

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, July 1, 2024 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. 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, JULY 1, 2024 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, JULY 2, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JULY 8, 2024 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 AND 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 475.
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:
SUBSECTION 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 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 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:

NOTICE: The undersigned, as evidenced by the signature(s) to this notice and the acceptance and recording of this deed, (is/are) fully cognizant of the fact that the undersigned may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966, as amended 1980, Oct. 10, P.L. 874, No. 156 § 1.

"This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

Avalon

79. William J. Sangaila-Borlak, in His Capacity as Administrator Pendente Lite and Heir of the Estate of William J. Borlak a/k/a William J. Borlak, Sr.; Claire V. Borlak a/k/a Claire Borlak, in Her Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr.; Erin Borlak a/k/a Erin Ubig, in Her Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr.; Unknown Heirs, Successors, Assigns, and All Persons,

Firms, or Associations, Claiming Right, Title, or Interest From or Under William J. Borlak a/k/a William J. Borlak, Sr.

MG-23-000258—\$106,520.54

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 734 California Ave., Pittsburgh, PA 15202. Deed Book Volume 7625, Page 201. Block and Lot 0159-D-00041-0000-00.

Baldwin Borough

33. Keith D. O'Kelly and Jamella R. O'Kelly
MG-22-000400—\$490,564.63

Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 1236 Camarta Dr., Pittsburgh, PA 15227. Deed Book 17004, Page 152. Block and Lot Number 0093-B-00062-0000-00.

Brentwood

29. Michelle McClory

GD-23-014267—\$18,315.50

John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 3235 Bookman Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 15759, Page 292, Block and Lot 137-K-144.

Carnegie

23. Susan Marie Crouse

MG-23-000081—\$94,931.57

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 548 Boquet Street, Carnegie, PA 15106. Deed Book Volume 13206, Page 547. Block and Lot Number 103-S-356.

35. Mindful Building Concepts, LLC

GD-23-014279—\$3,904,887.84

Charles N. Shurr, Jr., Esq.
Kozloff Stoutd
610-670-2552

In the Commonwealth of Pennsylvania, County of Allegheny, Carnegie Borough: Parcel 1: Having erected thereon a two-unit townhome (incomplete) being known as 238-240 Hidden Lane, Carnegie, Pennsylvania 15106. Deed Book Volume 18732, Page 519. Block & Lot No. 0102-D-00302-0000.

Parcel 2: Having erected thereon a two-unit townhome (incomplete) being known as 234-236 Hidden Lane, Carnegie, Pennsylvania 15106. Deed Book Volume 18732, Page 519. Block & Lot No. 0102-D-00304-0000.

Parcel 3: Having erected thereon a two-unit townhome (incomplete) being known as 230-232 Hidden Lane, Carnegie, Pennsylvania 15106. Deed Book Volume 18732, Page 519. Block & Lot No. 0102-D-00306-0000.

Parcel 4: Having erected thereon a two-unit townhome (incomplete) being known as 226-228 Hidden Lane, Carnegie, Pennsylvania 15106. Deed Book Volume 18732, Page 519. Block & Lot No. 0102-D-00308-0000.

Parcel 5: Having erected thereon a two-unit townhome (incomplete) being known as 222-224 Hidden Lane, Carnegie, Pennsylvania 15106 (a/k/a 826 Washington

Avenue, Carnegie, Pennsylvania 15106). Deed Book Volume 18732, Page 519. Block & Lot No. 0102-D-00310-0000.

Cheswick

75. Debbie Sakala, in Her Capacity as Heir of Rose Ann Butera; Timothy Butera, in His Capacity as Heir of Rose Ann Butera; Melissa Renwick, in Her Capacity as Heir of Rose Ann Butera; Samuel Butera, in His Capacity as Heir of Rose Ann Butera; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Rose Ann Butera
MG-23-000293—\$81,785.22

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Cheswick: Having erected thereon a dwelling being known and numbered as 221 South Atlantic Avenue, Cheswick, PA 15024. Deed Book Volume 13747, Page 585. Block and Lot 0628-A-00133-0000-00.

City of Clairton

11. Mavis E. Booker a/k/a Mavis Booker

MG-23-000529—\$41,740.78

Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 354 Wylie Avenue, Clairton, PA 15025. Document Number 054807, Deed Book Volume 11602, Page 276. Block and Lot Number 0879-S-00004-0000-00.

77. Calpenn Ventures LLC

GD-23-009920—\$93,754.33

Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, the 2nd Ward of the City of Clairton: Having erected thereon a three story frame building being known and numbered as 502 Mitchell Avenue, Clairton, PA 15025. Deed Book 18750, Page 91. Block & Lot Number 879-M-140.

Coraopolis

18. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barbara A. Thompkins a/k/a Barbara Ann Thompkins

GD-23-010692—\$108,728.36

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 410 Kendall Street, Coraopolis, PA 15108. Deed Book Volume 15700, Page 470. Block and Lot 0419-D-00252-0000-00.

Crescent

64. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Emma F. Marshall a/k/a Emma Frances Cutright a/k/a Emma Frances Marshall, Deceased

GD-24-001182—\$98,738.96

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

In the Commonwealth of Pennsylvania, County of Allegheny, Crescent Township: Having erected thereon a frame dwelling house being known and numbered as 1291-1293 Maple Street, Crescent, PA 15046. Deed Book Volume 3553, Page 749. Block and Lot Number 703-K-248.

Elizabeth Township**58. Joanne C. Aurette**

GD-21-011567—\$5,259.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one story brick house known as 5915 Smithfield Street, McKeesport, PA 15135. Deed Book Volume 16307, Page 337. Block & Lot No. 653-G-266.

Etna**82. Richard T. Boscia, Sr. and Carol J. Boscia**

MG-23-000074—\$154,459.83
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 116 Grant Avenue, Pittsburgh, Pennsylvania 15223. Deed Book Volume 8036, Page 517. Block and Lot Number 0221-H-00132-0000-00.

Green Tree**41. Thomas M. Selepec**

GD-22-014376—\$15,948.53
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a single family dwelling being known and numbered as 1068 Greenlawn Drive, Pittsburgh, PA 15220. Deed Book 16373, Page 134. Block and Lot Number 36-A-138.

Harrison**81. Domenico Lopreiato and Tarrah L. Lopreiato n/k/a Tarrah Jackson**

MG-22-000575—\$165,958.72
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a dwelling being known and numbered as 1300 Union Avenue, Natrona Heights, PA 15065. Deed Book Volume 17207, Page 370. Block and Lot Number 1367-H-00265-0000-00.

Heidelberg**52. Share O'Luck Homes Corporation**

GD-23-006903—\$11,502.90
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Being thereon vacant residential land known as Collier Avenue, Carnegie, PA 15106. Deed Book Volume 3501, Page 369. Block & Lot No. 101-J-160.

Jefferson Hills**13. John Latine and Cindy Latine, Known Heirs of Salvador Latine a/k/a Salvatore Latine and Ruth Latine, Deceased**

GD-14-020090—\$25,083.66
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling, known as 1157 State Route 885, Clairton, PA 15025. Deed Book 2987, Page 487. Block and Lot Number 0659-H-00063.

74. Steven Siemon a/k/a Steven E. Siemon

MG-23-000703—\$65,934.63
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Jefferson Hills Borough: Having erected thereon a dwelling being known and numbered as 1155 Alice Avenue, Clairton, Pennsylvania 15025 a/k/a 1155 Alice Avenue, Jefferson Hills, Pennsylvania 15025. Deed Book Volume 10049, Page 005. Block and Lot Number 1421-C-00084-0000-00.

Town of McCandless**46. Desde A. Palmer**

GD-23-011141—\$18,513.62
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: (Parcel 1): Having erected thereon a single family dwelling being known and numbered as 8880 Highland Road, Pittsburgh, PA 15237. Deed Book 17912, Page 523. Block and Lot Number 714-A-259.

And

(Parcel 2): Being all that vacant land known and numbered as Highland Road, Pittsburgh, PA 15237. Deed Book 17912, Page 533. Block and Lot Number 714-A-252.

71. Janice Q. Russell and the United States of America

MG-19-000471—\$523,534.06
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 10476 Olde Villa Drive, Gibsonia, PA 15044. Deed Book Volume 13976, Page 467. Block and Lot Number 1209-A-9.

78. Bonnie B. Robinson and Thomas D. Robinson

MG-16-001174—\$956,060.50
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 10492 Olde Villa Drive, Gibsonia, PA 15044. Deed Book Volume 9089, Page 259. Block and Lot 1352-N-00016-0000-00.

City of McKeesport**40. Teresa Ploskina**

GD-23-004831—\$26,346.98
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Parcel One: Having erected thereon a commercial structure being known and numbered as 2634 5th Avenue, McKeesport, PA 15132. Deed Book 12766, Page 185. Block and Lot Number 379-S-399.

Parcel Two: Having erected thereon a commercial structure being known and numbered as 510 Fawcett Avenue, McKeesport, PA 15132, but previously known as 508 Fawcett Avenue, McKeesport, PA 15132. Deed Book 12766, Page 179. Block and Lot Number 460-N-289.

Parcel Three: Having erected thereon a commercial structure being known and numbered as 510 Fawcett Avenue, McKeesport, PA 15132. Deed Book 12766, Page 179. Block and Lot Number 460-N-288.

51. Richard Alan Watson, Jr.

GD-23-005750—\$5,025.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 7: Having erected thereon a two story commercial building being known as 3212 Versailles Avenue, McKeesport, PA 15132. Deed Book Volume 17353, Page 254. Block & Lot 381-C-248.

55. Susan A. Roach

GD-17-010697—\$4,479.37
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 7: Having erected thereon a two story brick house being known as 1515 Manor Avenue, McKeesport, PA 15132. Deed Book Volume 6791, Page 65. Block & Lot No. 382-C-274.

57. Maya Restaurants Inc.

GD-23-005363—\$9,007.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 12: Parcel #1: Having erected thereon a two story commercial building known as 623 Long Run Road, McKeesport, PA 15132. Deed Book Volume 15627, Page 442. Block & Lot No. 554-E-225.

Parcel #2: Having erected thereon a two story commercial building known as 623 Long Run Road, McKeesport, PA 15132. Deed Book Volume 15627, Page 442. Block & Lot No. 554-E-233.

62. Erin Sweeney

MG-23-000764—\$62,460.43
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 McKeesport: Having erected thereon a dwelling being known and numbered as 417 Diehl Drive, McKeesport, PA 15132. Deed Book Volume 14723, Page 237. Block and Lot Number 463-P-8.

66. The Unknown Heirs of Beth A. O'Connor, Deceased

MG-23-001089—\$55,205.86
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

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 3422 Steele Street, McKeesport, PA 15132. Deed Book Volume 18061, Page 576. Block and Lot Number 381-L-112.

85. Susan A. Himich, Individually and as Remaining Joint Tenant of David J. Himich, Deceased

GD-23-005184—\$10,494.01
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 2901 Lafayette Street, McKeesport, PA 15132. Deed Book 11947, Page 437. Block and Lot Number 464-G-305.

Monroeville**15. Susan D. Janocko; Clifford R. Hines; and Kimberlee A. Janocko**

MG-23-000977—\$228,546.38
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 2546 Haymaker Road, Monroeville, PA 15146. Deed Book Volume 18474, Page 167. Block and Lot 0857-M-00142-0000-00.

68. Julie Lou Mathias a/k/a Julie Mathias a/k/a Julie L. Mathias and Mark J. Defelice and Fremont J. Mathias, Jr. a/k/a Fremont J. Mathias, Jr. a/k/a Fremont Mathias, Jr.

MG-22-001005—\$144,013.62
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Monroeville, formerly the Borough of Monroeville: Having erected thereon a dwelling being known and numbered as 325 Noel Drive, Monroeville, PA 15146. Deed Book Volume 14413, Page 202. Block and Lot Number 976-H-020.

Moon**88. Unknown Heirs of Rebecca McCartney and Unknown Heirs of Harriet McCartney**

GD-23-009630—\$12,942.09
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Being vacant land, known as Jackson Road, Coraopolis, PA 15108. Book 251, Volume 13, Page 459. Block and Lot Number 925-K-100.

Mt. Lebanon**50. The Unknown Successor Trustee(s) of the William Herman Trust**

GD-23-005852—\$3,975.00
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two story brick house being known as 32 Fernwood Avenue, Pittsburgh, PA 15228. Deed Book Volume 11293, Page 413. Block & Lot No. 141-D-305.

Neville**80. Patrick M. Norris**

MG-23-000370—\$25,545.08
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Neville: Having erected thereon a dwelling being known and numbered as 114 1st Street, Pittsburgh, PA 15225. Deed Book Volume 12943, Page 534. Block and Lot 0211-F-00008-0000-00.

North Fayette**30. Lauren Shoup**

GD-24-001623—\$139,043.96
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a dwelling known and numbered as 1601 Timber Trl., Imperial, PA 15126. DBV 18355, PG. 281, B/L #691-R-73.

North Versailles**16. Barry Harcum**

MG-22-000968—\$154,921.72
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 308 Cedarhurst Dr., North Versailles, PA 15137. Deed Book Volume 12302, Page 103. Block and Lot 0459-P-00263-0000-00.

24. Carole Buczek, Individually and as Surviving Spouse of Richard E. Buczek, Deceased

GD-22-013201—\$51,801.85
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 302 Clavale Drive, North Versailles, PA 15137. Deed Book 5817, Page 41. Block and Lot Number 547-M-280.

25. Golden Ark Home for the Elderly, Inc., a Pennsylvania Corporation and the United States of America

GD-22-013170—\$393,077.54
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a commercial building being known and numbered as 353 Dixon Avenue, North Versailles, PA 15137. Deed Book 10016, Page 148. Block and Lot Number 457-B-148.

26. David W. Smirga and Michelle I. Smirga

GD-23-009036—\$59,695.60
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 42 Central Avenue, North Versailles, PA 15137. Deed Book 8771, Page 282. Block and Lot Number 546-E-345.

28. Burrell Leon Alford, Eileen Alford and Gerald Alford, Deceased, as Known Heirs of Burrell Lee Alford and Laura Alford, Deceased and All Unknown Heirs of Gerald Alford, Burrell Lee Alford and Laura Alford, Deceased

GD-23-002980—\$33,219.70
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 3815 Foster Road, North Versailles, PA 15137. Deed Book 6368, Page 694. Block and Lot Number 548-R-033.

54. Thomas L. Boyd, With Notice to Heirs and Assigns

GD-23-009878—\$4,450.88
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story commercial garage being known as 100 Berardi Court, North Versailles, PA 15137. Deed Book Volume 12781, Page 339. Block & Lot No. 548-D-234.

86. Clinton J. Gura and Jayme R. Gura

GD-23-012408—\$48,499.53
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 516 Arlington Avenue, North Versailles, PA 15137. Deed Book 5801, Page 439. Block and Lot Number 459-D-310.

O'Hara**49. Carolyn A. Fanto**

GD-23-004145—\$5,010.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a one and one half story frame house being known as 147 Riverview Avenue, Pittsburgh, PA 15238. Deed Book Volume 10482, Page 354. Block & Lot No. 291-R-143.

Penn Hills**2. Shanell Lee**

GD-23-010678—\$21,864.45
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 130 Orchard Dr., Pittsburgh, PA 15235. Deed Book 11887, Page 178. Block and Lot Number 449-H-89.

9. Christine L. Burton

MG-17-000051—\$91,596.10
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1069 Universal Road, Pittsburgh, PA 15235. Document Number 2003-31222, Deed Book Volume DE VL-11778, Page 373. Block and Lot Number 0539-G-00335-0000-1.

42. Jeffrey J. Ruperto and Michele Ruperto

GD-22-016169—\$13,655.27
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 267 Hillary Drive, Verona, PA 15147. Deed Book 12682, Page 191. Block and Lot Number 447-E-344.

61. Michael L. Hampton

MG-22-000140—\$108,917.42
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 337 Idlewood Road, Pittsburgh, PA 15235. Deed Book Volume 17125, Page 512. Block and Lot Number 539-B-254.

90. William E. Wright and Ronnika J. Wright

GD-22-010052—\$18,338.39
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 154 Rosewood Drive, Pittsburgh, PA 15235. Deed Book 17791, Page 498. Block and Lot Number 370-D-333.

Pitcairn**6. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under David E. Lewis, Deceased**

MG-23-000617—\$28,827.34
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 213 Highland Avenue, Pitcairn, Pennsylvania 15140. Deed Book Volume 11893, Page 525, Instrument No. 2003-44086, Block and Lot Number 747-B-70-1.

Plum**21. Raymond Beatty**

MG-23-000986—\$160,869.74
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 662 Regency Drive, Pittsburgh, PA 15239. Deed Book 15693, Page 550. Block and Lot Number 738-N-18.

Reserve**65. Steven Brittner, solely in his capacity as known heir of Frank W. Brittner, III, deceased and the Unknown Heirs of Frank W. Brittner, III and the Unknown Heirs of Scott W. Brittner**

GD-23-009176—\$122,516.49
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Reserve: Having erected thereon a dwelling being known and numbered as 2719 Edison Street, Pittsburgh, PA 15212. Deed Book Volume 4185, Page 194. Block and Lot Number 078-M-076.

69. Christine M. Pilyih a/k/a Christine Pilyih and Shawn J. Pilyih a/k/a Shawn Pilyih

MG-22-000859—\$79,164.27
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 349 Kohlman Drive, Pittsburgh, Pennsylvania 15214. Deed Book Volume 11472, Page 004. Block and Lot Number 0117-J-00005-0000-00.

Ross**22. Patricia Radford, in Her Capacity as Heir of Nancy L. Matthews a/k/a Nancy Matthews a/k/a Nancy Louise Matthews, Deceased; Corey Melia, in His Capacity as Beneficiary of the Testamentary Trust of the Estate of Nancy L. Matthews a/k/a Nancy Matthews a/k/a Nancy Louise Matthews, Deceased; B.H., a Minor, in His Capacity as Devisee of the Estate of Nancy L. Matthews a/k/a Nancy Matthews a/k/a Nancy Louise Matthews, Deceased; K.H., a Minor, in His Capacity as Devisee of the Estate of Nancy L. Matthews a/k/a Nancy Matthews a/k/a Nancy Louise Matthews, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Nancy L. Matthews a/k/a Nancy Matthews a/k/a Nancy Louise Matthews, Deceased**

MG-18-000874—\$267,083.02
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 104 Amherst Ave., Pittsburgh, PA 15229. Deed Book Volume 09305, Page 084. Block and Lot Number 0279-A-00048-0000-00.

South Fayette**32. Travis G. Harkal a/k/a Travis G. Harakal**

MG-23-001061—\$178,874.29
Jeff Calcagno, 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 319 Ridge Point Cir., Bridgeville, PA 15017. Deed Book Volume 18872, Page 344. Block and Lot Number 0572-B-00005-0000-00.

92. Jeremy Berty and Linda Berty

GD-24-003021—\$178,796.26
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a single-family dwelling known as 4132 Battle Ridge Road, McDonald, PA 15057, Deed Book Volume 16335, Page 43, Block & Lot No. 402-D-6.

South Park**19. Anshu Yemala; and Praveen Kumar Burkanarayana**

GD-23-009773—\$298,261.04
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 1240 Snee Drive, Pittsburgh, PA 15236. Deed Book Volume 15673, Page 512. Block and Lot 0473-B-00172-0000-00.

Swissvale**37. Kyle E. Siverling; and Nicole E. Siverling**

MG-23-000786—\$76,641.59
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 8108 Saint Lawrence Avenue, Pittsburgh, PA 15218. Document Number 2015-540, Deed Book Volume 15851, Page 94. Block and Lot Number 0234-J-00047-0000-00.

60. Tradin' Places, LLC, Bryce Peters Financial Corporation, Mukash Patel Corporation, Alfred Benchmark and Associates Corporation

GD-23-013769—\$39,046.59
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 7311 Florence Avenue, Pittsburgh, PA 15218. Deed Book Volume 15675, Page 416. Block & Lot No. 178-G-37.

87. Richard Goldman and Kimberly A. Goldman

GD-19-002746—\$7,632.16
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7314 Church Street, Pittsburgh, PA 15218. Deed Book 12415, Page 586. Block and Lot Number 178-B-257.

Tarentum**43. Stephen M. Stedrak**

MG-24-000135—\$105,435.07
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling known and numbered as 422 W. 8th Avenue, Tarentum, PA 15084. DBV 18929, PG. 528, B/L #1087-D-328.

West Deer**34. Leah M. Lassinger; Luke Clawson; Margaret Clawson; and Unknown Heirs, Personal Representatives, and Devisees to Lowry Clawson, Deceased**

MG-19-001334—\$147,768.41
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being known and numbered as 803 Little Deer Creek Valley Road, Russellton, PA 15076. Deed Book Volume 17284, Page 496. Block and Lot Number 1361-H-00257-0000-00.

83. Lisa Darrah

MG-23-000671—\$188,748.41
James R. Norris, Esq.
Norris Legal Services
412-694-2634

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having agricultural land known and numbered as 71 Norris Lane, Tarentum, Pennsylvania, 15084 in Deed Book Volume 11408, Page 10, (Block and Lot Number 2013-D-349).

West Mifflin**3. Pennywise Realty LLC and Tamla Irwin**

GD-24-001551—\$86,140.19
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 6710 Buchanan Avenue, West Mifflin, PA 15122. Deed Book 18962, Page 1. Block and Lot Number 243-R-163.

10. Janet L. Stanczak

MG-22-000164—\$101,293.86
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 150 Bost Drive, West Mifflin, PA 15122. Document Number 05173, Deed Book Volume 7716, Page 640. Block and Lot Number 0311-P-00088-0000-00.

Whitaker

5. Sandy Swartz Morgan, solely in capacity as heir of Joanne L. Swartz a/k/a Joanne Swartz, Deceased, Allen Swartz, solely in capacity as heir of Joanne L. Swartz a/k/a Joanne Swartz, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Joanne L. Swartz a/k/a Joanne Swartz, Deceased

MG-23-000947—\$44,989.56
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 137 River View Blvd., Homestead, Pennsylvania 15120 a/k/a 137 Riverview Street, Homestead, Pennsylvania 15120. Deed Book Volume 6609, Page 520, Parcel 180-D-323.

Whitehall

4. Paul L. D'Alessandro a/k/a Paul Louis D'Alessandro a/k/a Paul L. Dalessandro a/k/a Paul Dalessandro a/k/a Paul L. D'Adlessandro

MG-24-000006—\$77,593.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 126 Audbert Drive, Pittsburgh, PA 15236. Deed Book 10727, Page 595. Block and Lot Number 315-G-96.

Wilkins**70. Glenn J. Myers**

GD-23-007483—\$146,274.02
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 602 Brown Avenue, Turtle Creek, PA 15145. Deed Book Volume 10533, Page 352. Block and Lot Number 373-D-214.

Wilkinsburg**1. The Unknown Heirs of Helen McClellan a/k/a Helen McClellan, Deceased**

GD-21-014435—\$52,505.42
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 1486 Mill St., Pittsburgh, PA 15221. Deed Book 4079, Page 653. Block and Lot Number 232-K-34.

72. David L. Fields

GD-22-004147—\$13,023.04
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 1627 Mill St., Pittsburgh, PA 15221. Deed Book 11440, Page 119. Block and Lot Number 232-E-180.

89. Kevin A. King

GD-23-012743—\$20,112.57
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: (Parcel One): Having erected thereon a single family dwelling being known and numbered as 1365 Laketon Road, Pittsburgh, PA 15221. Deed Book 11586, Page 355. Block and Lot Number 232-L-117.

And

(Parcel Two): Having erected thereon a rowhouse dwelling being known and numbered as 324 West Street, Pittsburgh, PA 15221. Deed Book 11905, Page 254. Block and Lot Number 176-G-76.

Pittsburgh—10th Ward

36. Sade Swan, as Known Heir of the Estate of Mary F. Arrington; Unknown Heirs of the Estate of Mary F. Arrington (if any); and Unknown Administrators of the Estate of Mary F. Arrington (if any)

GD-23-010333—\$35,661.94
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 10: Having erected thereon a dwelling being known and numbered as 1154 Woodbine Street, Pittsburgh, PA 15201. Document Number 152874, Deed Book Volume 9591, Page 560. Block and Lot Number 0081-G-00250-0000-00.

Pittsburgh—12th Ward

45. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Fred R. Sandridge

MG-23-000895—\$26,308.47
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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 636 Thompson St., Pittsburgh, PA 15206. Deed Book Volume 5866, Page 183. Block and Lot 0124-K-00203-0000-00.

Pittsburgh—13th Ward

14. Unknown Heirs, Devisees, and/or Personal Representatives of Agnes E. Jones, Deceased; and Marcia J. Cross, Solely as Heir of Agnes E. Jones, Deceased

MG-22-000566—\$36,107.69

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

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 1222 Pineridge St., Pittsburgh, PA 15208. Deed Book Volume 19221, Page 466. Block and Lot 0174-G-00277-0000-00.

Pittsburgh—17th Ward**84. Kathleen M. Plummer**

GD-19-016050—\$28,620.70
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of Pittsburgh: Having thereon a vacant land being known as South 18th Street, Pittsburgh, PA 15203. Deed Book 9659, Page 25. Block and Lot Number 12-P-141.

Pittsburgh—18th Ward**63. Christopher M. Kramer**

GD-21-008869—\$80,143.70
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 320 Millbridge Street, Pittsburgh, PA 15210. Deed Book Volume 13657 and Page 238, at Instrument Number 2008-18711. Block and Lot Number 0014-E-00264-0000-00.

Pittsburgh—19th Ward**47. Timothy R. Baker**

MG-23-001035—\$135,942.31
David B. Bassi, Esq.
Bassi, Vreeland & Associates, P.C.
724-228-7000

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon, a two story old style dwelling being known and numbered as 127 LaBelle Street, Pittsburgh, PA 15211. Deed Book 14331, Page 75. Block and Lot Number 1-N-49.

67. Victoria Hanna

MG-23-001134—\$58,558.45
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1320 Methyl St., Pittsburgh, PA 15216. Deed Book Volume 11024, Page 221. Block and Lot Number 016-P-178.

Pittsburgh—20th Ward**8. David L. Rickerd, III and Nicole A. Rickerd**

MG-22-000132—\$94,603.59
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3263 Thayer St., Pittsburgh, PA 15204. Deed Book Volume 16299, Page 124. Block and Lot Number 0071-S-00235-0000-00.

20. Susan J. Besselman as Administratrix of the Estate of Mary Besselman a/k/a Mary Ellen Besselman, Deceased

MG-23-000297—\$34,093.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 900 Wilhelm Street, Pittsburgh, PA 15220. Deed Book 11642, Page 275. Block and Lot Number 20-R-208.

Pittsburgh—21st Ward**44. Clarence L. Avery, III**

MG-22-000056—\$83,936.49
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1245 Island Avenue, Pittsburgh, PA 15212. Deed Book 16137, Page 104. Block and Lot Number 45-P-102.

Pittsburgh—24th Ward**59. Unknown Heirs of Darryl Miller a/k/a Darryl A. Miller and the United States of America**

GD-23-013532—\$48,875.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 24: Parcel #1: Being thereon vacant residential land known as Voskamp Street, Pittsburgh, PA 15212. Deed Book Volume 9407, Page 66. Block & Lot No. 24-G-76.

Parcel #2: Being thereon vacant residential land known as Voskamp Street, Pittsburgh, PA 15212. Deed Book Volume 9670, Page 80. Block & Lot No. 24-G-73.

Pittsburgh—26th Ward**31. Marsha L. Britt**

MG-23-000606—\$46,383.59
Jeff Calcagno, 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 122 W. McIntyre Avenue, Pittsburgh, PA 15214. Deed Book Volume 10602, Page 236. Block and Lot Number 0046-F-00101-0000-00.

39. Unknown Heirs of Pamela J. Bennett, Deceased, Lacey J. Bennett Solely in Their Capacity as Heir of Pamela J. Bennett, Deceased, and Unknown Heirs of Michael J. Horner, Deceased

For legal advertising
information and
reservations, contact
412-261-6255 •
PLJads@acba.org.

MG-23-000414—\$31,066.13
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 4100 Grizella Street, Pittsburgh, PA 15214. Deed Book 10227, Page 528. Block and Lot Number 162-S-298.

Pittsburgh—27th Ward

73. Lys Deslouches

GD-23-011422—\$277,915.79
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3537 California Avenue, Pittsburgh, PA 15212. Deed Book Volume 18445, Page 327. Block and Lot Number 075-F-007.

Pittsburgh—28th Ward

76. Tina M. Lynch and Henry E. Lynch, II

MG-22-000382—\$10,905.90
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1651 Steuben St., Pittsburgh, PA 15205. Deed Book Volume 10492, Page 52. Block and Lot 0041-R-00074-0000-00.

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
Jun 6, 2024
Jun 7, 14, 21, 2024

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:

Axton, Jo An B., deceased, of East McKeepsport, PA. No. 03551 of 2024. Raymond M. Christian, Extr., 178 Freeport Drive, Jupiter, FL 33458 or to Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317.
24-01127w Jun 21, 28; Jul 5, 2024

Dillon, Donna a/k/a Donna M. Dillon a/k/a Donna Marie Dillon, deceased, of Bethel Park, PA. No. 03769 of 2024. Adam Dillon, Extr., c/o Steven L. Sablowsky, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.
24-02229 Jun 21, 28; Jul 5, 2024

Gross, Rose Mary R. a/k/a Rose Mary Gross a/k/a Rose Mary Rush Gross, deceased, of Bradford Woods, PA. No. 03749 of 2024. Gregory P. Gross, Extr., 124 Boothbay HBR, Bradford Woods, PA 15015 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.
24-02230 Jun 21, 28; Jul 5, 2024

Klemencic, Edward a/k/a Edward L. Klemencic, deceased, of Plum Borough, PA. No. 07160 of 2023. Christine Sheets, Admrx., 4181 Dustin Avenue, Las Vegas, NV 89120 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.
24-02226 Jun 21, 28; Jul 5, 2024

Knight, Jr. James, deceased, of Pittsburgh, PA. No. 03029 of 2024. Edward Knight, Extr., 3936 Sunflower Circle, Bowie, MD 20721 or to Jaclyn M. Shaw, Esq., 333 Freepoint Street, Suite 201, New Kensington, PA 15068.
24-02222 Jun 21, 28; Jul 5, 2024

Kodrowsky, Andrea M., deceased, of Allison Park, PA. No. 03905 of 2024. Mary C. Morgan, Extr., 2641 Miller Drive, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
24-01122w Jun 21, 28; Jul 5, 2024

Lutz, John M., deceased, of Pittsburgh, PA. No. 03380 of 2024. Mark McLaughlin, Extr., c/o William A. Goyette, Esq., 11 Elmhurst Rd., Pittsburgh, PA 15220.
24-02227 Jun 21, 28; Jul 5, 2024

Mesaros, Roberta A., deceased, of Pittsburgh, PA. No. 02031 of 2024. Robin M. Sullivan, Extr., c/o Matthew Morella, Esq., MJM Law, PLLC, 301 Grant Street, Suite 270, Pittsburgh, PA 15219.
24-01125w Jun 21, 28; Jul 5, 2024

Naylor, David M., deceased, of Pittsburgh, PA. No. 03763 of 2024. Jordan Leigh Naylor, Admrx., c/o Charles T. Clark, Esq., 210 Fifth Ave., Tarentum, PA 15084.
24-02224 Jun 21, 28; Jul 5, 2024

Nemeth, Frank T., deceased, of Ross Twp., PA. No. 03546 of 2024. George Nemeth, Adm., 2169 Bantam Ridge Rd., Wintersville, OH 43953.
24-02220 Jun 21, 28; Jul 5, 2024

Pennington, Darrell W., deceased, of Pittsburgh, PA. No. 03817 of 2024. Robert Cox, Adm. c.t.a., 200 Carriage Court, Pittsburgh, PA 15238 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
24-01123w Jun 21, 28; Jul 5, 2024

Ruyechan, Robert E. a/k/a Robert Ruyechan, deceased, of Penn Hills, PA. No. 03054 of 2024. Evelyn Ruyechan Lazor, Extr., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.
24-02223 Jun 21, 28; Jul 5, 2024

Vachino, Cheryl L. a/k/a Cheryl Lynn Vachino, deceased, of Cecil Township, PA. No. 03409 of 2024. Daniel C. D'Alessandro, Extr., 3011 Annandale Drive, Presto, PA 15142 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
24-02228 Jun 21, 28; Jul 5, 2024

Yockel, Sr., Paul A. a/k/a Paul Anthony Yockel, Sr., deceased, of Gibsonia, PA. No. 3488 of 2024. Kimberly Ann Simonetti, Extr., 3414 Cedar Glen, Allison Park, PA 15101 or to Michael S. Lazaroff, Esq., 277 West Main St., PO Box 216, Saxonburg, PA 16056.
24-02225 Jun 21, 28; Jul 5, 2024

Atkins, Charles T. a/k/a Charles Thomas Atkins, deceased, of Shaler Township, PA. No. 03548 of 2024. Joshua S. Simon, Co-Extr. and Elizabeth A. Simon, Co-Extr., c/o Robert J. Tate, Esq., Robert J. Tate & Associates, 1003 Perry Hwy., Pittsburgh, PA 15237.
24-02183 Jun 14, 21, 28, 2024

Closek, John J. a/k/a John Joseph Closek, Jr., deceased, of Dacula, GA. No. 01868 of 2024. Collin J. Closek, Co-Extr. and Kary S. Schieman, Co-Extr., c/o Robert J. Tate, Esq., Robert J. Tate & Associates, 1003 Perry Hwy., Pittsburgh, PA 15237.
24-02182 Jun 14, 21, 28, 2024

Debone, Marlene, deceased, of North Versailles, PA. No. 02386 of 2024. Richard Debone, Jr., Adm., 1694 Miller Road, Schellsburg, PA 15559 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.
24-01096w Jun 14, 21, 28, 2024

Donley, Richard S., deceased, of Pittsburgh, PA. No. 03161 of 2024. John O. Donley, Adm., c/o Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwick Street, Suite 1100, Pittsburgh, PA 15222.
24-01097w Jun 14, 21, 28, 2024

Ehnerde, Bruce E., deceased, of Pittsburgh, PA. No. 02682 of 2024. Christopher M. Rutter, Sr., Extr., 3903 Home Street, West Mifflin, PA 15122 or to Robert G. Shanahan, Esq., 328 Lucilla Street, Pittsburgh, PA 15218.
24-01095w Jun 14, 21, 28, 2024

Ference, Daniel E., deceased, of Glassport, PA. No. 03360 of 2024. Margaret D. Ference, Extr., 728 Vermont Avenue, Glassport, PA 15045 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.
24-02181 Jun 14, 21, 28, 2024

Holler, Jeanne Marie a/k/a Jeanne M. Holler, deceased, of Collier Township, PA.

No. 03337 of 2024. Janet Ruth Holler, Extr., 20 Colecrest Street, Carnegie, PA 15106 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.
24-02185 Jun 14, 21, 28, 2024

Maniecki, Richard Bernard, deceased, of Oakdale Borough, PA. No. 03382 of 2024. Michelle McKee, Admrx., 516 Bartleyville Road, Burgettstown, PA 15021 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.
24-02179 Jun 14, 21, 28, 2024

Olander, Joyce A., deceased, of Pittsburgh, PA. No. 03731 of 2024. Keith B. Bittel, Extr., 1507 Daleland Avenue, Pittsburgh, PA 15227 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.
24-01099w Jun 14, 21, 28, 2024

Pearl, Jerold Stuart a/k/a Jerry S. Pearl, deceased, of Moon Township, PA. No. 03517 of 2024. Mary Christine, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.
24-01098w Jun 14, 21, 28, 2024

Vuick, Charles S., deceased, of Coraopolis, PA. No. 03452 of 2024. Wendy Kingsland, Extr., 2914 Bethel Church Road, Bethel Park, PA 15102 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.
24-02184 Jun 14, 21, 28, 2024

Hancock, Leon H. a/k/a Leon Harding Hancock, deceased, of Avalon Borough, PA. No. 3004 of 2024. Maria Hancock, Extr., 382 S. Miraleste Drive, Unit 445, San Pedro, CA 90732 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.
24-02118 Jun 7, 14, 21, 2024

Owens, Carol, deceased, of Pittsburgh, PA. No. 02562 of 2024. Tonya Davis, Extr., 2085 Innsfail Drive, Snellville, GA 30078.
24-01067w Jun 7, 14, 21, 2024

Remsberg, David P., deceased, of Bethel Park, PA 15102. No. 02990 of 2024. John R. Lucas, Extr., 5061 Don Street, Finleyville, PA 15332 or to Joseph M. Loy, Esq., 5824 Library Rd., Bethel Park, PA 15102.
24-01070w Jun 7, 14, 21, 2024

Stover, Charles T., deceased, of Pittsburgh, PA. No. 03309 of 2024. Richard Stover, Extr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.
24-02119 Jun 7, 14, 21, 2024

Westwood, Terrence Henry, deceased, of Monroeville, PA. No. 02560 of 2024. Todd H. Westwood, Adm., 110 Autumn Way, Venetia, PA 15367 or to Stephen L. Barsotti, Esq., Barsotti Law Office, P.O. Box 356, Ingomar, PA 15127.
24-01072w Jun 7, 14, 21, 2024

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 June 11, 2024, with respect to a nonprofit corporation, Thousand Bridges Opera Company, which has been incorporated under the Nonprofit Corporation Law of 1988.
24-02243 Jun 21, 2024

Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania

In Re: The International Metals Reclamation Company, LLC, Debtor.

Charles O. Zebley, Jr., Trustee/Movant.

V.

The International Metals Reclamation Company, LLC; J.T. Thorpe & Son, Inc., Respondents.

Bankruptcy Case No.: 24-20226-CMB

Chapter 7

Docuent No. ___

Hearing Date & Time: Tuesday, July 9, 2024 @ 1:30 p.m.

Response Deadline: June 28, 2024

Notice of Sale Free and Clear of All Liens, Claims and Encumbrances

To: All Parties In Interest

Notice Is Hereby Given That Charles O. Zebley, Jr., the Chapter 7 Trustee of The International Metals Reclamation Company, LLC (the "Trustee")¹, has filed an Emergency Motion for Entry of an Order: (I) Approving Bid Procedures for Sale of Substantially all Assets Free and Clear of Liens, Claims, Interests, and Encumbrances Pursuant to 11 U.S.C. § 363 and (II) Form and Manner of Notice of Sale (the "Bid Procedures Motion"). On May 28, 2024, the Bankruptcy Court entered an Order ("Bid Procedures Order") approving certain bid procedures that will govern the sale of the Debtor's assets (the "Bid Procedures"). Further, On May 22, 2024, the Trustee filed a Motion for an Order Authorizing the Sale of Substantially all of the Debtor's Assets Free and Clear of All Liens, Claims, Interests and Encumbrances (the "Sale Motion").

¹ Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Bid Procedures Motion, Bid Procedures Order and Bid Procedures.

Assets To Be Sold

The Trustee intends to sell to the party that submits the highest and best offer (a "Successful Bidder") for substantially all of the Debtor's assets, which include, but are not limited to: the Debtor's real property, furniture, fixtures and equipment, intellectual property, rights to certain permits, inventory, goodwill and general intangibles, and other tangible personal property (the "Debtors Assets"). Bids may be made for all of the Debtor's Assets. Pursuant to section 363 of the Bankruptcy Code and in accordance with the Bid Procedures, the Trustee intends to sell the Debtor's Assets free and clear of all liens, claims, encumbrances, and interests and the Debtor's Assets will be sold on an "As Is, Where Is" basis. The Trustee proposes to sell the Debtor's Assets to Moxba B.V. (the "Stalking Horse Bidder") in accordance with the terms and conditions set forth in the asset purchase agreement attached to the Sale Motion (the "Stalking Horse APA"), with such modifications to the Stalking Horse APA as made by the Successful Bidder(s). Any potential bidder may obtain a detailed description of the Debtor's Assets from the undersigned.

Sale Free and Clear of Liens, Claims, Encumbrances and Interests

Pursuant to section 363(b) and (f) of the United States Code, 11 U.S.C. §§ 101, et seq. (the "Bankruptcy Code"), and subject to any orders entered by the Court, the Debtor will seek authority to sell all rights, title, and interest in the Debtors' Assets to a Successful Bidder submitting the highest and best Qualifying Bid(s) (as that term is defined in the Bid Procedures Order and Bid Procedures) for the Debtors' Assets in accordance with the Bid Procedures, free and clear of any liens, claims, encumbrances, and interests, with all such liens, claims, encumbrances, and interests attaching to the proceeds of such sale.

Key Dates

June 17, 2024 at 4:00 p.m. (prevailing Eastern Time) - Bid Deadline

June 28, 2024 - Sale Objection Deadline

June 21, 2024 at 4:00 p.m. (prevailing Eastern Time) - Determination of Qualified Bidder(s) (as set forth in Section IV of the Bid Procedures), date may be modified by the Trustee if needed

June 26, 2024 at 10:00 a.m. (prevailing Eastern Time) - Auction

May be Made at Time of Sale Hearing - Auction Objection Deadline (solely related to events at the Auction)

July 9, 2024 at 1:30 p.m. (prevailing Eastern Time) - Sale Hearing

Auction and Bidding Procedures

In the event the Trustee receives more than one Qualified Bid, the Debtor will conduct an auction (the "Auction") for all of the Debtor's Assets on June 26, 2024 at 10:00 a.m. (prevailing Eastern Time) at the Pittsburgh law offices of Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, Pennsylvania 15219, or such other date or location as designated prior to the Auction. Only parties submitting Qualified Bids (as that term is defined in the Bid Procedures) will be invited to participate in the Auction.

The Bid Procedures, which are available upon request by contacting the undersigned, set forth the process by which the Trustee seeks to conduct the Auction. Participating bidders at the Auction will include the Stalking Horse Bidder and any potential purchaser that satisfies the requirements set forth in the Bidding Procedures.

The Sale Hearing

The Bankruptcy Court will hold a hearing (the "Sale Hearing") on the Sale Motion on July 9, 2024 at 1:30 p.m. (prevailing Eastern Time) before the Honorable Carlotta Bohm, United States Bankruptcy Judge, at the United States Bankruptcy Court for the Western District of Pennsylvania, Courtroom B, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, 15219, Courtroom B and via the Zoom video conference platform using the link <https://www.zoomgov.com/j/16143800191>. At the Sale Hearing, the Trustee will seek approval of the proposed sale of the Debtor's Assets. The Sale Hearing may be adjourned from time to time without further notice to creditors or parties-in-interest other than by announcement of said adjournment in the Bankruptcy Court or on the Bankruptcy Court's calendar on the date scheduled for the Sale Hearing. Objections, if any, to the Sale must be filed with the Court and served upon parties in interest so as to be received no later than June 28, 2024.

If you seek to object to the sale on any grounds, you must comply with the terms for making such objections as set forth in the Bid Procedures Order and Bid Procedures. Such Objection must be filed with the Bankruptcy Court and served on the parties set forth in the Bid Procedures Order and Bid Procedures. If any party fails to timely file and serve an objection in accordance with the Bid Procedures Order and the Bid Procedures, the Bankruptcy Court may disregard such objection.

Complete copies of the Bid Procedures, Sale Motion, and/or Stalking Horse APA may be obtained by contacting counsel for the Trustee below.

More information regarding the sale can be found on the Court's Electronic Access to Sales Information Website at <http://www.pawb.uscourts.gov/cgi-bin/csoai.cgi>

Leech Tishman Fuscaldo & Lampl, LLC
By: /s/ John M. Steiner
Michael P. Kruszewski (PA I.D. No. 91239),
John M. Steiner, Esq. (PA ID No. 79390),
Crystal H. Thornton-Illar (PA ID No. 93003),
525 William Penn Place, 28th Floor,
Pittsburgh, PA 15219, (412) 261-1600
(Phone), (412) 227-5551 (Fax)
jsteiner@leechtishman.com
mkruszewski@leechtishman.com
ethornton-illar@leechtishman.com

Counsel for Charles O. Zebley, Jr., the Chapter 7 Trustee of The International Metals Reclamation Company, LLC.

24-02294 Jun 21, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-03360. In re: Petition of Tembe Niyibigira Kasovya, for change of name to Claude Niyibigira Joseph. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, July 3, 2024, 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. Jasmine Singleton, 1040 Fifth Avenue, Fl. 4, Pittsburgh, PA 15219, Ph: 412-690-0225, Attorney for Petitioner.

24-01124w Jun 21, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Action

MG-24-000116

Nationstar Mortgage LLC, Plaintiff,

vs.

Unknown heirs, successors, assigns, and all persons, firms, or associations, claiming right, title, or interest, from or under Charlene Simqu, deceased mortgagor and owner, 158 Gilmore Drive, Pittsburgh, PA 15235, Defendant(s).

Notice To Defend

Notice

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Aviso

Lo(a) han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las páginas siguientes, usted tiene veinte (20) días de plazo al partir de la fecha de la demanda y la notificación. Hace falta asentar una comparecencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomará medidas y puede continuar la demanda en contra suya sin previo aviso o notificación. Además, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

LLEVE ESTA. DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO, LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

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

<https://www.getapittsburghlawyer.com>
Albertelli Law, Roger Fay, Esquire, ID No. 315987, Mehmet Basoglu, Esquire, ID No. 329635, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054, (856) 724-1888, Attorneys for Plaintiff, File No. 23-007651.

24-02114 Jun 21, 2024

Notice

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

In Re: Eli Wasserman. Docket CS-23-000076. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Eli Wasserman, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 5458 Columbo Street, Pittsburgh, PA 15206; Lot and Block No. 83-E-260.

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

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

24-02232 Jun 21, 2024

Notice

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

In Re: Orolee Quashie. Docket CS-23-000051. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Orolee Quashie, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 2218 Park Hill Dr., Pittsburgh, PA 15221; Lot and Block No. 231-R-88.

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

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

24-02233 Jun 21, 2024

Notice of Trust

The Marianne Rose DeFazio Revocable Living Trust dated 6/13/2018

Notice is hereby given that Karen A. Flynn, Robert L. DeFazio and Frank A. DeFazio, Jr. are the Trustees of the above-named Trust. All persons indebted to Marianne Rose DeFazio are requested to make payment and all those having claims against Marianne Rose DeFazio are directed to present the same without delay to: The Marianne Rose DeFazio Revocable Living Trust dated 6/13/2018, Karen A. Flynn, Robert L. DeFazio and Frank A. DeFazio, Jr., Trustees, c/o James R. Fenchel, II, Esq., Fenchel Law Offices, 472 Constitution Blvd., New Brighton, PA 15066.

24-02116 Jun 7, 14, 21, 2024

Voluntary Dissolution
Professional Corporation

John F. Nobbs, Esq., Bowles Rice, LLP, 1800 Main Street, Suite 200, Canonsburg, PA 15317. Notice is hereby given by Troy Orthodontics, P.C., a Pennsylvania professional 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.

24-02259 Jun 21, 28, 2024

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Fox Hollow Condominium Association vs Iyer Prabhakar S., Iyer Nitya P.; AR-24-003706; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

Bank of America N.A. vs Robinson Jr. Shaka Michael Andrew; AR-24-003707; Contract - Credit Card; Exhibits; 3718.12; Atty(s): Cawley Jonathan Paul

Fox Hollow Condominium Association vs Iyer Prabhakar S., Iyer Nitya P.; AR-24-003708; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

Hunting Ridge Community Services Association vs Butler Deborah A.; AR-24-003709; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

Hunting Ridge Community Services Association vs Weir Rebecca R.; AR-24-003710; Contract - Other; Complaint; 1245.38; Atty(s): Jug Jr. Fred C.

Bank of America N.A. vs Thompson Jada Marie; AR-24-003711; Contract - Credit Card; Exhibits; 3093.78; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Williams Amy B.; AR-24-003712; Contract - Debt Collection; Exhibits; 11841.70; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Murphy Matthew P.; AR-24-003713; Contract - Credit Card; Exhibits; 2538.51; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Vesa Jennifer L.; AR-24-003714; Contract - Debt Collection; Exhibits; 3558.39; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Vesa Jennifer L.; AR-24-003715; Contract - Credit Card; Exhibits; 9436.16; Atty(s): Cawley Jonathan Paul

Citibank N.A. vs Quach Le Thanh T.; AR-24-003716; Contract - Credit Card; Exhibits; 7224.61; Atty(s): Pomy Matthew Weston

Bank of America N.A. vs Vesa Jennifer L.; AR-24-003717; Contract - Credit Card; Exhibits; 8185.68; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Coulehan Daniel T.; AR-24-003718; Contract - Credit Card; Exhibits; 6817.06; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Harper Jamia D.; AR-24-003719; Contract - Credit Card; Exhibits; 8615.72; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Heath Andrew; AR-24-003720; Contract - Credit Card; Exhibits; 18952.62; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Santamaria Victoria Ashley; AR-24-003721; Contract - Credit Card; Exhibits; 4593.87; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Lanear Zachariah; AR-24-003722; Contract - Credit Card; Exhibits; 8316.94; Atty(s): Cawley Jonathan Paul

Greater Pittsburgh Police Federal Credit Union vs Broughton Julian, Broughton Unique; AR-24-003723; Contract - Debt Collection; Complaint; 6914.07; Atty(s): Piscione Natalie, Worosz Tiffany Anne, Penner Sean

Bank of America N.A. vs McNair Zachary F.; AR-24-003724; Contract - Credit Card; Exhibits; 3830.88; Atty(s): Cawley Jonathan Paul

Evergreen Bank Group vs Hotovec Tyler; AR-24-003725; Contract - Debt Collection; Exhibits; 1873.68; Atty(s): Weinberg Frederic I., Flink Joel M

Bank of America N.A. vs Dillard Matthew B.; AR-24-003726; Contract - Credit Card; Exhibits; 3384.48; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Tattersall Jamie; AR-24-003727; Contract - Credit Card; Exhibits; 21444.12; Atty(s): Weinberg Frederic I., Flink Joel M

Bank of America N.A. vs Tricarico Heather Danielle; AR-24-003728; Contract - Credit Card; Exhibits; 5603.09; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Smith Deana K.; AR-24-003729; Contract - Credit Card; Exhibits; 3086.47; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Rudolph Lamar; AR-24-003730; Contract - Credit Card; Exhibits; 3883.18; Atty(s): Weinberg Frederic I., Flink Joel M

Bank of America N.A. vs Ziencik Brian L.; AR-24-003731; Contract - Credit Card; Exhibits; 3060.27; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Frye Megan D.; AR-24-003732; Contract - Credit Card; Exhibits; 4772.37; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Baldwin Jeffrey W.; AR-24-003733; Contract - Credit Card; Exhibits; 15083.91; Atty(s): Cawley Jonathan Paul

CKS Prime Investments LLC vs Lewandowski Jr. Vincent J.; AR-24-003734; Contract - Credit Card; Request for Production; 1267.23; Atty(s): Tsarouhis Demetrios H.

Bank of America N.A. vs Fello Joseph M.; AR-24-003735; Contract - Credit Card; Exhibits; 14215.84; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Lynch Christine; AR-24-003736; Contract - Credit Card; Exhibits; 4045.64; Atty(s): Cawley Jonathan Paul

CKS Prime Investments LLC vs Stephens Sr. Lemonte; AR-24-003737; Contract - Credit Card; Request for Production; 1025.13; Atty(s): Tsarouhis Demetrios H.

Southwood Financial Trust I vs Hill Larissa M., Atkinson-Hill Estelle Y; AR-24-003738; Contract - Debt Collection; Exhibits; 40158.09; Atty(s): Pomy Matthew Weston

CKS Prime Investments LLC vs Judy Allan M.; AR-24-003739; Contract - Credit Card; Request for Production; 1489.13; Atty(s): Tsarouhis Demetrios H.

Bank of America N.A. vs Martins Amanda Portugal; AR-24-003740; Contract - Credit Card; Exhibits; 7442.12; Atty(s): Cawley Jonathan Paul

Daniele John vs Yawnlis Erica; AR-24-003741; Motor Vehicle Accident; Complaint; 1827.78; Atty(s): Goodrich William F, DiNardo Bianca M.

Bank of America N.A. vs Ulrich Cesare R.; AR-24-003742; Contract - Credit Card; Exhibits; 12644.83; Atty(s): Cawley Jonathan Paul

CKS Prime Investments LLC vs Bruce Donyeau R.; AR-24-003743; Contract - Debt Collection; Request for Production; 1403.66; Atty(s): Tsarouhis Demetrios H.

Vincentian Collaborative System vs Antis Donna, Haskins Jennifer; AR-24-003744; Contract - Debt Collection; Complaint; 34756.94; Atty(s): Dietrich Danielle L.

JPMorgan Chase Bank N.A. vs Le Jimmy; AR-24-003745; Contract - Debt Collection; Exhibits; 2926.04; Atty(s): Lauer Ian M., Goodchild Julie E., Trauffer Lewis C., Chess Dylan

CKS Prime Investments LLC vs Bauer Jacqueline R.; AR-24-003746; Contract - Credit Card; Request for Production; 1060.47; Atty(s): Tsarouhis Demetrios H.

Capital One N.A. vs Weathers Jacquelynn B; AR-24-003747; Contract - Credit Card; Defendant's Appeal of MDJ; 5293.33; Atty(s): Klingensmith Robert D.

JPMorgan Chase Bank N.A. vs Anthony Brown Chad A; AR-24-003748; Contract - Debt Collection; Exhibits; 12276.93; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C.

CKS Prime Investments LLC vs Burke Irene A.; AR-24-003749; Contract - Credit Card; Request for Production; 1229.96; Atty(s): Tsarouhis Demetrios H.

Cavalry SPV I LLC vs Smith Anisah; AR-24-003750; Contract - Other; Complaint; 2511.75; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Thompson Jule; AR-24-003751; Contract - Credit Card; Complaint; 3998.33; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Maier Brian; AR-24-003752; Contract - Other; Complaint; 2281.00; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Catalano Rachel; AR-24-003753; Contract - Credit Card; Complaint; 1972.63; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Matta Ken; AR-24-003754; Contract - Other; Complaint; 5148.40; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Stroup Jennifer L; AR-24-003755; Contract - Other; Complaint; 7517.49; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Zendarski Joyce; AR-24-003756; Contract - Other; Complaint; 3445.29; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Garrison Sean; AR-24-003757; Contract - Other; Complaint; 1053.44; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Mervin Matthew J; AR-24-003758; Contract - Credit Card; Complaint; 2484.61; Atty(s): Apothaker David J

CKS Prime Investments LLC vs Bondi Michael; AR-24-003759; Contract - Credit Card; Exhibits; 1029.30; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Fulton Lakonia D.; AR-24-003760; Contract - Credit Card; Exhibits; 1448.67; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Ellman Yvette; AR-24-003761; Contract - Credit Card; Exhibits; 1175.01; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Bennett Raymaur; AR-24-003762; Contract - Credit Card; Exhibits; 1496.39; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Dzuiko John A.; AR-24-003763; Contract - Credit Card; Exhibits; 1038.46; Atty(s): Tsarouhis Demetrios H.

Crown Asset Management LLC vs Totten Joseph; AR-24-003764; Contract - Credit Card; Complaint; 17115.40; Atty(s): Carfagno Christopher B.

CKS Prime Investments LLC vs Miller Sr. Michael C.; AR-24-003765; Contract - Credit Card; Exhibits; 1007.49; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Tigano Joe; AR-24-003766; Contract - Credit Card; Exhibits; 1029.11; Atty(s): Tsarouhis Demetrios H.

Crown Asset Management LLC vs Bauernfeind Tom; AR-24-003767; Contract - Credit Card; Complaint; 14693.87; Atty(s): Carfagno Christopher B.

CKS Prime Investments LLC vs Oto Jr. Anthony J.; AR-24-003768; Contract - Credit Card; Exhibits; 2002.05; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Reddish Roger; AR-24-003769; Contract - Credit Card; Exhibits; 2035.56; Atty(s): Tsarouhis Demetrios H.

Crown Asset Management LLC vs Pratt Andrew; AR-24-003770; Contract - Credit Card; Complaint; 23069.49; Atty(s): Carfagno Christopher B.

Cochenour Karen vs Suhur Jeff; AR-24-003771; Motor Vehicle Accident; Defendant's Appeal of MDJ; 500.00; Atty(s): Self-Represented

CKS Prime Investments LLC vs Sarmantino Anthony M.; AR-24-003772; Contract - Credit Card; Exhibits; 1095.46; Atty(s): Tsarouhis Demetrios H.

Crown Asset Management LLC vs Aguilera Marissa; AR-24-003773; Contract - Credit Card; Complaint; 12792.64; Atty(s): Carfagno Christopher B.

CKS Prime Investments LLC vs Logsdon Deborah; AR-24-003774; Contract - Credit Card; Exhibits; 1081.48; Atty(s): Tsarouhis Demetrios H.

Discover Bank vs Woodruff Teonna; AR-24-003775; Contract - Credit Card; Plaintiff's Appeal of MDJ; 2843.85; Atty(s): Urban Matthew D.

Discover Bank vs Maize Kelly; AR-24-003776; Contract - Credit Card; Plaintiff's Appeal of MDJ; 4374.78; Atty(s): Urban Matthew D.

JPMorgan Chase Bank N.A. vs Roddy Marcincavage Jill; AR-24-003777; Contract - Debt Collection; Exhibits; 8999.70; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C.