA. No. 7764 of 2023. Charles Philip



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M: (304) 312-4619

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O: (724) 909-7314  
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Bryan, Jr., Extr., c/o John W. Giltinan, Esq., P.C., 603 Stanwix St., Ste. 1679, Pittsburgh, PA 15222.

23-02119w Nov 17, 22; Dec 1, 2023

Procopio, Judith, deceased, of Wexford, PA. No. 07627 of 2023. Samuel A. Procopio, Admr., 229 Whetherburn Drive, Wexford, PA 15090 or to Michael E. Lloyd, Esq., Williams Coulson, Attorneys at Law, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

23-02118w Nov 17, 22; Dec 1, 2023

Rose, Carol E., deceased, of Mount Lebanon Township, PA. No. 07551 of 2023. Carrie R. Rose, Extr., c/o Anthony Gliolo, Esq., Andrews & Price, LLC, 1500 Ardmore Blvd., Ste. 506, Pittsburgh, PA 15221.

23-02120w Nov 17, 22; Dec 1, 2023

Somers, Jacqueline K., deceased, of Franklin Park Borough, PA. No. 07558 of 2023. John P. Depman, Extr., 219 Mather Road, Jenkintown, PA 19046 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.

23-04430 Nov 17, 22; Dec 1, 2023

Strazzer, Louis R., deceased, of Plum Borough, PA. No. 07562 of 2023. Mark Strazzer, Admr., 149 Holiday Park Drive, Pittsburgh, PA 15239 or to Chelsea Dice, Esq., Bruce E. Dice & Assoc., P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

23-04426 Nov 17, 22; Dec 1, 2023

Brewer, Gloria a/k/a Gloria J. Brewer a/k/a Gloria Jean Brewer, deceased, of Frazer Township, PA. No. 07426 of 2023. Gloria Jean Cerra, Extr., c/o John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084.

23-04418 Nov 16, 22, 29, 2023

Brogan, Gwen E., deceased, of Greentree, PA. No. 07720 of 2023. Elijah Kajinic, Extr., 84 East 3rd Street, Apt. 3A, New York, NY 10003 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-02115w Nov 16, 22, 29, 2023

Delphus, Theresa a/k/a Theresa Hofrichter, deceased, of Pittsburgh, PA. No. 06987 of 2023. Matthew M. Meyers, Extr., 8705 Casa Grande Dr., Pittsburgh, PA 15237.

23-04404 Nov 16, 22, 29, 2023

Fantaski, Raymond R., deceased, of North Braddock, PA. No. 07499 of 2023. Mark R. Fantaski, Extr., 128 Greenbriar Drive, Wexford, PA 15090 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

23-04417 Nov 16, 22, 29, 2023

Goertler, Henry E. a/k/a Henry Edwin Goertler, deceased, of Whitehall, PA. No. 5612 of 2023. Adelaide Goertler, Extr., 1051 Duncan Lane, Pittsburgh, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-02107w Nov 16, 22, 29, 2023

Good, Nancy L. a/k/a Nanci L. Good a/k/a Nancy Lee Good a/k/a Nanci Lee Good, deceased, of West Deer Twp., PA. No. 7538 of 2023. Tami L. Benjamin, Extr., P.O. Box 638, Brownstown, PA 17508 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

23-04419 Nov 16, 22, 29, 2023

Houston, Jr., Robert E., deceased, of Pittsburgh, PA. No. 182 of 2023. Terry L. Houston, Admr., 905 Chestnut Avenue, Pittsburgh, PA 15234 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-02108w Nov 16, 22, 29, 2023

Johnson, Mary C., deceased, of Bethel Park, PA. No. 07579 of 2023. Cari L. McDonald, Extr., 1425 Chelton Avenue, Pittsburgh, PA 15226 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

23-04414 Nov 16, 22, 29, 2023

Leff, Anne L., deceased, of Pittsburgh, PA. No. 07564 of 2023. Kenneth G. Leff, Admr., 2301 Sherbrook Street, Pittsburgh, PA 15217 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

23-04415 Nov 16, 22, 29, 2023

Lorey, William G., deceased, of Pittsburgh, PA. No. 07621 of 2023. Lisa G. Marshall, Extr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

23-04405 Nov 16, 22, 29, 2023

McLaughlin, Charles J., deceased, of Bridgeville Borough, PA. No. 07463 of 2023. Michael Ihrig, Extr., c/o Colin A. Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

23-04403 Nov 16, 22, 29, 2023

O'Connor, John W. a/k/a John O'Connor a/k/a John O'Connor, deceased, of Green Tree, PA. No. 07278 of 2023. Shirley A. O'Connor, Extr., 105 Penfield Place, Pittsburgh, PA 15220 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-04413 Nov 16, 22, 29, 2023

O'Rourke, Donald J. a/k/a Donald O'Rourke, deceased, of Pittsburgh, PA. No. 7469 of 2023. Thomas D. O'Rourke, Extr., 932 53rd Street, Pittsburgh, PA 15201 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

23-04420 Nov 16, 22, 29, 2023

Rentler, Joseph E., deceased, of Pittsburgh, PA. No. 06073 of 2023. Beth Ann Egan, Extr., 19 Hamiltons Ferry Road, Clover, SC 29710 or to William F. Winschel, Esq., The Murovich Building, 1653 McFarland Rd., Pittsburgh, PA 15216.

23-02114w Nov 16, 22, 29, 2023

Simcho, John D. a/k/a John Simcho, deceased, of Pittsburgh, PA. No. 07632 of 2023. Dana Michelle Simcho Golden, Extr., 127 Swift Creek Road, Vanceboro, NC 28586 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

23-02111w Nov 16, 22, 29, 2023

Thieroff, Joanne Mary, deceased, of Pittsburgh, PA. No. 07569 of 2023. Dennis G. Thieroff, Jr., Co-Admr., 354 Middlegate Drive, Bethel Park, PA 15102 and David J. Thieroff, Co-Admr., 4449 E. Barlind Drive, Pittsburgh, PA 15227 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

23-04416 Nov 16, 22, 29, 2023

Vinci, Helen V. a/k/a Helen Veronica Vinci a/k/a Helen Vinci, deceased, of Robinson Township, PA. No. 07662 of 2023. Patricia Zubritzky, Extr., c/o Stefanie M. Stack, Esq., Fiffik Law Group, P.C., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.

23-02110w Nov 16, 22, 29, 2023

Widener, Dorothy, deceased, of Pittsburgh, PA. No. 07691 of 2023. Douglas Widener, Extr., 105 McMonagle Avenue, Pittsburgh, PA 15220 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

23-02109w Nov 16, 22, 29, 2023

Bigalow, Stephen Walter a/k/a Stephen W. Bigalow, deceased, of Pine Township, PA. No. 07403 of 2023. Sandra Moon, Extr., c/o Anthony J. Giresi, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.

23-04382 Nov 15, 22, 29, 2023

Chioda, Mary Ann, deceased, of Monroeville, PA. No. 06742 of 2023. Lisa Ann Ritchey, Extr., 3010 Hillcrest Lane, Export, PA 15832 or to Steven F. Kessler, Esq., 4304 Walnut St., Ste. 10, McKeesport, PA 15132.

23-04387 Nov 15, 22, 29, 2023

Diez, William E., deceased, of Verona, PA. No. 06921 of 2023. David Michael Diez, Extr., 1317 Regency Drive, Pittsburgh, PA 15237 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

23-04385 Nov 15, 22, 29, 2023

Gilch, Cinnamon Joy a/k/a Cinnamon J. Gilch a/k/a Cinnamon Gilch, deceased, of West Deer Township, PA. No. 06004 of 2023. Jacqueline Hutz, Admr., 130 Monaco Street, Butler, PA 16002 or to Jen GV Gilliland Vanasdale, Esq., Gilliland Vanasdale Sinatra Istik Law Office, LLC, 1667 Route 228, Suite 300, Cranberry Township, PA 16066.

23-04394 Nov 15, 22, 29, 2023

Graham, Robert Morrison a/k/a Robert M. Graham a/k/a Rob Graham, deceased, of Carnegie, PA. No. 03623 of 2023. Alison Hiester, Extr., 476 Serpentine Drive, Pittsburgh, PA 15243 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

23-04391 Nov 15, 22, 29, 2023

Grubich, Edward G., deceased, of O'Hara Township, PA. No. 7309 of 2023. Edward F. Grubich, Extr., 102 Cherrywood Drive, New Kensington, PA 15068 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

23-04386 Nov 15, 22, 29, 2023

Haywiser, Florence A., deceased, of Pittsburgh, PA. No. 07710 of 2023. Keith M. Haywiser, Extr., 107 Stevens Ridge Drive, Jefferson Hills, PA 15025 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

23-02100w Nov 15, 22, 29, 2023

Huthmacher, Doris Anne, deceased, of Bridgeville, PA. No. 07106 of 2023. Keith T. Huthmacher, Extr., 100 Denniston St., Apt. 9, Pittsburgh, PA 15206.

23-02099w Nov 15, 22, 29, 2023

Koval, Linda Kathleen, deceased, of Pittsburgh, PA. No. 07505 of 2023. John A. Koval, Admr., 1318 Main Street, Coraopolis,

## PUBLIC NOTICE FOR REAPPOINTMENT OF BANKRUPTCY JUDGE

The current 14-year term of office for U.S. Bankruptcy Judge Magdeline D. Coleman for the Eastern District of Pennsylvania is due to expire on April 11, 2024. The United States Court of Appeals for the Third Circuit is considering the reappointment of Judge Magdeline D. Coleman to a new 14-year term of office.

Upon reappointment, the incumbent would continue to exercise the jurisdiction of a bankruptcy judge as specified in Title 28, United States Code; Title 11, United States Code; and the Bankruptcy Amendments and Federal Judgeship Act of 1984, Pub. L. No. 98-353, §§ 101-122, 98 Stat. 333-346. In bankruptcy cases and proceedings referred by the district court, the incumbent would continue to perform the duties of a bankruptcy judge that might include holding status conferences, conducting hearings and trials, making final determinations, entering orders and judgments, and submitting proposed findings of fact and conclusions of law to the district court.

Members of the bar and the public are invited to submit comments for consideration by the Court of Appeals regarding the reappointment of Judge Magdeline D. Coleman. All comments should be directed to one of the following addresses:

By email:

[Coleman\\_Reappointment@ca3.uscourts.gov](mailto:Coleman_Reappointment@ca3.uscourts.gov)

By mail:

Margaret Wiegand, Circuit Executive  
Office of the Circuit Executive  
22409 U.S. Courthouse  
601 Market Street  
Philadelphia, PA 19106-1790

Comments must be received no later than  
noon on December 4, 2023.





Zderkowski, Jerzy S., deceased, of Pennsbury Village, PA. No. 7549 of 2023. Mark S. Pascek, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

23-02044w Nov 8, 15, 22, 2023

#### Action to Quiet Title

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

Case No. GD-22-008785

In Re: Petition of the City of Pittsburgh, Plaintiff,  
v.

Oakstone Capital, LLC, its Successors & Assigns, Pennsylvania Housing Finance Agency, its Successors & Assigns, Maya Wilson, with Notice to Heirs & Assigns, Jesse Wilson, with Notice to Heirs & Assigns, County of Allegheny and City of Pittsburgh School District, Respondents.

Please be advised that pursuant to the Order of Court dated November 16, 2022, a Rule has been issued upon the above-named Respondents and, generally, upon all persons who may be interested, to appear and show cause within thirty (30) days hereof as to why the City of Pittsburgh's Petition to Quiet Tax Title should not be adjudicated and decreed valid and indefeasible against all mortgagees, assignees, or other persons having any right, title, interest in or claim against certain real property being known as 3259 McClure Avenue n/k/a McClure Avenue, Pittsburgh, PA 15212, Block and Lot No. 75-M-58, and to further show cause as to why all liens, including mortgages, tax liens and municipal claims, shall not be stricken from the subject property by an order granting clear title.

23-04497 Nov 22, 2023

#### Notice

Court of Common Pleas  
Allegheny County  
NO. GD-14-000526

Fidelity National Title Insurance Company, successor by merger to Lawyers Title Insurance Corp., Plaintiff,

vs.

Courtney Adonis Clayborn d/b/a Exact Settlement & Closing Services, Defendants.

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 within twenty days of this Notice. 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 for the 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.

Allegheny County Bar Association  
400 Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
Telephone: (412) 261-5555

23-04478 Nov 22, 2023

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-23-003758

Allegheny County Central Tax Collection District, Plaintiff,

vs.

Laurence H. Silvio, Defendant(s).

Laurence H. Silvio:  
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-23-003758. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2018 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, 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)

23-04504 Nov 22, 2023

#### Notice of Trust

The Richard J. Nalepa Revocable Trust Agreement, Dated December 21, 2006 and amended March 28, 2018.

Notice is hereby given that the settlor of the trust referred to above has died and pursuant to its terms, the trust will be distributed. All persons indebted to the trust are requested to make payment, and those having claims to present shall do so without delay to the Successor Trustees:

Aimee M. Whitehouse and Gretchen A. Baysek  
c/o 150 Pleasant Drive, Suite 101  
Aliquippa, PA 15001  
Ashley M. Elias, Atty.

Nalli, Elias & Associates, PC  
By: Ashley M. Elias, Esquire

23-04350 Nov 9, 16, 22, 2023

## ORPHANS' COURT

### Petitions & Motions

(Continued from Page 1, Column 3)

**Lloyd D. Norris Trust:** trust; Order of court; Atty: Pro Se; 6375 of 2004.

**William J. Parker:** deceased; Order of court; Atty: T. M. Castello, R. L. Rarie, J. J. Lestitian; 6428 of 2017.

**John Lee Duran, Sr.:** deceased; Order of court and memorandum opinion; Atty: J. Linkosky, J. Scioscia; 181 of 2022.

**Marie A. McIntyre:** deceased; Petition and order for rule to file accounting. Returnable January 23, 2024. Conference January 23, 2024 at 10:00 a.m.; Atty: C. P. Mullen; 1311 of 2022.

### Judge Lawrence J. O'Toole

**James M. Veatch, Sr.:** deceased; Order of court; Atty: P. B. Lewis; 6696 of 2022.

**Keith J. Woodruff:** deceased; Order of court. Hearing continued to December 19, 2023 at 11:00 a.m.; Atty: B. Johns, J. D. Newborg, N. L. Thurner; 3685 of 2015.

**Michael J. Janesko:** deceased; Order of court; Atty: L. Welling, T. J. Dempsey, Jr., E. DeLong; 4864 of 2022.

**Scott G. Skirpan:** deceased; Order of court. Hearing January 11, 2024 at 10:00 a.m.; Atty: A. Venturella, R. J. Wenger, B. Dillon; 6851 of 2016.

**Mary J. Johnson:** deceased; Decree Nisi; Atty: Q. Morant; 6356 of 2023.

**Jewel May Fisher:** deceased; Motion and order to vacate estate bond; Atty: B. S. Gelman; 423 of 2022.

**Dean K. McHolme:** deceased; Motion and order for trial continuance; Atty: S. M. Stein; 7678 of 2021.

**Nancy J. Watt:** deceased; Petition and order for small estate; Atty: D. R. Joyce; 5386 of 2023.

**Petros Elias Georgilas:** deceased; Petition and order for approval of settlement; Atty: A. P. Page, IV; 5138 of 2022.

**Edna Smith Trice:** deceased; Petition and order for approval of settlement; Atty: M. D. Troyan; 4382 of 2022.

**Terry A. Mohler:** deceased; Order of court; Atty: D. Istik, A. Gross; 5565 of 2022.

**Donald Bertram:** deceased; Petition and order for rule to show cause. Returnable December 13, 2023. Conference hearing December 13, 2023 at 10:30 a.m.; Atty: B. S. Johns; 2521 of 2021.

**Aaron John Tickner:** deceased; Petition and order for executrix to withdraw; Atty: L. A. Welling; 1191 of 2023.

**Allan E. Randolph, III, Trust:** trust; Petition and order for rule to show cause. Returnable December 15, 2023. Conference December 15, 2023 at 10:00 a.m.; Atty: A. D. Rees; 7962 of 2022.

**Joseph Calahan:** deceased; Memorandum opinion and order of court; Atty: E. A. Lodovico, T. T. Jordan; 24 of 2021.

**John Colligan:** deceased; Petition and order for refund; Atty: D. Nagel; 3563 of 2023.

**Ruth Marie Miller:** deceased; Petition and order for waiver of additional security; Atty: C. C. Bell; 6181 of 2019.

**Lorraine G. Dolansky:** deceased; Petition and order to vacate letters; Atty: K. M. Casker; 3312 of 2022.

**Rodney C. Juarez:** deceased; Petition and order for small estate; Atty: A. G. Anderson; 3465 of 2023.

**Donald F. Hart:** deceased; Petition and order to lift suspension; Atty: L. C. Plum; 4900 of 2021.

**Peggy A. Mathews:** trust; Order of court; Atty: T. B. Earhart, J. D. Talarico; 1762 of 2023.

**Peggy A. Mathews:** trust; Petition and order to compel; Atty: J. D. Talarico; 1762 of 2023.

**Peggy A. Mathews:** trust; Motion and order to amend scheduling order; Atty: T. B. Earhart; 1762 of 2023.

**Peggy A. Mathews:** trust; Motion for sanctions. See order of court November 9, 2023; Atty: T. B. Earhart; 1762 of 2023.

**Peggy A. Mathews:** trust; Motion and order for mediation; Atty: T. B. Earhart; 1762 of 2023.

**Herman Edward Rawlings:** deceased; Order of court; Atty: T. T. Jordan, T. J. Dempsey, Jr.; 4373 of 2015.

**Robert R. Johnston:** trust; Order of court; Atty: J. Creehan, D. J. Petrancosta, M. Lautman, C. Avalli; 3944 of 2021.

**Lois Deaton:** deceased; Order of court. Hearing December 6, 2023; Atty: M. L. Shields, M. Attisano, D. Seibel; 3482 of 2021.

### Judge Joseph K. Williams, III

**Pamela Moray Cherkin:** deceased; Order of court. Conference December 21, 2023 at 1:00 p.m.; Atty: M. H. Marks, D. M. Nernberg; 8338 of 2021.

**Mary Ellen Netzel:** deceased; Order of court. Conference May 6, 2024 at 10:00 a.m.; Atty: J. L. Herb, J. Winters, B. J. Steinberg; 6212 of 2020.

**Mark A. Skonetzni:** trust; Petition and citation for appeal from appraisal. Rule returnable December 4, 2023. Conference December 4, 2023 at 11:00 a.m.; Atty: J. P. Donovan; 6437 of 2022.

**Ronna Sue Lehman Trust:** trust; Order of court; Atty: G. P. Hunt, J. L. Strassburger; 6214 of 2023.

**Raymond Family Trust:** trust; Order of court. Conference March 18, 2024 at 10:00 a.m. Hearing May 6, 2024 at 10:30 a.m.; Atty: A. Anderson, M. Ross; 422 of 2023.

### Judge Michael F. Marmo

**Rest Land Memorial Park, Inc.:** Corp.; Motion and order for continuance; Atty: K. R. McCann; 1554 of 1971.

**Kathleen Grandillo:** deceased; Petition and order to allow probate 21 years after death.; Atty: K. R. McCann; 4653 of 2023.

**Mary Lou McKee:** minor; Petition and order for appointment of temporary limited guardian.; Atty: G. P. Wozman; 6553 of 2023.

**Debra Ann Bowers:** deceased; Petition and order to transfer care title.; Atty: A. F. Beck; 7390 of 2023.

**Steven G. Cianca:** deceased; Petition and order to withdraw as executor.; Atty: E. J. Kress; 9196 of 2021.

### Judge Michael E. McCarthy

**Carol D. Stanley:** deceased; Order of court.; Atty: J. D. Finnegan, F. N. Frank, S. Kats, A. Anderson, T. Mazzocca, M. Feldman; 4446 of 2022.

**Timothy McCutcheon, Sr.:** deceased; Order of court.; Atty: Pro Se, B. S. Gelman; 3680 of 2022.

### Judge Lawrence J. O'Toole

**Patricia Ann Rocco:** deceased; Order of court. Hearing January 10, 2024 at 1:30 p.m.; Atty: M. J. Corsetti, B. S. Johns, G. P. Graham; 6963 of 2021.

**Pelma E. Knifese:** deceased; Order of court. Hearing January 10, 2024 at 11:00 a.m.; Atty: D. Haller; 7728 of 2023.

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