

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 2, 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, DECEMBER 2, 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, DECEMBER 3, 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, DECEMBER 9, 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."

Aleppo

44. Jason Thomas Moore a/k/a Jason T. Moore and Robyn Moore

MG-16-000569—\$160,592.02

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Aleppo Township: Having erected thereon a dwelling being known and numbered as 241 Weber Road, Sewickley, PA

15143. Deed Book Volume 12131, Page 276, Block and Lot 0422-G-00246-0000-00.

Baldwin Borough

26. Timothy Lee Sheridan and LuAnn Morrone Sheridan

MG-24-000571—\$103,673.61

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as 5232 Colewood Drive, Pittsburgh, PA 15236. DBV 17257, PG. 213, B/L #390-G-24.

Bellevue

25. Rebecca M. Kirkpatrick and Zachary M. Kirkpatrick

MG-23-000789—\$110,296.42

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a multi-family dwelling known as 430 Dawson Avenue, Pittsburgh, PA 15202. Deed Book Volume 15656, Page 424, Block and Lot Number 160-H-104.

Bethel Park

104. Ryan Lucido and Erin E. Lucido

MG-22-000715—\$294,061.96

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a single family residential dwelling being known and numbered as 442 Limestone Drive, Bethel Park, PA 15102. Deed Book Volume 1250, Page 500. Block and Lot Number 774-E-20.

110. Aaron A. Reginelli

AR-23-002310—\$5,606.47

Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a King's School Village Homeowner Association dwelling being known and numbered as 118 Old Village Lane, Bethel Park, PA 15102. Deed Book 15043, Page 240. Block and Lot Number 0773-F-00218-0000-00.

Brackenridge

102. Christopher S. Mazurek

MG-21-000201—\$91,732.00

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 945 Roup Avenue, Brackenridge, PA 15014. Deed Book Volume 10347, Page 528. Block and Lot Number 1367-P-294.

Braddock

47. Carol E. Griser a/k/a Carol E. Bell-Griser and Carl Griser

MG-22-000934—\$45,435.16

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a dwelling being known and numbered as 649 1st Street,

Braddock, PA 15104. Deed Book Volume 11257, Page 72, Block and Lot 0236-G-00062-0000-00.

Braddock Hills

2. Mark Dusetzina

MG-24-000490—\$38,375.79

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a dwelling being known and numbered as 100 Pennsylvania Avenue, Pittsburgh, PA 15221. Deed Book 16217, Page 81. Block and Lot Number 235-L-20.

Bridgeville

128. Thomas S. Efthimiades, Jr., Cynthia M. Efthimiades, and the United States of America

MG-24-000254—\$136,263.79

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 1335 Main Street, Bridgeville, PA 15017. Deed Book Volume 15664, Page 518, Block and Lot 0254-E-00142-0000-00.

Carnegie

65. Declan Magee

MG-24-000277—\$119,521.25

Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 4 Terrace Avenue, Carnegie, Pennsylvania 15106. Deed Book Volume 18535, Page 197, Instrument No. 2021-24666, Block and Lot Number 66-J-186.

Castle Shannon

24. Joseph Szewczyk a/k/a Joseph F. Szewczyk

MG-24-000534—\$60,782.16

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling known and numbered as 3518 Rosalia Avenue, Pittsburgh, PA 15234. DBV 13249, PG. 224, Deed was re-recorded on 8/23/2007 in Book 13350, PG. 224 & on 9/12/2007 in Book 13373, PG. 66, to correct marital status. B/L #190-N-188.

Borough of Chalfant

91. Harry W. Leeper and Barbara A. Leeper

GD-03-025103—\$6,685.85

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Being thereon vacant residential land known as Greenfield Avenue, East Pittsburgh, PA 15112. Deed Book Volume 9720, Page 603. Block & Lot No. 374-G-206.

City of Clairton

90. Frank J. Ruzich, with Notice to Heirs and Assigns

GD-17-009474—\$3,838.03

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward

1: Having erected thereon a two story brick house being known as 203 Elm Street, Clairton, PA 15025. Deed Book Volume 10172, Page 399. Block & Lot No. 657-P-287.

Collier

5. Patrick J. Mulligan

MG-24-000540—\$159,954.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 100 Scott Way, Carnegie, PA 15106. Deed Book 14282, Page 81. Block and Lot Number 147-F-34.

Coraopolis

54. Tiffany T. Huff

MG-23-001123—\$107,452.36
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1430 Ridge Avenue, Coraopolis, PA 15108. Deed Book Volume 15190, Page 361. Block and Lot Number 342-P-268.

112. Shane Sweeney

MG-24-000442—\$138,849.01
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1024 Buckingham Place, Coraopolis, PA 15108. Deed Book Volume 18158, Page 350. Block and Lot Number 341-G-337.

Crafton

88. Joan K. Hockabout

GD-20-001028—\$3,146.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story brick house being known as 242 Ewing Road, Pittsburgh, PA 15205. Deed Book Volume 16057, Page 244. Block & Lot No. 68-J-35.

Dormont

87. Jamie Lynn Khalil

GD-23-012488—\$5,133.34
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story commercial building being known as 2885 West Liberty Avenue, Pittsburgh, PA 15216. Deed Book Volume 19284, Page 130. Block & Lot No. 63-S-128.

Duquesne

101. Carla Hall a/k/a Carla Bobo and Shaheed Washington, as Administrators of the Estate of Vera E. Washington, Deceased

GD-23-009031—\$23,152.69
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 114 S. 6th Street, Duquesne, PA 15110. Deed Book 13097, Page 397. Block and Lot Number 305-M-319.

East McKeesport

39. Orange Investors, LLC

GD-24-004172—\$13,840.69
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 858 Punta Gorda Avenue, East McKeesport, PA 15035. Deed Book 17562, Page 78. Block and Lot Number 547-C-295.

Elizabeth Township

15. Ann Matscherz and Richard A. Matscherz

MG-24-000086—\$123,247.19
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family residential dwelling being known and numbered as 5812 Meade Street, McKeesport, PA 15135. Deed Book Volume 10788, Page 494. Block and Lot Number 653-L-249.

46. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barry P. Gidel, deceased, Bethany Neal, Known Heir of Barry P. Gidel, deceased, Ryan Gidel, Known Heir of Barry P. Gidel, deceased

MG-22-000096—\$122,683.57
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 431 Stoneybrook Drive, Elizabeth, PA 15037. Deed Book Volume 5861, Page 529. Block and Lot 1270-C-00354-0000-00.

74. Josette M. Fuls

GD-23-009319—\$5,584.85
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 being known as 185 Grouse Drive, Elizabeth, PA 15037. Deed Book Volume 15351, Page 355. Block & Lot No. 1270-S-20.

123. Dean Pope, in his capacity as Heir of the Estate of Christine Porter, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title or Interest from or under Christine Porter, deceased

MG-22-000035—\$120,972.31
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one-story residential dwelling known and numbered as 260 Mohawk Drive, McKeesport, PA 15135. Deed Book Volume 13000, Page 271. Block & Lot No. 874-S-392.

Etna

77. Sean P. McGrady

GD-23-003435—\$4,190.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story brick house known as 7 Elm Lane, Pittsburgh, PA 15223. Deed Book Volume 14587, Page 406. Block & Lot No. 167-E-62.

Fawn

75. Frederick J. Karadeema

GD-23-013828—\$2,458.04
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a one story frame house being known as 3545 Bull Creek Road, Tarentum, PA 15084. Deed Book Volume 14485, Page 484. Block & Lot No. 1676-K-390.

78. Veronica Trojanovich

GD-22-011815—\$2,715.33
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a one and one half story frame house being known as 6452 Bull Creek Road, Tarentum, PA 15084. Deed Book Volume 17899, Page 318. Block & Lot No. 1842-E-194.

Fox Chapel

71. Elizabeth Berger

GD-24-000719—\$3,447.83
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Fox Chapel: Having erected thereon a one story brick house being known as 419 Valley Drive, Pittsburgh, PA 15215. Deed Book Volume 14732, Page 424. Block & Lot No. 169-H-285.

Hampton

4. Lindsay Ann Kneppshield a/k/a Lindsay Kneppshield

MG-24-000224—\$134,454.56
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling known and numbered as 3133 Camberly Drive, Gibsonia, PA 15044. Deed Book 17566, Page 424. Block and Lot Number 1355-M-37.

135. Rodney R. Kellar

GD-23-010619—\$99,708.39
Benjamin Hoen, Esq.
216-739-5100

All the right, title, interest and claim of Rodney R. Kellar of, in and to the following described property: Situated in the Township of Hampton, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 4095 Circle Drive, Allison Park, PA 15101. Described at Deed Book 15144, Page 332, Instrument No. 2013-2558, Parcel Number 718-E-271.

Heidelberg

52. Chester S. Kwasniewski, Administrator and known heir of Chester E. Kwasniewski, deceased last mortgagor; Robert C. Kwasniewski, known heir of Chester E. Kwasniewski, deceased last mortgagor; Lisa M. Kwasniewski, known heir of Chester E. Kwasniewski, deceased last mortgagor; and Kimberly Lynn Kwasniewski, known heir of Chester E. Kwasniewski, deceased last mortgagor

GD-23-001287—\$105,374.26
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Parcel 1: Having erected thereon a dwelling being known and numbered as 683 Grant Avenue, Carnegie, PA 15106. Deed Book Volume 4078, Page 209. Block and Lot Number 101-A-85. Parcel 2: Being vacant land being known and numbered as 683 Grant Avenue,

Carnegie, PA 15106 a/k/a 683 Grant Street, Carnegie, PA 15106. Deed Book Volume 4078, Page 209. Block and Lot Number 101-A-87.

86. Curtis Greenwalt and Jay Greenwalt, Co-Administrators of the Estate of Jeffrey A. Greenwalt

GD-17-014538—\$4,090.69
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a two story frame house being known as 1651 Ellsworth Avenue, Carnegie, PA 15106. Deed Book Volume 7675, Page 648. Block & Lot No. 101-C-292.

Jefferson Hills

80. Frank Alford

GD-23-006625—\$3,556.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one and one half story frame house being known as 3036 Scotia Hollow Road, West Elizabeth, PA 15088. Deed Book Volume 17543, Page 309. Block & Lot No. 1134-G-92.

Kennedy

43. Edward Rossetti a/k/a Edward M. Rossetti and Tamilyn B. Rossetti

MG-20-000341—\$407,926.39
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling being known and numbered as 5006 Julia Lane, McKees Rocks, PA 15136. Deed Book 18321, Page 390. Block and Lot Number 154-B-79.

89. Todd Brandl

GD-24-001685—\$4,529.92
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a one story stone house being known as 500 Herbst Manor Road, Coraopolis, PA 15108. Deed Book Volume 18317, Page 164. Block & Lot No. 210-R-147.

119. Donna M. Leeson

GD-23-000332—\$3,904.34
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two story frame house being known as 250 Hickory Street, McKees Rocks, PA 15136. Deed Book Volume 18049, Page 478. Block & Lot No. 109-D-104.

Leet

35. Samantha Jolene Orwig a/k/a Samantha Jolene Fogle and Kirk Vincent Orwig, Sr.

MG-23-000867—\$140,830.76
Jacob L. Wertz, Esq.
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, Leet Township: Having erected thereon a single family dwelling being known and numbered as 186 Oak Street, Ambridge, PA 15003 Deed Book Volume 18897, Page 355, Block and Lot Number 815-A-228.

Liberty

62. James Riggs and Melissa J. Riggs

GD-24-004780—\$10,749.39
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a single family dwelling being known and numbered as 811 Lauck Avenue, McKeesport, PA 15133. Deed Book 13363, Page 526. Block and Lot Number 465-R-25.

72. Daniel Floodstrom

GD-23-002120—\$3,493.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a one story masonry frame house being known as 305 Owens Avenue, McKeesport, PA 15133. Deed Book Volume 15558, Page 274. Block & Lot No. 556-D-197.

73. Chad W. Miller and Thomas W. Miller

GD-22-012588—\$2,846.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a one story brick house being known as 3404 Orchard Drive, McKeesport, PA 15133. Deed Book Volume 13004, Page 542. Block & Lot No. 555-J-201.

Marshall

45. Iftikhar Malik a/k/a Iftikhar A. Malik and Nasreen Malik a/k/a Nasreen K. Malik

MG-17-000570—\$1,421,417.18
Samantha Gable, Esq.
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 132 Peppergrass Road, Baden, PA 15005. Deed Book Volume 12777, Page 395, Block and Lot 1821-B-00005-0000-00.

132. Mamata Mohanty and Subhendra Mattagajasingh

MG-21-000145—\$239,364.95
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 848 Hillcrest Circle, Wexford, PA 15090. Deed Book Volume 12734, Page 318, Block and Lot 1497-M-00049-0000-00.

City of McKeesport

7. Jacqueline Davis

GD-23-013160—\$16,668.27
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 915 Bellview Street, McKeesport, PA 15132. Deed Book 15966, Page 380. Block and Lot Number 307-G-374.

13. William C. Holiday, Sr.

MG-23-000209—\$47,494.77
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - 9th Ward: Having erected thereon a dwelling being known and numbered as 1705 Abraham Street, McKeesport, Pennsylvania 15132. Deed Book Volume 8026, Page 76. Block and Lot Number 0381-H-00137-0000-00.

21. James S. Wilson

GD-23-009040—\$10,851.64
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport:

Having erected thereon a commercial structure being known and numbered as 427 Eden Park Boulevard, McKeesport, PA 15132. Deed Book 10774, Page 472. Block and Lot Number 464-S-070.

McKees Rocks

10. Cymore Bronaugh and Joshua Lamond

MG-24-000505—\$78,464.88
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 764 Mary Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 17631, Page 310. Block and Lot Number 0043-J-00044-0000-00.

22. Edward Zombeck; Glenn Zombeck; Christine Zombeck; Maureen Zombeck; Colleen Black; Donald Zombeck, Known Heirs of the Estate of Barbara R. Deglmann and the Unknown Heirs, Executors and/or Administrators of the Estate of Barbara R. Deglmann

GD-24-006651—\$18,988.12
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a single family, semi-detached dwelling known as 1214 ½ 3rd Street, McKees Rocks, PA 15136. Deed Book Volume 8264, Page 163, Block and Lot Number 72-G-178.

95. Lois A. Woods

MG-23-000943—\$73,158.79
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 331 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 18101, Page 203, Block and Lot Number 72-H-97.

Parcel 2: Having erected thereon vacant land being known and numbered as 331 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 18101, Page 203, Block and Lot Number 72-H-99.

Millvale

76. Wilson Land

GD-22-008731—\$2,738.67
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a two family, two story frame house known as 813 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 11468, Page 498. Block & Lot No. 118-G-40.

Monroeville

49. Melba J. Byrd

MG-23-001138—\$163,194.01
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story residential dwelling known and numbered as 548 Firethorne Drive, Monroeville, PA 15146 Deed Book Volume 4460, Page 185. Block & Lot No. 637-S-182.

51. Roshonda Mitchell

GD-24-007454—\$63,155.04
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 435 Valley View Drive, Monroeville, PA 15146. Document Number 214107, Deed Book Volume 11221, Page 637. Block and Lot Number 0742-K-00203-0000-00.

114. Kwan L. Nelson and Jennifer Nelson

MG-24-000438—\$32,968.90
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1253 Catalina Dr., Monroeville, PA 15146. Deed Book 10823, Page 367. Block and Lot Number 0858-M-00013-0000-00.

124. Richard K. Berkebile and Denise L. Berkebile

MG-23-000860—\$187,489.80
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story residential dwelling known and numbered as 405 College Park Dr., Monroeville, PA 15146. Deed Book Volume 9661, Page 293. Block & Lot No. 976-H-58.

Mt. Oliver

99. George M. Laure, Jr. and Deborah Laure

GD-24-006332—\$9,309.68
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 212 Onyx Avenue, Pittsburgh, PA 15210. Deed Book 11126, Page 302. Block and Lot Number 33-L-223.

100. Jeremy Frantz

GD-23-010774—\$4,906.03
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 120 Locust Street, Pittsburgh, PA 15210. Deed Book 13177, Page 438. Block and Lot Number 14-M-222.

Munhall

16. Rodney L. McLaughlin

MG-24-000488—\$85,089.74
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a single family residential dwelling being known and numbered as 2907 Main Street, Homestead, PA 15120. Deed Book Volume 17712, Page 262. Block and Lot Number 132-H-115.

North Braddock

92. Carl Chambers, with Notice to Heirs and Assigns

GD-23-012292—\$17,363.08
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Being thereon vacant residential land known as Penn Street, Braddock, PA 15104. Deed Book Volume 5670, Page 823. Block & Lot No. 301-J-337.

93. Jamar Satterwhite

GD-23-012288—\$8,831.77
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house known as 712 1/2 Penn Street, Braddock, PA 15104. Deed Book Volume 19249, Page 456. Block & Lot No. 301-J-335.

North Versailles

38. Rhonda Jones Modest

GD-24-001979—\$23,219.43
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 309-311 Palma Street, North Versailles, PA 15137. Deed Book 16350, Page 589. Block and Lot Number 458-E-046.

85. Matthew A. Mediate

GD-23-010563—\$3,122.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a two story frame house being known as 1207 Walnut Avenue, North Versailles, PA 15137. Deed Book Volume 10636, Page 511. Block & Lot No. 547-S-308.

Oakmont

61. Eighty-Seven Properties, LLC

GD-23-006041—\$20,089.86
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a three family dwelling being known and numbered as 808 Valley St., Oakmont, PA 15139. Deed Book 17569, Page 422. Block and Lot Number 363-S-259.

83. Alexander J. Frisenda, with Notice to Heirs and Assigns

GD-22-013178—\$2,498.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a two story frame house being known as 627 Valley Street, Oakmont, PA 15139. Deed Book Volume 11222, Page 590. Block & Lot No. 363-R-117.

118. Ian Versaw

GD-23-001576—\$3,084.49
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a two story masonry frame house being known as 604 College Avenue, Oakmont, PA 15139. Deed Book Volume 14267, Page 193. Block & Lot No. 363-R-166.

O'Hara

108. David W. Turner

MG-22-000390—\$37,169.98
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and O'Hara Township: Having erected thereon a dwelling being known and numbered as 605 Ravencrest Road, Pittsburgh, PA 15215. Deed Book Volume 13300, Page 143. Block and Lot Number 286-H-106.

Penn Hills**3. David Parker**

MG-23-000312—\$176,315.79
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 105 Clay Drive, Pittsburgh, PA 15235. Deed Book 18518, Page 44. Block and Lot Number 539-E-167.

12. Brian Ellis

MG-24-000112—\$215,838.33
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 815 Churchill Avenue, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16737, Page 441, Block and Lot Number 0369-N-00356-0000-00.

Parcel 2: Vacant land being known as Churchill Avenue, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16737, Page 441, Block and Lot Number 0369-N-00305-0000-00.

17. James Thomas, Co-Administrator of The Estate of Mildred C. Thomas, Deceased and Williams Thomas, Co-Administrator of the Estate of Mildred C. Thomas, Deceased

GD-16-023481—\$94,732.62
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 243 Calmar Drive, Verona, PA 15147. Deed Book Volume 5630, Page 857. Block and Lot Number 230-G-141.

20. Kathleen Stewart and Jeffrey A. Stewart a/k/a Jeffrey Stewart a/k/a Jeffrey Allen Stewart

MG-24-000245—\$146,906.99
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 155 Greylock Drive, Pittsburgh, PA 15235. Deed Book Volume 11623, Page 291. Block and Lot Number 540-S-093.

56. Calvin W. Olivis

GD-23-012027—\$14,241.10
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 8124 Aber Road, Verona, PA 15147. Deed Book 17547, Page 327. Block and Lot Number 295-B-280.

57. Carlos J. Scott

GD-24-001709—\$26,598.20
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 117 Spring Grove Road, Pittsburgh, PA 15235. Deed Book 16511, Page 253. Block and Lot Number 448-R-177.

64. Deborah Scialabba

GD-24-003556—\$34,405.83
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant land known and numbered

as Frey Road, Pittsburgh, PA 15235. Deed Book 7061, Page 213. Block and Lot Number 539-G-85.

68. Chad Noel

MG-23-000448—\$49,858.15
Padgett Law Group
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and in the Municipality of Penn Hills (formerly the Township of Penn): Having erected thereon a single-family residential dwelling being known and numbered as 315 Janice Drive, Pittsburgh, PA 15235. Deed Book Volume 13649, Page 204, Instrument Number 2008-17836. Block and Lot Number 368-S-179.

113. Mary Patrice Rowe and Jaison Bottoms

MG-24-000381—\$107,691.25
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 554 Saint Clair Drive, Verona, PA 15147. Deed Book Volume 16152, Page 161. Block and Lot Number 535-B-20.

116. Timothy Nuckels and Sadie Yanovich

MG-23-001008—\$98,192.51
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 129 Windsor Dr., Pittsburgh, PA 15235. Deed Book Volume 17276, Page 226. Block and Lot Number 0451-D-00267-0000-00.

Pitcairn**129. Daniel C. Marston, known Heir of Ruth F. Marston, deceased, Michael J. Marston, known Heir of Ruth F. Marston, deceased, Charles E. Marston, known Heir of Ruth F. Marston, deceased, Mark W. Marston, known Heir of Ruth F. Marston, deceased, James D. Marston, known Heir of Ruth F. Marston, deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ruth F. Marston, deceased**

MG-23-000946—\$66,491.92
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 927 Brinton Avenue, Pitcairn, PA 15140. Deed Book Volume 15522, Page 389. Block and Lot 0746-L-00375-0000-00.

Pleasant Hills**125. Carmen V. Maglicco**

MG-24-000010—\$148,730.02
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling known and numbered as 438 Saratoga Drive, Pittsburgh, PA 15236. Deed Book Volume 17457, Page 130. Block & Lot No. 471-M-29.

Plum**34. Belinda S. Faix, Ellen G. Faix and Thomas M. Faix**

MG-24-000493—\$79,631.82
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a single family residential dwelling being known and numbered as 906 Allegheny Avenue, New Kensington, PA 15068. Deed Book Volume 9233, Page 293. Block and Lot Number 845-H-128.

84. Mary Kitchener

GD-17-015539—\$1,523.17
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one story brick house being known as 417 Allegheny Avenue, Pittsburgh, PA 15239. Deed Book Volume 11002, Page 242. Block & Lot No. 738-B-276.

96. William H. Gildernew

MG-24-000555—\$95,405.24
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling known and numbered as 4933 Havana Dr., Pittsburgh, PA 15239. Deed Book Volume 10874, Page 51, Parcel Number 1238-P-122. Block / Lot# 1238-P-122.

Richland**32. Edward Bloom**

MG-19-000382—\$863,935.58
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a single family residential dwelling being known and numbered as 3023 Fairview Road, Gibsonsia, PA 15044. Deed Book Volume 13357, Page 252. Block and Lot Number 1504-R-70.

Robinson**29. Gold Coast Realty Ventures, LLC**

AR-23-004170—\$9,043.20
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a McKenzie Place Condominium Association dwelling being known and numbered as 1902 Kenzie Drive, Pittsburgh, PA 15205. Deed Book 14964, Page 593. Block and Lot Number 0265-C-00300-0102-00.

Ross**70. Sarver Realty Andre Plaza, LLC, Sarver Realty McKnight Plaza, LLC, and Sarver Realty Regent Square, LLC**

GD-22-015529—\$2,370,644.21
Joseph A. Fidler, Esq.
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a commercial building being known and numbered as 8035 McKnight Road, Pittsburgh, PA 15237, Deed Book Volume 17413, Page 104, Block and Lot Number 612-L-138.

Scott**11. Jeff Todd, Known Surviving Heir of Ronald R. Todd, Joyce Lemesh, Known Surviving Heir of Ronald R. Todd, Amy Persinger, Known Surviving Heir of Ronald R. Todd, Daniel Todd, Known Surviving Heir of Ronald R. Todd, Dana Lewis, Known Surviving Heir of Ronald R. Todd, Alan**

Todd, Known Surviving Heir of Ronald R. Todd, Donna L. Kolodziez, Known Surviving Heir of Ronald R. Todd, Jamie Roland, Known Surviving Heir of Ronald R. Todd, Joshua Todd, Known Surviving Heir of Ronald R. Todd, and Unknown Surviving Heirs of Ronald R. Todd

GD-23-005904—\$208,221.04
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1325 Cardinal Drive, Pittsburgh, Pennsylvania 15243. Deed Book Volume 6901, Page 529. Block and Lot Number 0143-K-00036-0000-00.

Shaler**28. Mary S. Bednar a/k/a Mary Susan Bednar and Frances M. Dunn a/k/a Frances Michael Dunn**

MG-23-000038—\$121,669.34
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.

98. Jordan W. Tsvetkoff

MG-24-000236—\$80,384.77
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 906 Tidal Terrace Drive, Allison Park, PA 15101. Document Number 2011-23694, Deed Book Volume 14696, Page 242. Block and Lot Number 0434-D-00272-0000-00.

105. Francis Michael Dunn and Mary Susan Bednar

MG-22-000999—\$16,162.70
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

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, Pennsylvania 15116. Deed Book Volume 12351, Page 409. Block and Lot Number 0355-H-00256-0000-00.

131. Rebecca A. Rupp a/k/a Rebecca Auld, Administratrix of the Estate of Dyann Carroll

GD-20-011116—\$67,188.37
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 939 Middle Road, Pittsburgh, PA 15223. Deed Book Volume 12579, Page 44, Block and Lot 0285-J-00038-0000-00.

Sharpsburg**37. Paul F. Klysz**

GD-23-003880—\$9,210.99
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Parcel One: Having erected thereon a dwelling being known and numbered as 1319 S. Canal Street, Pittsburgh, PA 15215. Deed Book 8480, Page 609. Block and Lot Number 168-K-347.

Parcel Two: Having erected thereon a dwelling being known and numbered as 1324 Middle Street, Pittsburgh, PA 15215.

Deed Book 8480, Page 609. Block and Lot Number 168-K-168.

South Fayette

69. Jeffrey P. Smith

AR-22-004166—\$2,193.12
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon an Old Orchard Community Services Association dwelling being known and numbered as 309 Redrome Circle West, Bridgeville, PA 15017. Deed Book 17698, Page 146. Block and Lot Number 0398-L-00030-0000-00.

South Park

107. Mary A. Johnson a/k/a Mary Alice Johnson

GD-24-002563—\$26,183.61
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Park: Having erected thereon a dwelling being known and numbered as 3127 Southern Drive, South Park, PA 15129. Deed Book Volume 6562, Page 416. Block and Lot Number 1008-J-212.

Tarentum

67. Susan M. Logue and Kenneth R. Sprouse, Jr.

MG-23-000642—\$38,980.23
Padgett Law Group
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and 3rd Ward of the Borough of Tarentum: Having erected thereon a single-family dwelling being known and numbered as 720 Center Street, Tarentum, PA 15084. Deed Book Volume 10131, Page 395, Instrument Number 1998-020339. Block and Lot Number 1223-P-144.

Upper St. Clair

122. Dennis Witzel

MG-21-000276—\$321,089.10
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 315-327 Old Lesnett Road, Pittsburgh, Pennsylvania 15241 a/k/a 315 Old Lesnett Road, Pittsburgh, PA 15241. Deed Book Volume 15397, Page 41. Block and Lot Number 0322-S-00104-0000-00.

Verona

53. Samuel Glover, Jr., Individually and as Administrator of the Estate of Samuel E. Glover a/k/a Samuel E. Glover, Sr. a/k/a Samuel Elie Glover, Deceased

MG-24-000550—\$39,286.14
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family residential dwelling being known and numbered as 606 South Avenue, Verona, PA 15147. Deed Book Volume 19341, Page 192. Block and Lot Number 364-M-122.

106. Edward Narr a/k/a Edward H. Narr, Individually and as Heir of Judith A. Huffman-Narr, Deceased and John Huffman, solely in his capacity as heir of Judith A.

Huffman-Narr, deceased and Joseph Huffman Jr., solely in his capacity as heir of Judith A. Huffman-Narr, deceased and Kevin Narr, solely in his capacity as heir of Judith A. Huffman-Narr, deceased and the Unknown Heirs of Judith A. Huffman-Narr, deceased

MG-23-000851—\$86,254.08
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Verona: Having erected thereon a dwelling being known and numbered as 702 Herron Avenue, Verona, PA 15147. Deed Book Volume 11664, Page 318. Block and Lot Number 364-L-274.

West Deer

33. Martin Viale and Donna M. Viale

MG-14-000704—\$125,349.33
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a single family residential dwelling being known and numbered as 30 Ashley Road, Gibsonia, PA 15044. Deed Book Volume 9801, Page 517. Block and Lot Number 1510-G-203.

West Mifflin

117. Nikki Rose

MG-23-001094—\$123,553.20
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel 1: Having erected thereon a dwelling being known and numbered as 1835 Homestead Duquesne Rd., West Mifflin, PA 15122 Deed Book Volume 18915, Page 152, Block and Lot Number 0305-N-00152-0000-00.

Parcel 2: Vacant land being known and numbered as Ohio Avenue, West Mifflin, PA 15122 Deed Book Volume 18915, Page 152, Block and Lot Number 0305-N-00115-0000-00.

West View

103. Estate of Andrea J. Good, last record owner/mortgagor, David R. Good, Administrator of the Estate of Andrea J. Good and in his individual capacity as heir to Andrea J. Good, Shannon M. Good, Known Heir of the Estate of Andrea J. Good, and Unknown heirs, devisees and personal representatives of Andrea J. Good and his, her, their or any of their successors in right, title and interest

MG-18-001330—\$170,656.30
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a one (1) story dwelling house being known and numbered as 172 Lakewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 12358, Page 133. Block and Lot Number 279-D-108.

Whitaker

111. Ashley Atkins and Bryan Stacy

GD-24-006506—\$86,567.91
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 235 Grant Avenue Ext., Homestead, PA 15120. Deed Book 17510, Page 372. Block and Lot Number 180-L-235.

White Oak

1. Joyce E. Couch and David Couch

GD-24-005955—\$10,067.18
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 114 Oliver Drive, McKeesport, PA 15131. Deed Book 11497, Page 530. Block and Lot Number 551-K-326.

Whitehall

41. Steven M. Blohm

MG-23-001081—\$149,907.59
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5270 Orchard Hill Drive, Pittsburgh, PA 15236. Deed Book Volume 17922, Page 505. Block and Lot Number 249-R-168.

120. Barry W. Blaney

MG-23-000473—\$89,901.36
Padgett Law Group
850-422-2520

All that certain lot or piece of ground situate in the Borough of Whitehall, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 556 Glowood Drive, Pittsburgh, PA 15227. Deed Book Volume 11133, Page 297. Block and Lot Number 0189-C-13.

Wilkinsburg

8. Debra E. Harper

GD-22-008438—\$11,799.92
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 905 Ross Avenue, Pittsburgh, PA 15221. Deed Book 11418, Page 219. Block and Lot Number 233-A-169.

9. The Unknown Heirs of Quechawn Quemar Lamont Wade a/k/a Que'Chawn Wade a/k/a Amariy Lei Wade

GD-24-000525—\$10,730.81
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 1203 Montier Street, Pittsburgh, PA 15221. Deed Book 18037, Page 452. Block and Lot Number 233-B-20.

58. David Broom

GD-24-005898—\$10,414.95
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 1161 South Ave., Pittsburgh, PA 15221. Deed Book 17224, Page 138. Block and Lot Number 233-F-147.

60. The Unknown Heirs of William B. Hamiel, Deceased

GD-23-014288—\$12,398.56
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 1433 Foliage

St., Pittsburgh, PA 15221. Deed Book 4630, Page 409. Block and Lot Number 232-J-204.

63. Pia M. Colucci, Executrix for the Estate of Lawrence Konter, Deceased and the United States of America

GD-22-004631—\$34,735.97
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 2405 Forest Drive, Pittsburgh, PA 15235. Deed Book 16306, Page 490. Block and Lot Number 297-L-286.

Pittsburgh—5th Ward

133. Anthony I. Bentley, Jr.

GD-20-010310—\$34,859.67
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3309 Iowa Street, Pittsburgh, PA 15219. Deed Book Volume 12614, Page 159, Block and Lot 0027-C-00024-0000-00.

Pittsburgh—7th Ward

27. John Boon-Kee Wong, Jr.

GD-22-0135223—\$82,157.22
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.

50. Natalie R. Moten, as believed Heir to the Estate of Irvin C. Moten; Natalie R. Moten, as believed Administrator to the Estate of Irvin C. Moten; Melvin N. Moten, Jr., as believed Heir to the Estate of Irvin C. Moten; Melvin N. Moten, Jr., as believed Administrator to the Estate of Irvin C. Moten; Nancy R. Moten, as believed Heir to the Estate of Irvin C. Moten; Nancy R. Moten, as believed Administrator to the Estate of Irvin C. Moten; Unknown Heirs, to the Estate of Irvin C. Moten

GD-24-005181—\$111,316.69
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 7: Having erected thereon a dwelling being known and numbered as 612 Summerlea Street, Pittsburgh, PA 15232. Document Number 43950, Deed Book Volume 4481, Page 562. Block and Lot Number 0084-N-00108-0000-00.

Pittsburgh—8th Ward

6. Baum Corner Investors, L.P.

GD-24-007438—\$1,426,970.72
Michael A. Shiner, Esq.
Alexandra L. Yuill, Esq.
Michelle Piero, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Eighth Ward: Having erected thereon a commercial building known and numbered as 5620 Baum Boulevard, Pittsburgh, PA 15232, Deed Book 8191, Page 270, Block & Lot Number 51-H-139.

Pittsburgh—9th Ward

- 134. Darren Mascilli and Donna Mascilli**
MG-09-001431—\$81,733.59
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

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

Pittsburgh—10th Ward

- 66. Remedy Redevelopment, LLC**
GD-24-006700—\$282,235.75
Padgett Law Group
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and in the 10th Ward of the City of Pittsburgh: Having erected thereon a single-family residential dwelling being known and numbered as 1219 Duffield Street, Pittsburgh, PA 15206. Deed Book Volume 19228, Page 566, Instrument Number 2023-5706. Block and Lot Number 82-A-55.

- 97. Sue R. Antoszewski; and Michael R. Snipes a/k/a Michael Snipes**
MG-22-000559—\$68,541.64
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 1707 Morningside Avenue, Pittsburgh, PA 15206. Document Number 2003-22408, Deed Book Volume 11699, Page 251. Block and Lot Number 0121-K-00043-0000-00.

- 126. Alfredo F. Russo**
MG-24-000075—\$87,850.44
Samantha Gable, Esq.
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1711 Morningside Avenue, Pittsburgh, PA 15206. Deed Book Volume 15844, Page 313, Block and Lot 0121-K-00041-0000-00.

Pittsburgh—11th Ward

- 55. Cornell Titus, Jr., as Administrator of the Estate of Sandra M. Floyd a/k/a Sandra M. Floyd-Seay, Deceased**
MG-24-000519—\$79,276.16
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.

- 109. Richard McCague and Penny S. McCague**
MG-21-000012—\$258,933.82
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 11th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5500 Beverly Place, Pittsburgh, PA 15206. Deed Book Volume 11397, Page 159, Block and Lot Number 082-K-253.

Pittsburgh—17th Ward

- 19. David D. Stine**
GD-24-003840—\$205,651.71
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 125 South 13th Street, Pittsburgh, PA 15203. Deed Book Volume 18280, Page 360. Block and Lot Number 3-M-263.

Pittsburgh—18th Ward

- 94. 522 Freeland St. PA, LLC**
MG-23-000759—\$142,080.62
Dana Marks, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 522 Freeland Street, Pittsburgh, PA 15210. Deed Book Volume 18903, Page 64. Block and Lot Number 0014-E-00051-0000-00.

Pittsburgh—19th Ward

- 14. Dontae M. Ellis**
MG-24-000203—\$241,563.38
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a two family residential dwelling being known and numbered as 1427-1429 Fallowfield Avenue, Pittsburgh, PA 15216. Deed Book Volume 18721, Page 383. Block and Lot Number 35-C-44.

- 18. Brittani L. Pronic, Surviving Heir of Donald Pronic a/k/a Donald Edward Pronic, Jr., Deceased and Unknown Surviving Heirs of Donald Pronic a/k/a Donald Edward Pronic, Jr., Deceased**
MG-24-000357—\$79,396.68
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 250 Lelia Street, Pittsburgh, PA 15211. Deed Book Volume 11450, Page 531. Block and Lot Number 15-B-174.

- 115. David B. Torrey**
MG-24-000419—\$95,918.40
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 328 Labelle St., Pittsburgh, PA 15211. Deed Book Volume 10711, Page 574. Block and Lot Number 0005-D-00087-0000-00.

Pittsburgh—25th Ward

- 23. John L. Clark, Jr.**
MG-24-000062—\$24,625.05
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 25th Ward: Having erected thereon a one-story brick dwelling known as 1959 Letsche Street, Pittsburgh, PA 15214. Deed Book Volume 11195, Page 546, Block and Lot Number 46-P-270.

Pittsburgh—27th Ward

- 31. Starr D. Morris**
MG-23-000066—\$54,390.12
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 1111 Ridgeland Drive, Pittsburgh, PA 15212. Deed Book Volume 10800, Page 345. Block and Lot Number 45-K-230.

- 40. James Whiting**
GD-24-006029—\$51,969.39
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2640 California Avenue, Pittsburgh, PA 15212. Deed Book Volume 15089, Page 180. Block and Lot Number 44-M-41.

- 42. Mathias Nkwenti**
MG-24-000352—\$117,936.56
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 1407 Hodgkiss Street, Pittsburgh, PA 15212. Deed Book 13017, Page 391. Block and Lot Number 45-J-255.

- 130. Nancy L. Dugan**
MG-24-000502—\$54,060.12
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

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 1166 Laphish Road, Pittsburgh, PA 15212. Deed Book Volume 967, Page 545, Block and Lot 0114-D-00132-0000-00.

Pittsburgh—28th Ward

- 121. Dale P. Pinto, Jr. and Sonja L. Pinto**
MG-21-000270—\$42,187.36
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 28th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 1422 Magnus Street, Pittsburgh, PA 15205 a/k/a 1576 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 12551, Page 83. Block and Lot Number 19-E-201.

Parcel 2: Being vacant land being known as Magnus Street, Pittsburgh, PA 15205 a/k/a 1576 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 12551, Page 83. Block and Lot Number 19-E-204.

Pittsburgh—29th Ward

- 36. Jesse Caretti, Surviving Heir of Susan Pashel Caretti, Deceased, Joshua Caretti, Surviving Heir of Susan Pashel Caretti, Deceased and Unknown Surviving Heirs of Susan Pashel Caretti, Deceased**
MG-24-000358—\$78,987.86
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and

numbered as 22 Newett Street, Pittsburgh, PA 15210. Deed Book Volume 10224, Page 315. Block and Lot Number 60-L-136.

Pittsburgh—30th Ward

- 48. Mary Sarah Dayton**
GD-23-010785—\$44,245.88
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 242 Reifert Street, Pittsburgh, PA 15210. Deed Book Volume 5448, Page 397, Block and Lot 0033-K-00097-0000-00.

Pittsburgh—32nd Ward

- 127. Daniel N. Lewis and Denise A. Craig**
MG-23-001168—\$72,707.07
Samantha Gable, Esq.
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh, formerly Borough of Overbrook: Having erected thereon a dwelling being known and numbered as 314 Parklyn Street, Pittsburgh, PA 15234. Deed Book Volume 9086, Page 650, Block and Lot 0139-D-00200-0000-00.

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

Nov 7, 2024

Nov 8, 15, 22, 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:

Butter, Robert E., deceased, of Mt. Lebanon, PA. No. 06748 of 2024. Sandra M. Colatrella, Extr., 125 Fieldgate Drive, Pittsburgh, PA 15241 or to Donald B. Formoso, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301. 24-04059 Nov 8, 15, 22, 2024

Ferencak, Evelyn L., deceased, of Crescent, PA. No. 06610 of 2024. Carianne McLane, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108. 24-02053w Nov 8, 15, 22, 2024

Finnigan, Kenneth W., deceased, of West Mifflin, PA. No. 06470 of 2024. Charles Hammell, Admr., 1365 Overdale Drive, West Mifflin, PA 15120 or to Taylor Martucci, Esq., Kontos, Mengine, Killion & Hassen, 603 Stanwix Street, Suite 1228, Two Gateway Center, Pittsburgh, PA 15222. 24-04062 Nov 8, 15, 22, 2024

Marcello, Mary Alma, deceased, of Gibsonia, PA. No. 7027 of 2024. Michael Marcello, Extr., P. O. Box 139, Mars, PA 16046 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222. 24-02051w Nov 8, 15, 22, 2024

Popko, Michael Charles a/k/a Michael Popko, deceased, of Clairton, PA. No. 06899 of 2024. Gregory W. Popko, Extr., 11 Angle Street, Pittsburgh, PA 15220 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236. 24-02052w Nov 8, 15, 22, 2024

Smith, R. Banks a/k/a Robert Banks Smith, deceased, of Oakmont, PA. No. 06665 of 2024. Michael W. Smith, Extr., 702 11th Street, Oakmont, PA 15139 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239. 24-04058 Nov 8, 15, 22, 2024

Stokes, Albert M., deceased, of Wexford, PA. No. 07008 of 2024. Beth Ann Kelly, Extr., 4035 Watts Lane, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101. 24-02056w Nov 8, 15, 22, 2024

Sylvester, Rawlins, deceased, of Pittsburgh, PA. No. 07018 of 2024. Bernadette L. DeLeon Lovett, Extr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235. 24-02054w Nov 8, 15, 22, 2024

Wolf, Robert E., deceased, of Moon Township, PA. No. 07067 of 2024. Kurtis R. Wolf, Extr., 717 N. Shefford Court, Wichita, KS 67212 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071. 24-02058w Nov 8, 15, 22, 2024

Wolfe, Beverly Joyce a/k/a Beverly Wolfe a/k/a Beverly J. Wolfe, deceased, of Elizabeth, PA. No. 06745 of 2024. Aleda Arnold Menchyk, Extr., 545 Wolfe Drive, Elizabeth, PA 15037 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131. 24-04061 Nov 8, 15, 22, 2024

Bozzo, Richard A. a/k/a Richard Bozzo, deceased, of Wexford, PA. No. 06632 of 2024. Linda S. Jackson, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116. 24-02026w Nov 1, 8, 15, 2024

Castleforte, Charles A. a/k/a Charles A. Castleforte, Jr., deceased, of Las Vegas, NV. No. 06353 of 2021. Lisa Unis, Extr., 101 Pinehurst Drive, Aliquippa, PA 15001 or to Stephanie Thomas Kramer, Esq., Dornish Law Offices, P.C., 6000 Brooktree Road, Suite 301, Wexford, PA 15090. 24-03866 Nov 1, 8, 15, 2024

Catrain, Helen J., deceased, of McDonald, PA. No. 01861 of 2024. Bonnie J. Kriberney, Extr., 177 Camp Trees Road, Mars, PA 16046 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057. 24-03909 Nov 1, 8, 15, 2024

Corfield, Janet G. a/k/a Janet D. Corfield, deceased, of Millvale, PA. No. 06527 of 2024. Vicki L. Corfield, Extr., 917 North Ave., Pittsburgh, PA 15209 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101. 24-03861 Nov 1, 8, 15, 2024

Duffin, Walter Jay a/k/a Walter J. Duffin a/k/a Walter Duffin, deceased, of Munhall, PA. No. 06702 of 2024. Deborah D. Cobb, Admr. c.t.a., 1 Franklin Pierce Drive, Peabody, MA 01960 or to George M. Janocko, Esq., 1201 Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219. 24-03908 Nov 1, 8, 15, 2024

Fastuca, Diane L., deceased, of Bethel Park, PA. No. 06494 of 2024. Emilio P. Fastuca, Extr., 1043 Glen Oak Drive, Bethel Park, PA 15102 or to Michael H. Marks, Esq., Marks Elder Law, P.C., 4231 Murray Ave., Pittsburgh, PA 15217. 24-03914 Nov 1, 8, 15, 2024

Harrington, Jr., George R. a/k/a George Harrington, Jr., deceased, of Plum, PA. No. 06926 of 2024. Brittany M. Jaroudi, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218. 24-02025w Nov 1, 8, 15, 2024

Heidish, Emily E., deceased, of Verona, PA. No. 06739 of 2024. Mary Beth Parrotta, Extr., c/o James J. Lestitian, Esq., 249 Arrowhead Lane, Eighty-Four, PA 15330. 24-03907 Nov 1, 8, 15, 2024

Horning, Julia L., deceased, of Upper St. Clair, PA. No. 06918 of 2024. Stephen Paul Horning, Extr., 193 Sunnysdale Drive, DeBary, FL 32713 or to William M. Thomson, Esq., P.O. Box 12592, Pittsburgh, PA 15241. 24-02022w Nov 1, 8, 15, 2024

Jernigan, Marlene, deceased, of Ross Township, PA. No. 06901 of 2024. Janet Laird, Extr., 1101 Countryside Drive, McKees Rocks, PA 15136 or to Peter Andrew Smith, Esq., Smith & Smith, 5101 Bayard Street, Pittsburgh, PA 15232. 24-02020w Nov 1, 8, 15, 2024

Kubicki, Sr., Francis M., deceased, of Pittsburgh, PA. No. 06881 of 2024. Francis M. Kubicki, Jr., Co-Extr., 448 Judith Drive, Pittsburgh, PA 15236 and Laura A. Kubicki, Co-Extr., 3022 Knowlson Avenue, Pittsburgh, PA 15226 or to Megan E. Loftis,

Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216. 24-02021w Nov 1, 8, 15, 2024

Lozovoy, Mary A. a/k/a Mary Ann Lozovoy, deceased, of Pittsburgh, PA. No. 06293 of 2024. Sara Ann Lozovoy, Extr., 116 Woodbridge Drive, Pittsburgh, PA 15237 or to Michael H. Marks, Esq., Marks Elder Law, P.C., 4231 Murray Ave., Pittsburgh, PA 15217. 24-03913 Nov 1, 8, 15, 2024

Merlino, William A., deceased, of Pittsburgh, PA. No. 06693 of 2024. Lisa C. McGaffick, Admr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116. 24-02028w Nov 1, 8, 15, 2024

Ondos, Janet W., deceased, of Pittsburgh, PA. No. 01121 of 2024. Eric J. Ondos, Admr., 141 Buckthorn Drive, Baden, PA 15005 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017. 24-03860 Nov 1, 8, 15, 2024

Potter, Dennis S., deceased, of Pittsburgh, PA. No. 06922 of 2024. Debra Seneway, Extr., 11027 Doxberry Circle, Woodstock, MD 21163 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216. 24-02023w Nov 1, 8, 15, 2024

Vidmar, Olga Jean a/k/a Olga J. Vidmar, deceased, of McCandless Township, PA. No. 6615 of 2024. John Matthew Vidmar, Extr., 10112 San Remo Place, Wake Forest, NC 27587 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076. 24-03862 Nov 1, 8, 15, 2024

Burek, John F., deceased, of North Versailles, PA. No. 06645 of 2024. Christopher Burek, Admr., 414 Lexington Street, McKeesport, PA 15132 or to Lori Love, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131. 24-01981w Oct 25; Nov 1, 8, 2024

Fletcher, Mary Ellen, deceased, of Pittsburgh, PA. No. 06744 of 2024. Wendelyn R. Hayes, Admr., 836 Fordham Avenue, Pittsburgh, PA 15226. 24-01986w Oct 25; Nov 1, 8, 2024

Fosnaught, Sr., Joseph M. a/k/a Joseph M. Fosnaught, deceased, of West Deer Township, PA. No. 05917 of 2024. Gary Fosnaught, Extr., P.O. Box 31, 20 Hemlock St., Bairdford, PA 15006 or to John E. Pallone, Esq., 801 Freeport Road, New Kensington, PA 15068. 24-03793 Oct 25; Nov 1, 8, 2024

Myers, Norris J., deceased, of Bethel Park, PA. No. 06436 of 2024. Jason H. Carney,



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Extr., 204 Limehouse Road, Cranberry Township, PA 16066 or to Samuel A. Moore, Esq., 5311 Brightwood Rd., P.O. Box 518, Bethel Park, PA 15102.

24-03792 Oct 25; Nov 1, 8, 2024

Smith, James George, deceased, of Mt. Lebanon Twp., PA. No. 6686 of 2024. James Michael Smith, Admr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

24-01987w Oct 25; Nov 1, 8, 2024

Solomon, Larry D., deceased, of Elizabeth, PA. No. 06719 of 2024. Sandra L. Solomon, Extr., 2716 Orchardvue Drive, Elizabeth, PA 15037 or to Kevin J. O'Hare, Esq., Yukevich Marchetti Fischer & Zangrilli, PC, The Waterfront Building, Suite 100, 200 First Avenue, Pittsburgh, PA 15222.

24-01983w Oct 25; Nov 1, 8, 2024

Volpe, Joseph Anthony, deceased, of White Oak, PA. No. 06446 of 2024. David A. Volpe, Admr., 1233 6th Street, West Babylon, NY 11704 or to Keegan E. Miller, Esq., Bononi & Company, P.C., 20 North Pennsylvania Avenue, Suite 201, Greensburg, PA 15601.

24-01980w Oct 25; Nov 1, 8, 2024

Articles of Incorporation Nonprofit Corporation

Lauren Rushak, Esq., Clark Hill Thorp Reed, One Oxford Center, 301 Grant St., 14th Floor, Pittsburgh, PA 15219-1425. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on November 5, 2024, with respect to a nonprofit corporation, Val's Aid station, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-02057w Nov 8, 2024

Meeting Notice

Pursuant to the Provisions of the Sunshine Act, Open Meeting Law, 1998, October 15 PL. 729, No. 93 §1, notice is hereby given that the Allegheny County Airport Authority Board and Committee meetings scheduled for Friday, November 15, 2024, will be held virtually through Webex. For more information visit: <https://flypittsburgh.com/aca-a-corporate/about/leadership-board/novemberboard2024/>; and, in person - Conference Room "A," Fourth Floor Mezzanine Level, Landside Terminal, of the Pittsburgh International Airport beginning with the committee meetings at 9:30 a.m. and the board meeting at 11:00 a.m.

Solicitor
Jeffrey W. Letwin, Esq.

24-04088 Nov 8, 2024

Notice of Trust

Elizabeth L. Gaertner Revocable Trust. On August 30, 2024, Elizabeth L. Gaertner, remaining Grantor of the Elizabeth L. Gaertner Revocable Trust died. The Trustee, pursuant to 20 Pa. C.S. §7755(c) requests all persons having claims or demands against the Trust of the Decedent to make known the same and all persons indebted to Decedent to make payment without delay to Paul G. Gaertner, 216 Pennsylvania Ave., Pittsburgh, PA 15202, or to Claire Saenz, Esq., 1000 Brooktree Rd., Suite 209, Wexford, PA 15090.

24-03863 Nov 1, 8, 15, 2024

Voluntary Dissolution Business Corporation

Matthew M. Herron, Esq., 607 College Street, Suite 101, Pittsburgh, PA 15232. Notice is hereby given by Rothman Gordon P.C., a Pennsylvania business corporation, that said corporation is winding up its affairs

in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-04073 Nov 8, 15, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Housing Authority City of Pittsburgh vs House; LT-24-000908; P-atty: Ralph J. Ruggiero; D-atty: Pro Se; Award for Plaintiff, On Plaintiff's claim for Possession: Award for Plaintiff based on: Non-payment of rent. On Plaintiff's claim for Damages: Award for Plaintiff: in the amount of \$5,879.66 for rent. Total \$5,879.66. Dated 10/31/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40666

Housing Authority City of Pittsburgh vs Davis; LT-24-000917; P-atty: Ralph J. Ruggiero; D-atty: Danielle Harrington; Award for Defendant, On Plaintiff's claim for Possession: Award for Defendants. On Plaintiff's claim for Damages: Award for Defendants. Dated 10/31/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40666

ACHA - Meyers Ridge vs Smith; LT-24-000925; P-atty: Rosalyn L. Guy-McCorkle; D-atty: Pro Se; Award for Plaintiff, On Plaintiff's claim for Possession: Award for Plaintiff based on: Non-payment of rent. On Plaintiff's claim for Damages: Award for Plaintiff: in the amount of \$5,875.56 for rent. Total \$5,875.56 Dated 10/31/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40668

T & W Investments GP, LLC vs Thomas; LT-24-000960; P-atty: Daniel L. Demarco; D-atty: Pro Se; Award for Plaintiff, On Plaintiff's claim for Possession: Award for Plaintiff based on: Non-payment of rent, End of lease term. On Plaintiff's claim for Damages: Award for Plaintiff in the amount of \$4,008.27 for rent. Total \$4,008.27. Dated 10/31/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40668

Kennedy Investments Properties, LLC vs Amati, et al; LT-24-001169; P-atty: Marc Vincent Taiani; D-atty: Pro Se; Non Jury Verdict Dated 10/31/24, a verdict is entered in favor of Plaintiff and against Defendants in the amount of \$7,679.08 plus costs. Defendants not appearing. It is further Ordered that possession is granted to the plaintiff of the property located at 1415 Fremont Street Pittsburgh, PA 15132. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted. Any monies shall be released and applied to the verdict. (McGinley), J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Exhibits 2,4 attached to the complaint were admitted into evidence.

Heritage Hills Apartments vs Carr; LT-24-001197; P-atty: Sean J. Carmody; D-atty: Pro Se; Award for Plaintiff, On Plaintiff's claim for Possession: Award for Plaintiff based on: Non-payment of rent. On Plaintiff's claim for Damages: Award for Plaintiff: in the amount of \$5,714.16 for rent. Total \$5,714.16 Dated 10/31/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40667

Rhodes vs Holmes; LT-24-001204; P-atty: Gregory A. Biernacki, James A. Clayton; D-atty: Adam DiBuo; Award for Plaintiff, On Plaintiff's claim for Possession: Award for Plaintiff based on Non-payment of rent, End of lease term. On Plaintiff's claim for Damages: Award for Plaintiff in the amount of \$300 for rent. \$467.75 other. Total \$767.75. Dated 10/31/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40668

Bradley Real Estate Agent for Jaxon Properties, LLC vs Adams; LT-24-001206; P-atty: Samuel J. Pasquarelli; D-atty: Pro Se; Award, On Plaintiff's claim for Possession: Award for Defendant. On Plaintiff's claim for Damages: Award for Defendant. On Defendant's Counterclaim: Award for Defendant in the amount of 0. Dated 10/31/24. As per Rule 236 Notice, copies sent to all parties. Arbitration Board # 40667

Riva Ridge Real Estate Service, Inc. vs Henley, et al; LT-24-001219; P-atty: Louis John Kroeck, IV; D-atty: Pro Se; Award, On Plaintiff's claim for Possession against Lisa Henley only: Award for Plaintiff based on: Non-payment of rent. On Plaintiff's claim for Possession: Award for Defendant James Darrin only. On Plaintiff's claim for Damages: Award for Plaintiff in the amount of \$12,817.61 for rent against Lisa Henley only. Total \$12,817.61 against Lisa Henley only. Dated 10/31/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40667

Three Rivers Manor - AHRCO vs Washington; LT-24-001220; P-atty: Francis D. Rapp, Jr., Kate E. McCarthy; D-atty: Pro Se; Award for Defendant, On Plaintiff's claim for Possession: Award for Defendant. On Plaintiff's claim for Damages: Award for Defendant. Dated 10/31/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40666

Grunis vs Hall, et al; AR-24-001774; P-atty: Monte J. Rabner; D-atty: Fred G. Rabner; Award for Plaintiff in the amount of \$50,000.00. Dated 11/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40670

CKS Prime Investments, LLC vs Judy; AR-24-003739; P-atty: Demetrios H. Tsarouhis; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 11/01/24. As per Rule 236 Notice, copies sent to all parties 11/04/2024. Arbitration Board #40670

Daniele vs Yawnlis; AR-24-003741; P-atty: William F. Goodrich; D-atty: Aaliyah Hyacinthe; Award for Plaintiff and against Defendant in the amount of \$1,279.45. Dated 11/01/24. As per Rule 236 Notice, copies sent to all parties 11/04/2024. Arbitration Board #40669

Cavalry SPV I, LLC vs Matta; AR-24-003754; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 11/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40670

Crown Asset Management, LLC vs Totten; AR-24-003764; P-atty: Christopher B. Carfagno; Award Ex Parte for Plaintiff in the amount of \$17,115.40. Dated 11/01/24. For failure of defendant to appear at 10:25 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40670

Crown Asset Management, LLC vs Aguilera; AR-24-003773; P-atty: Christopher B. Carfagno; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 11/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40670

CKS Prime Investments, LLC vs Mackson, Jr.; AR-24-003778; P-atty: Demetrios H. Tsarouhis; D-atty: Travis A. Gordon; Award for Defendant and against the Plaintiff. Dated 11/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40670

Bailey vs Geiser; AR-24-000980; P-atty: Linda C. Plum; D-atty: Katrina M. Eichstaedt; Award in favor of Plaintiff and against Defendant in the amount of \$1,000.00. Award in favor of Counterclaim Plaintiff and against Counterclaim Defendant in the amount of \$0.00. Dated 11/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40669

Eldaour vs Akrama; AR-24-003154; P-atty: Pro Se; D-atty: Frederick A. Sproull; Award for Plaintiff of \$1,700.00 and against the Defendant. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/04/24. Arbitration Board #40671

Desueza-Moon vs Gradkowski; AR-24-003205; P-atty: Pro Se; D-atty: Zachary G. Evans; Award for Plaintiff for the amount of \$2,500.00. Dated 11/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40669

Jones Gregg Creehan & Gerace, LLP vs Menster; AR-24-003618; P-atty: Katie A. Kapral; D-atty: Julianne Cutruzzola Beil; Award for Plaintiff and against the Defendant in the amount of \$13,500.00. Upon payment of the above-referenced sum, Plaintiff shall withdraw the claim in Orphan's Court, and advise the court that Plaintiff no longer requires and accounting. Dated 11/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40671

Crawford vs Magills Towing; AR-24-003795; P-atty: Pro Se; Award for Plaintiff in the amount of \$853.00 and against the Defendant. Dated 11/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40671

Nasa Federal Credit Union vs Deuerling; AR-24-003810; P-atty: Matthew D. Urban; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$18,772.54. Defendant failed to appear at 10:06 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/04/24. Arbitration Board #40672

CKS Prime Investments, LLC vs Hathorn; AR-24-003814; P-atty: Demetrios H. Tsarouhis; D-atty: Travis A. Gordon; Award Ex Parte. Plaintiffs are awarded \$1,027.62. Defendant failed to appear at 10:18 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/04/24. Arbitration Board #40672

Law Office of Emily Gomez, LLC vs Lin; AR-24-003818; P-atty: Emily S. Gomez; D-atty: Pro Se; Award for Plaintiff in the amount of \$2,649.52 and against the Defendant. Dated 11/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40671