

**CR-0009650-21;** Prince Akeen Kamoory El Akando; Poss/Sale/Use Display Documents; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0009483-21;** Prince Akeen Kamoory El Akando; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

**CR-0006295-21;** Prince Akeen Kamoory El Akando; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0004497-22;** Prince Akeen Kamoory El Akando; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0006122-24;** Chaz Elliott Mitchell; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**CR-0006270-24;** Kameron Mitchell; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0003921-21;** Davon Bernard Nichols; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas N. Farrell**

**CR-0002687-23;** Davon Bernard Nichols; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas N. Farrell**

**CR-0001677-24;** Scott Lamont Rhodes; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

**CR-0000877-24;** Ryan Scott Ruckman Sr.; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William E. Stockey**

**CR-0010058-12;** Dewayne Lamond Saunders; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0002309-24;** Azad A. Smith; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**CR-0001051-22;** Byron Stevens; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

**CR-0005464-23;** Byron Stevens; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0004373-24;** Byron Stevens; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

**CR-0005053-22;** Byron Stevens; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

**CR-0006304-24;** Lonnie Wayne Stewart; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0005806-24;** David Michael Williams; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

## Arbitration Trial List

City-County Building  
Room 702  
9:00 a.m.

Thursday  
February 20, 2025

**LT-24-001998;** Gray vs Howell; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-001996;** Nelson vs Maculla; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-001989;** Wood Street Commons vs Glenn-Horne; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-001985;** Granada Square Apartments vs Reid; P-atty: **Kathryn M. Wakefield;** D-atty: **Pro Se**

**LT-24-001981;** West Bound Ventures, LLC vs Pollard; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-001972;** Luong vs Pryor; P-atty: **Pro Se;** D-atty: **Brendan J. Makarewicz**

**LT-24-001971;** Marasco Trust vs Kienke; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-001969;** Bedford Hill Apartments vs Saxton; P-atty: **Francis C. Rapp, Jr.;** D-atty: **Pro Se**

**LT-24-001963;** Pasini vs Sager; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-001962;** Schmigel Properties, LLC vs Verdi; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-001931;** HomeRiver Group vs DeFalco, et al; P-atty: **Michael E. Hooper;** D-atty: **Pro Se**

**LT-24-001921;** People Partnership, LLC vs Alker, et al; P-atty: **Maximilian F. Beier;** D-atty: **Pro Se**

**LT-24-001914;** Arendosh vs Thornhill; P-atty: **Jeffrey R. Lalama;** D-atty: **Pro Se**

**LT-24-001905;** Carson Square vs Miller, et al; P-atty: **Robyn Beth Eisen;** D-atty: **Adam DiBuo**

**LT-24-001896;** BCJ Management vs Hillman, et al; P-atty: **Jason M. Plakosh;** D-atty: **Pro Se**

**LT-24-001893;** BETJ Properties, LLC vs McLaren; P-atty: **Andrew Thomas Bell;** D-atty: **Pro Se**

**LT-24-001885;** Arbors Management, Inc. vs Ochoa; P-atty: **Nathalie R. Hassoun;** D-atty: **Pro Se**

**LT-24-001835;** Kovacs vs Giles, et al; P-atty: **Maximilian F. Beier;** D-atty: **Kyle John Semroc**

**LT-24-001829;** BCJ Management, LP vs Johnson; P-atty: **Jason M. Plakosh;** D-atty: **Pro Se**

**LT-24-001666;** Wainbell Properties, LLC vs Hines; P-atty: **Robert A. Goldman;** D-atty: **Pro Se**

**LT-24-001578;** Noble Towers Associates vs Verghies; P-atty: **Michael J. Pisarcik;** D-atty: **Pro Se**

**LT-24-001304;** Lumos Real Estate, LLC vs McClellan; P-atty: **Pro Se;** D-atty: **Pro Se**  
**AR-24-006178;** Reardon vs Bazari; P-atty: **Pro Se;** D-atty: **W. David Slomski**

## LEGAL ADS

### Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, March 3, 2025 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, MARCH 3, 2025 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, MARCH 4, 2025, 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, MARCH 10, 2025 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."

### Baldwin Borough

22. Benjamin R. Melani and Samantha J. Salzer  
MG-24-000705—\$157,518.27  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being

known and numbered as 5448 Sagebrush Drive, Pittsburgh, PA 15236. Deed Book Volume 17647, Page 377. Block and Lot Number 390-R-295.

**35. Dominic J. Mussomele**  
MG-24-000801—\$117,458.53  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3004 Ruthwood Avenue, Pittsburgh, PA 15227. Document Number 2017-14355, Deed Book Volume 16801, Page 440. Block and Lot Number 0094-S-00108-0000-00.

**91. Julie Trbovich**  
MG-19-000576—\$243,455.18  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Parcel 1: Having erected a dwelling being known and numbered as 742 Lechner Lane, Pittsburgh, PA 15227, Deed Book Volume 17353, Page 534, Block and Lot Number 0136-B-00020-0000-00.

Parcel 2: Vacant land being known and numbered as Lechner Lane, Pittsburgh, PA 15227, Page 534, Block and Lot Number 0136-B-00038-0000-00.

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### Bethel Park

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**6. Joseph A. Spinnenweber, Jr. and Judith A. Weisser**  
GD-23-013773—\$47,052.64  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 5633 Willow Terrace Drive, Bethel Park, PA 15102. Deed Book 5393, Page 271. Block and Lot Number 665-B-6.

**8. Adam Brent Kauer and Julie Paige Caldwell**  
GD-23-010165—\$5,326.88  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 3129 South Park Road, Bethel Park, PA 15102. Deed Book 17008, Page 260. Block and Lot Number 476-N-60.

**11. Rose Kristin Senay, Trustee of the Nancy T. Senay Asset Protection Trust**  
GD-23-013771—\$11,439.29  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 1160 Grandview Drive, Bethel Park, PA 15102. Deed Book 16406, Page 197. Block and Lot Number 666-M-270.

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### Brackenridge

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**55. Michael E. Bieranoski, Sr. and Cheryl A. Bieranoski**  
GD-18-017553—\$6,021.04  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a two-story brick house being known as 903 Brackenridge Avenue, Brackenridge, PA 15014. Deed Book Volume 11860, Page 328. Block & Lot No. 1224-G-93.

**56. Shawn William Springer**  
GD-20-002942—\$4,113.52  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a two-story frame house being known as 953 Roup Avenue, Brackenridge, PA 15014. Deed Book Volume 16129, Page 79. Block & Lot No. 1367-P-286.

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### Carnegie

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**31. Albert Fritz Hodgkiss, Jr., Executor of the Estate of Emily Ann Hezlep**  
GD-24-011690—\$46,233.91  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a one story brick dwelling with integral garage known as 500 Lincoln Avenue, Carnegie, PA 15106. Deed Book Volume 10032, Page 446, Block and Lot Number 66-N-232.

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### Churchill

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**30. Kimberly M. Litzinger**  
MG-24-000702—\$73,959.43  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling known as 3809 Rural Court West, Pittsburgh, PA 15221. Deed Book Volume 17270, Page 445, Block and Lot Number 372-E-164.

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### Crescent

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**44. Thomas Gary Minarik, Jr. and Jennifer Ashley Yeager**  
GD-23-005775—\$2,242.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a two-story frame house known as 717 Elm Street, Crescent, PA 15046. Deed Book Volume 14580, Page 588. Block & Lot No. 702-G-185.

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### Dormont

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**96. Remedy Redevelopment LLC**  
GD-24-008288—\$186,402.73  
Matthew G. Brushwood, Esq.  
Barley Snyder  
610-372-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having thereon erected a frame dwelling municipally known and numbered as 2643 Connecticut Ave., Pittsburgh, Pennsylvania 15216. Deed Book 19376, Page 401, Block and Lot Number 63-H-179.

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### Duquesne

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**42. Jane S. Breznay**  
MG-24-000686—\$44,860.23  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward City of Duquesne: Having erected thereon a dwelling being known and numbered as 30 Commonwealth Avenue, Duquesne, PA 15110. Deed Book 10358, Page 619. Block and Lot Number 304-F-94.

**46. Susan L. Davis**  
GD-23-013985—\$3,020.49  
Joseph W. Gramc, Esq.  
412-281-0587

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

3: Having erected thereon a two-story brick house being known as 1109 Maryland Avenue, Duquesne, PA 15110. Deed Book Volume 8415, Page 414, Block & Lot No. 306-H-152.

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### East McKeesport

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**82. William Lee Stover, Jr., With Notice to Heirs & Assigns**  
GD-24-010985—\$3,876.98  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two-story frame house known as 1150 Morrelle Avenue, East McKeesport, PA 15035. Deed Book Volume 10260, Page 566. Block & Lot No. 547-A-363.

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### Findlay

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**81. Joseph Verzelli**  
GD-23-007011—\$1,933.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a two story frame house being known as 1276 US Route 30, Clinton, PA 15026. Deed Book Volume 15513, Page 577. Block & Lot No. 1179-A-75.

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### Forest Hills

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**33. Marilyn Mulvihill, Known Surviving Heir of Bernard M. Parrish, Nora Lersch, Known Surviving Heir of Bernard M. Parrish, Sally Morbeck, Known Surviving Heir of Bernard M. Parrish, and Unknown Surviving Heirs of Bernard M. Parrish**  
GD-23-014416—\$120,491.13  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a dwelling being known and numbered as 114 Braddock Road, Pittsburgh, Pennsylvania 15221. Deed Book Volume 6992, Page 596. Block and Lot Number 0300-A-00222-0000-00.

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### Franklin Park

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**88. Richard M. Halapin and Joel E. Halapin**  
MG-23-000913—\$64,279.79  
David W. Raphael, Esq.  
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Franklin Park: Having erected thereon a residential dwelling being known and numbered as 2635 Woodmont Lane, Wexford, PA 15090. Deed dated January 28, 2005, and recorded on January 31, 2005, in Department of Real Estate of Allegheny County at Book Volume 12335, Page 213. Block & Lot No: 1347-F-110.

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### Glassport

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**26. Judith D. Hickman n/k/a Judith D. Brown and James Hickman**  
GD-22-009673—\$13,759.91  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 706 Vermont Ave., Glassport, PA 15045. Deed Book 13155, Page 93. Block and Lot Number 558-C-371.

**83. Unknown Heirs of Francis J. Skerkoski, Diane Schrag, Loretta Dabruzzo and Celine Skerkoski**  
GD-24-010957—\$3,937.09  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two story frame house known as 843 Delaware Avenue, Glassport, PA 15045. Deed Book Volume 5987, Page 817. Block & Lot No. 558-M-11.

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### Harrison

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**20. Timothy J. Oddis**  
MG-24-000714—\$166,198.31  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1216 Arizona Avenue, Natrona Heights, Pennsylvania 15065. Deed Book Volume 17877, Page 333. Block and Lot Number 1518-R-00007-0000-00.

**68. Timothy Hazlett, solely in his capacity as administrator to the estate of P.P. Hazlett, deceased**  
GD-24-001073—\$111,390.00  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a dwelling being known and numbered as 2870 N. Meadow Street, Natrona Heights, PA 15065 a/k/a 2870 Meadow Street, Natrona Heights, PA 15065. Deed Book Volume 3891. Block and Lot Number 1845-H-0172.

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### Jefferson Hills

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**3. Duane Hammett**  
MG-24-000410—\$205,646.06  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 1771 Gill Hall Rd., Finleyville, PA 15332-4245. Deed Book Volume 15639, Page 427. Block and Lot Number 1136-A-00121-0000-00.

**72. Robert K. Slampak, Faith D. Slampak, and the United States of America**  
GD-24-003504—\$27,369.90  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a single family dwelling being known and numbered as 202 Aber Drive, Clairton, PA 15025. Deed Book 8899, Page 24. Block and Lot Number 560-K-85.

**80. David W. Halliday, Jennifer E. Halliday and the United States of America**  
GD-23-004125—\$4,150.08  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one story concrete block house being known as 1309 Walnut Street, Clairton, PA 15025. Deed Book Volume 18038, Page 573. Block & Lot No. 1274-R-64.

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### City of McKeesport

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**75. June D. Thomas**  
GD-23-005576—\$2,905.79  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a two story brick house being known as 3006 Myer Boulevard, McKeesport, PA 15132. Deed Book Volume 17796, Page 240. Block & Lot No. 381-R-95.

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### Millvale

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#### 50. Alfred Nannini

GD-23-002192—\$2,748.43  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a two-story frame house being known as 938 Cross Street, Pittsburgh, PA 15209. Deed Book Volume 11855, Page 593. Block & Lot No. 118-C-38.

#### 90. Michael J. Celender, as believed Heir to the Estate of Cathy A. Celender a/k/a Catherine Ann Celender; Unknown Heirs to the Estate of Cathy A. Celender a/k/a Catherine Ann Celender: Unknown Administrators to the Estate of Cathy A. Celender a/k/a Catherine Ann Celender

MG-24-000594—\$108,949.34  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 121 Sheridan Street, Pittsburgh, PA 15209. Document Number 148940, Deed Book Volume 10879, Page 430. Block and Lot Number 0079-G-00003-0002-00.

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### Monroeville

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#### 7. Duane E. Morrow and Terri Lee Morrow

GD-24-001220—\$25,463.61  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 605 Dahlia Drive, Monroeville, PA 15146. Deed Book 7106, Page 215. Block and Lot Number 742-L-270.

#### 12. Donald R. Fogle and the United States of America

MG-23-001109—\$32,333.81  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a residential dwelling being municipally known and numbered as 815 Sweetleaf Drive, Monroeville, PA 15146. Deed Book Volume 16969, Page 575. Block and Lot Number 742-A-281.

#### 19. Patrick Butler and Stephanie Butler

MG-24-000673—\$120,869.47  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 423 Kentucky Avenue, Monroeville, Pennsylvania 15146. Deed Book Volume 17437, Page 374, Instrument 2018-36522, Block and Lot Number 543-R-56.

#### 60. Milo C. Smith, Executrix of the Estate of Florence A. Smith, Deceased

GD-23-001557—\$17,238.30  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one story brick house as 772 Cottonwood Drive, Monroeville, PA 15146. Deed Book Volume 5663, Page 175. Block & Lot No. 637-K-252.

#### 63. Ricardo Allison

GD-19-004917—\$5,611.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon two story frame house as 3645 Northern Pike, Monroeville, PA 15146. Deed Book Volume 18059, Page 290. Block & Lot No. 638-E-123.

#### 67. Donald R. Fogle, Jr. and the United States of America

MG-24-000043—\$164,424.46  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 815 Sweetleaf Drive, Monroeville, PA 15146. Deed Book Volume 16969, Page 575. Block and Lot Number 742-A-281.

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### Moon

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#### 4. 109 Gatehouse Drive, LLC

AR-23-004940—\$4,099.72  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a Cherrington Homeowners Association dwelling being known and numbered as 109 Gatehouse Drive, Coraopolis, PA 15108. Deed Book Volume 17974, Page 429. Block and Lot Number 0337-A-00014-0000-00.

#### 59. Hamad Ghalib H. Alasadoun

GD-23-010501—\$3,917.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one story brick house being known as 137 South Patton Drive, Coraopolis, PA 15108. Deed Book Volume 17762, Page 161. Block & Lot No. 596-J-23.

#### 73. David A. Moore and Lori A. Moore

GD-23-010525—\$4,682.13  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two-story frame house being known as 118 Jarod Drive, Coraopolis, PA 15108. Deed Book Volume 12165, Page 582. Block & Lot No. 505-A-6.

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### Mt. Lebanon

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#### 15. Leandra Jones and Timothy P. Jones

MG-18-000523—\$439,004.80  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 11 Mount Lebanon Boulevard, Pittsburgh, PA 15228. Deed Book 16643, Page 159. Block and Lot Number 251-A-242.

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### North Versailles

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#### 53. John P. Zurick

GD-23-000973—\$3,762.72  
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 506 Porter Street, North Versailles, PA 15137. Deed Book Volume 16112, Page 276. Block & Lot No. 376-M-140.

#### 57. Dolores Noble a/k/a Dolores Irish, with Notice to Heirs and Assigns

GD-22-007531—\$1,948.12  
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 brick house being known as 2617 Girard Avenue, North Versailles, PA 15137. Deed Book Volume 6544, Page 420. Block & Lot No. 376-M-173.

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### Penn Hills

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#### 14. Robert E. Johnston a/k/a Robert E. Johnston, III and Patricia M. Zigarovich

MG-24-000394—\$79,487.16  
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 6335 Woodlawn Road, Verona, PA 15147. Deed Book 15906, Page 523. Block and Lot Number 365-R-205.

#### 23. Josephine Ambroselli and Christopher Bouris

MG-24-000735—\$71,883.44  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

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

#### 27. Residential Capital Investments LLC

GD-24-009336—\$16,105.83  
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 224 Erhardt Drive, Pittsburgh, PA 15235. Deed Book 16760, Page 505. Block and Lot Number 368-K-64.

#### 34. Yusef S. Thompson, Sr. and Terrika M. Thompson

MG-24-000567—\$126,560.40  
Jeffrey R. Lalama, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 265 Cypress Hill Drive, Pittsburgh, Pennsylvania 15235, Deed Book Volume 17454, Page 287. Block and Lot Number 0633-S-00016-0000-00.

#### 39. Jerry Sunday and Marcy L. Sunday

MG-23-000901—\$124,852.19  
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 1131 Hamil Road, Verona, PA 15147. Deed Book 12773, Page 39. Block and Lot Number 534-P-123.

#### 69. Jason James Rice and Natalie Rice

GD-24-002221—\$226,454.21  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 177 Poplar Ridge Drive, Pittsburgh, PA 15235. Deed Book Volume 19089. Block and Lot Number 0449-S-0210.

#### 71. Sharon Farley

GD-23-010691—\$13,543.75  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 7134 Doak St., Pittsburgh, PA 15235. Deed Book 12277, Page 408. Block and Lot Number 172-S-146.

#### 78. Timothy A. Martin

GD-13-013948—\$8,749.29  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story brick house being known as 265 Duff Road, Pittsburgh, PA 15235. Deed Book Volume 13776, Page 551, Block & Lot No. 450-F-56-0-1.

#### 92. Nikki Maria Tiani

MG-24-000219—\$169,855.12  
Carolyn Treglia, 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 5011 3rd Street, Verona, PA 15147. Deed Book Volume DE 18764, Page 375, Instrument Number 2022-2287. Block and Lot Number 0367-F-00337-0000-00.

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### Pitcairn

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#### 79. MonJon, LLC

GD-24-002075—\$5,345.92  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three story commercial building being known as 366 Broadway, Pitcairn, PA 15140. Deed Book Volume 16159, Page 498. Block & Lot No. 747-E-238.

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### Pleasant Hills

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#### 10. Calfo Properties LLC

GD-24-001234—\$11,772.24  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a commercial building, known as 91 Terence Drive, Pittsburgh, PA 15236. Deed Book 16764, Page 401. Block and Lot Number 472-G-126.

#### 99. Quantum Source Insurance Group LLC

GD-24-009343—\$712,918.33  
Starfield & Smith, P.C.  
215-542-7070

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a commercial building being known and numbered as 67 Old Clairton Road, Pittsburgh, PA 15236. Deed Book 18497, Page 497. Block/Lot# 388-J-108.

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### Plum

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#### 13. Michael P. Watson, II

MG-24-000474—\$102,292.45  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story residential dwelling known and numbered as 516 Oblock Ave., Pittsburgh, PA 15239. Deed Book Volume 16957, Page 544. Block & Lot No. 852-P-206.

**65. Irene Conrad**

MG-24-000051—\$58,925.67  
 Danielle Johnson, Esq.  
 212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 533 Dell Avenue, New Kensington, PA 15068. Deed Book Volume 8302, Page 350. Block and Lot Number 0845-H-0222-0000-00.

**70. Judith K. Laspada a/k/a Judith Ann Laspada**

MG-24-000415—\$130,228.81  
 Stern & Eisenberg, PC  
 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 1473 Abers Creek Rd., Pittsburgh, PA 15239. Deed Book Volume 7389, Page 632, Block and Lot Number 1239-A-0211.

**Port Vue****24. Stephanie R. Uhrin and Jessica M. Walker**

MG-24-000498—\$44,231.94  
 Leon P. Haller, Esq.  
 Purcell, Krug and Haller  
 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1215 McClelland Drive, McKeesport, PA 15133. Deed Book Volume 17162, Page 217. Block and Lot Number 383-P-70.

**93. Robert A. Pastore**

MG-24-000593—\$84,294.63  
 Carolyn Treglia, Esq.  
 Brock & Scott, PLLC  
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1317 Barkley Rd., McKeesport, PA 15133. Deed Book Volume 13026, Page 138. Block and Lot Number 0383-P-00260-0000-00.

**Robinson****58. Keith Stephens**

GD-23-014393—\$3,067.75  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one-story brick house being known as 5111 Keiners Lane, Pittsburgh, PA 15205. Deed Book Volume 10161, Page 69, Block & Lot No. 203-G-127.

**Ross****95. Christopher M. Muschar**

MG-24-000650—\$221,119.59  
 Jill M. Fein, Esq.  
 Hill Wallack, LLP  
 215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two-story residential dwelling known and numbered as 4502 Cherryland St., Pittsburgh, PA 15214. Deed Book Volume 18523, Page 329. Block & Lot No. 163-B-345.

**South Fayette****5. Jacquelyn E. Nixon**

AR-23-003902—\$3,065.79  
 Fred C. Jug, Jr., Esq.  
 412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge No. 4 Condominium Association dwelling being known and numbered as 2461 Brook Ledge Rd., Unit 33A, Bridgeville, PA 15017. Deed Book Volume 11242, Page 634. Block and Lot Number 0481-S-00472-033A-00.

**South Park****41. Bradley Mittleider**

MG-24-000617—\$79,356.90  
 The Law Office of Gregory Javardian, LLC  
 215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 1506 Washington Avenue, South Park, PA 15129. Deed Book Volume 18701, Page 419. Block and Lot Number 887-B-71.

**85. Denise M. Rittenhouse and Edward L. Rittenhouse**

MG-24-000417—\$146,628.99  
 The Law Office of Gregory Javardian, LLC  
 215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 3107 Piney Bluff Drive, South Park, PA 15129. Deed Book Volume 16818, Page 413. Block and Lot Number 1008-H-8.

**94. Sharon A. Semko**

MG-23-000906—\$90,084.33  
 Jeff Calcagno, Esq.  
 Brock & Scott, PLLC  
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 3151 B Snowden Rd., South Park, PA 15129. Deed Book Volume 6344, Page 1166. Block and Lot Number 1007-D-00073-0000-00.

**Springdale****49. Eva I. Neal**

GD-23-003605—\$2,979.48  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a two-story frame house being known as 974 Pittsburgh Street, Springdale, PA 15144. Deed Book Volume 15698, Page 109, Block & Lot No. 732-P-170.

**Tarentum****51. Lyndis M. Callen**

GD-19-007440—\$4,654.71  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two-story frame house being known as 500 2nd Avenue, Tarentum, PA 15084. Deed Book Volume 12948, Page 111. Block & Lot No. 1223-M-17.

**Turtle Creek****97. Elizabeth Ann Mowbray**

MG-24-000548—\$37,953.74  
 Justin M. Tuskan, Esq.  
 Metz Lewis Brodman Must O'Keefe LLC  
 412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a residential building known as 504 Mercer Street, Turtle Creek, PA 15145. Deed Book Volume 18947, Page 427. Block and Lot Number 455-H-256.

**Upper St. Clair****2. T Capital Group LLC**

GD-24-010303—\$272,122.75  
 Matthew J. Rifino, Esq.  
 McCarter & English, LLP  
 302-984-6300

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling known and numbered as 390 Southridge Dr., Pittsburgh, PA 15241. Deed Book 19059, Page 309, Block / Lot No. 0668-D-00104-0000-00.

**9. Paul S. Tencer**

GD-21-013644—\$4,656.98  
 Megan M. Turnbull, Esq.  
 412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 452 Lorlita Lane, Pittsburgh, PA 15241. Deed Book 17151, Page 471. Block and Lot Number 775-C-50.

**32. Thomas F. Andres and Edith E. Andres**

MG-22-001014—\$82,113.19  
 Stern & Eisenberg, PC  
 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 788 Somerville Dr., Pittsburgh, PA 15243. Deed Book Volume 9274. Block and Lot Number 253-G-017.

**86. Remedy Redevelopment LLC**

GD-24-008460—\$180,884.75  
 Matthew G. Brushwood, Esq.  
 Barley Snyder  
 610-372-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having thereon erected a frame dwelling municipally known and numbered as 405 Upper Road, Pittsburgh, Pennsylvania 15228. Deed Book 19355, Page 193. Block and Lot Number 252-K-308.

**Verona****43. Jerrold Howard**

MG-24-000751—\$87,452.43  
 KML Law Group, P.C.  
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 513-515 Vogels Lane, Verona, PA 15147. Deed Book 10187, Page 394. Block and Lot Number 364-R-361.

**74. Nicholas J. Venuti**

GD-23-004393—\$3,076.37  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Parcel 1: Having erected thereon a two story frame house known as 601 3rd Street, Verona, PA 15147. Deed Book Volume 9365, Page 221. Block & Lot No. 364-S-283.

Parcel 2: Being thereon vacant residential land known as 3rd Street, Verona, PA 15147. Deed Book Volume 9365, Page 221. Block & Lot No. 364-S-284.

**West Deer****77. Damian R. Adams**

GD-22-000138—\$2,524.38  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story commercial building being known as 1016 Little Deer Creek Valley Road, Cheswick, PA 15024. Deed Book Volume 13605, Page 495. Block & Lot No. 1219-N-89.

**West Mifflin****40. The Unknown Heirs of Julie A. Hagmaier Deceased, Edward M. Hagmaier Solely in His Capacity as Heir of Julie A. Hagmaier, Deceased**

MG-22-000418—\$62,207.06  
 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 2025 Ohio Avenue, West Mifflin, PA 15122. Deed Book 14727, Page 554. Block and Lot Number 241-D-11.

**54. Pamela Thompson**

GD-19-016409—\$2,445.70  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story brick house being known as 611 Maple Street, West Mifflin, PA 15122. Deed Book Volume 16423, Page 26. Block & Lot No. 237-N-282.

**61. Donna D. Reiss**

GD-23-004784—\$3,935.52  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story brick house being known as 124 Norman Drive, Pittsburgh, PA 15236. Deed Book Volume 10133, Page 420. Block & Lot No. 388-F-46.

**62. James R. Miele, With Notice to Heirs and Assigns**

GD-19-009118—\$3,324.40  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story brick house being known as 207 Skyport Road, West Mifflin, PA 15122. Deed Book Volume 15133, Page 175. Block & Lot No. 386-F-232.

**76. Jerrold F. Taylor**

GD-23-012606—\$10,242.20  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two story commercial building being known as 4814 Buttermilk Hollow Road, West Mifflin, PA 15122. Deed Book Volume 11634, Page 597. Block & Lot No. 243-K-80.

**98. John J. Scanlon and the United States of America**

MG-24-000684—\$31,660.77  
 Kristine M. Anthon, Esq.  
 Grenen & Birsic, P.C.  
 412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story brick dwelling known and numbered as 915 Irwin Run Road, West Mifflin, PA 15122. DBV 11487, PG. 515, B/L #244-F-68.

**White Oak****48. Jason Mazzei and the United States of America**

GD-23-008533—\$4,232.04  
 Joseph W. Gramc, Esq.  
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a one-story commercial office building being known as 2510 O'Neill Boulevard, McKeesport, PA 15131. Deed Book Volume 12615, Page 129. Block & Lot No. 461-F-384.

**Wilkins****25. Richard G. Heilman**

MG-24-000661—\$54,586.91  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 424 Cline Street, East Pittsburgh, PA 15112. Deed Book Volume 11533, Page 319. Block and Lot Number 374-D-92.

**Wilkinsburg****28. Shelana Wilkes**

GD-24-006862—\$54,423.75  
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 1617 Maplewood Ave., Pittsburgh, PA 15221. Deed Book 14310, Page 483. Block and Lot Number 232-F-109.

**Pittsburgh—10th Ward****18. My House My Home, LLC and Saulo De Jesus Rijo, Individually in their Capacity as Guarantor**

GD-24-010900—\$278,702.96  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1729 Duffield Street, Pittsburgh, PA 15206. Deed Book 19213, Page 244. Block and Lot Number 121-J-323.

**87. Christopher Sexauer**

MG-24-000360—\$244,008.48  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 10th Ward: Having erected thereon a two-story residential dwelling known and numbered as 4257 Upview Ter., Pittsburgh, PA 15201. Deed Book Volume 18512, Page 271. Block & Lot No. 81-F-10.

**Pittsburgh—16th Ward****1. Scottsdale REI LLC**

GD-24-010340—\$84,636.88  
Matthew J. Rifino, Esq.  
McCarter & English, LLP  
302-984-6300

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh 16th Ward: Having erected thereon a dwelling known and numbered as 2623 Patterson St., Pittsburgh, PA 15203. Deed Book 19076, Page 425. Block / Lot No. 0013-H-00113-0000-00.

**Pittsburgh—19th Ward****36. Faydra Heidkamp**

MG-24-000769—\$130,038.61  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 321 Belonda Street, Pittsburgh, PA 15211. Document Number 2009-11011, Deed Book Volume 13928, Page 320. Block and Lot Number 0004-F-00039-0000-00.

**Pittsburgh—20th Ward****17. Bertha M. Turner**

MG-24-000764—\$85,222.58  
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 1129 Oswin Street, Pittsburgh, PA 15220. Deed Book 13287, Page 119. Block and Lot Number 20-P-22.

**Pittsburgh—22nd Ward****29. Rebecca Kirkpatrick and Zachary Kirkpatrick**

MG-24-000412—\$241,975.75  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 22nd Ward: Having erected thereon a dwelling known as 1115 Arch Street, Pittsburgh, PA 15212. Deed Book Volume 15735, Page 63. Block and Lot Number 23-K-277.

**Pittsburgh—26th Ward****38. Kurt E. Steigerwald and Kathy Steigerwald**

MG-23-000043—\$470,216.94  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 26th Ward: Having erected thereon a two story residential dwelling known and numbered as 3875 Harpen Rd., Pittsburgh, PA 15214. Deed Book Volume 8626, Page 336. Block & Lot No. 163-R-40.

**64. Terence Parham and Eugene K. Baker**

MG-24-000378—\$17,481.53  
Ian Yorke, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 514 Suffolk Street, Pittsburgh, PA 15214. Deed Book Volume 11637, Page 305. Block and Lot Number 0046-G-00148-0000-00.

**84. DVA Services, Inc.**

GD-24-010986—\$6,675.57  
Joseph W. Gram, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, partly in the 26th Ward of the City of Pittsburgh and partly in the Township of Reserve: Having erected thereon a one-story brick house known as 2851 Mount Troy Road, Pittsburgh, PA 15212. Deed Book Volume 17262, Page 324. Block & Lot No. 78-L-239.

**Pittsburgh—28th Ward****37. Christy L. Carlin**

MG-24-000766—\$84,693.53  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 28: Having erected thereon a dwelling being known and numbered as 1456 Harris Avenue, Pittsburgh, PA 15205. Document Number 2019-2877, Deed Book Volume 17507, Page 296. Block and Lot Number 0040-R-00093-0000-00.

**89. Remember When Ice Cream, Inc.**

GD-24-011003—\$105,898.17  
Elizabeth L. Slaby, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City

of Pittsburgh: Having erected thereon a commercial building known as 3860 Chartiers Avenue, Pittsburgh, PA 15204, described in the deed recorded on July 5, 2017, in Deed Book Volume 16855, Page 154, Being Block and Lot No. 71-F-252.

**Pittsburgh—31st Ward****66. Diane Bobnes a/k/a Diane Gamble, Known Surviving Heir of Denise M. George and Unknown Surviving Heirs of Denise George**

GD-24-007214—\$81,383.87  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 31st Ward: Having erected thereon a dwelling being known and numbered as 792 Beechland Street, Homestead, Pennsylvania 15120. Deed Book Volume 4119, Page 541. Block and Lot Number 0134-H-00050-0000-00.

**AMENDED NOTICE**

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

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

**Allegheny County Bar Association**

412-261-0518

**Lawyer Referral Services**

412-261-5555

**Neighborhood Legal Services**

412-255-6700

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

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

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

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

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

**Sheriff's Office, Pittsburgh, PA.**

Kevin M. Kraus, Sheriff

Feb 6, 2025

Feb 7, 14, 21, 2025

**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:

Benecki, Elizabeth J., deceased, of Allison Park, PA. No. 0762 of 2025. JoAnn B. King, Extrx., 2527 Red Oak Court, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-00290w Feb 14, 21, 28, 2025

Goodrich, David J. a/k/a David Goodrich, deceased, of Pittsburgh, PA. No. 00510 of 2025. John Fabry, Admr., c/o Vincent J. Roskovensky, II, Esq., 9 Court Street, Uniontown, PA 15401.

25-00510 Feb 14, 21, 28, 2025

Hall, Florence E., deceased, of Ross Township, PA. No. 08090 of 2024. Jeffrey A. Hall, Extr., c/o Robert K. Schweitzer, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

25-00512 Feb 14, 21, 28, 2025

LaQuay, Thursia Nadena a/k/a Nadena LaQuay a/k/a T. Nadena LaQuay, deceased, of Crafton Borough, PA. No. 00366 of 2025. Alan D. LaQuay, Extr., 280 Indian Trail, Timberlake, NC 27583 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

25-00511 Feb 14, 21, 28, 2025

Lynch, Robert, deceased, of McKees Rocks, PA. No. 00817 of 2025. Suzanne Lynch-Strobel, Extrx., 1415 Straka Street, Pittsburgh, PA 15224.

25-00287w Feb 14, 21, 28, 2025

Polley, Miriam Louise a/k/a Miriam Polley, deceased, of Ross Township, PA. No. 00839 of 2025. Denise Gagne, Extrx., c/o C. Kurt Mulzet, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

25-00289w Feb 14, 21, 28, 2025

Shedno, Rose, deceased, of Pittsburgh, PA. No. 00478 of 2025. Father Valerian M. Michlik, Co-Extr., 2005 Mohawk Road, Pittsburgh, PA 15241 and Theodore M. Trbovich, Co-Extr. and Atty., 511 Greenfield Ave., Pittsburgh, PA 15207.

25-00509 Feb 14, 21, 28, 2025

Sieniawski, Joseph P., deceased, of Whitehall, PA. No. 00565 of 2025. Marianne C. Schafer, Extrx., 919 Copswood Drive, Bethel Park, PA 15102 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-00292w Feb 14, 21, 28, 2025

Blakley, Concetta M., deceased, of Turtle Creek, PA. No. 00255 of 2025. Frederick J. Swearingen, Extr., 4999 Longview Court, Turtle Creek, PA 15145 or to John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

25-00462 Feb 7, 14, 21, 2025

Bonasorte, Charles, deceased, of Pittsburgh, PA. No. 0567 of 2025. Erika

**Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](http://ACBA.org/LivingWill).**

Stanford, Extr., c/o Walter J. Nalducci, Esq., Cutruzzola & Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.

25-00245w Feb 7, 14, 21, 2025

Currie, Erin, deceased, of Port Vue, PA. No. 0448 of 2025. Brian D. Gallagher, Admr., 219 Ritter Road, Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

25-00244w Feb 7, 14, 21, 2025

Gibson, Charles Richard a/k/a Charles R. Gibson a/k/a Charles R. Gibson, Sr., deceased, of Pitcairn, PA. No. 00257 of 2025. Francis C. Gibson, Co-Extr., Deborah L. Gibson, Co-Extr. and Charles R. Gibson, Jr., Co-Extr., 48 Penntowne Drive, Irwin, PA 15642 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.

25-00454 Feb 7, 14, 21, 2025

Gray, Denise, deceased, of Pittsburgh, PA. No. 374 of 2024. Mark Gray, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

25-00241w Feb 7, 14, 21, 2025

Halapin, Frances V., deceased, of West Mifflin, PA. No. 421 of 2025. Beth Ann Stephan, Co-Extr. and Carolyn H. Roper, Co-Extr., c/o R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

25-00460 Feb 7, 14, 21, 2025

Jadlowiec, Henry J., deceased, of West View Borough, PA. No. 07467 of 2024. Philip H. Jadlowiec, Extr., 36253 Teddy Drive, Union City, PA 16438 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

25-00461 Feb 7, 14, 21, 2025

Kephart, Sr., Allen W. a/k/a Allen W. Kephart, deceased, of Crescent Township, PA. No. 00401 of 2025. Allen W. Kephart, Jr., Admr., 119 Beacon Hill Drive, Moon Township, PA 15108 or to Chad F. McMillen, Esq., McMillen, Urick, Tocci & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.

25-00459 Feb 7, 14, 21, 2025

Mamrose, Theresa, deceased, of North Versailles, PA. No. 00396 of 2025. Laura Cohen, Extr. and Atty., Family Legal Center, LLC, 11871 Haywood Road, Irwin, PA 15642.

25-00456 Feb 7, 14, 21, 2025

Morrow, Nancy Ann, deceased, of Moon Township, PA. No. 0686 of 2025. Cheryl L. Savage, Co-Extr., 4704 State Route 151, Aliquippa, PA 15001 and William H. Morrow, Co-Extr., 467 Corporation Street, Beaver, PA 15009 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

25-00243w Feb 7, 14, 21, 2025

Peterson, Edward G., deceased, of Coraopolis, PA. No. 00195 of 2025. Gary E. Peterson, Extr., 500 Chelsea Drive, Imperial, PA 15126 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

25-00457 Feb 7, 14, 21, 2025

Scherer, Sr., Francis J., deceased, of Pittsburgh, PA. No. 00420 of 2025. Francis Joseph Scherer, Jr., Extr., 106 Averys Way, Cranberry Township, PA 16066 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

25-00458 Feb 7, 14, 21, 2025

Sitler, Joann M. a/k/a Jo Ann Marie Sitler, deceased, of Coraopolis Borough, PA. No. 00528 of 2025. Kristen N. Sitler, Co-Admr. and Michael A. Sitler, Co-Admr., c/o Howard T. Gilfillan, Esq., Gilfillan Associates, P.C., 101 W. Main St., Ste. 300, Carnegie, PA 15106.

25-00455 Feb 7, 14, 21, 2025

Skanes, Pamela A., deceased, of Wall, PA. No. 6684 of 2024. Christopher M. Viator, Extr., 1198 Coulbourn Corner, Glen Burnie, MD 21060 or to Gary Kalmeyer, Esq., Kalmeyer & Kalmeyer, 410 Rodi Rd., Pittsburgh, PA 15235.

25-00453 Feb 7, 14, 21, 2025

Snyder, Donald Patrick, deceased, of Carnegie, PA. No. 00609 of 2025. Rhiannon Snyder, Extr., 425 S. Newton Street, Denver, CO 80219 or to Matthew M. Nichols, Esq., The Nichols Law Group, 560 Rugh Street, Suite 150, Greensburg, PA 15601.

25-00242w Feb 7, 14, 21, 2025

Thurston, Vinal Dale a/k/a V. Dale Thurston, deceased, of Pittsburgh, PA. No. 589 of 2025. Sharon Bonavoglia, Admr., c/o Michael F. Santicola, Esq., Santicola, Steele & Fedele, P.C., 722 Turnpike St., Beaver, PA 15009.

25-00246w Feb 7, 14, 21, 2025

Comito, Grace, deceased, of Pitcairn, PA. No. 00218 of 2025. Dana Narey, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.

25-00090w Jan 31; Feb 7, 14, 2025

Cousin, Allen J. a/k/a Allen Joseph Cousin, deceased, of Pittsburgh, PA. No. 08020 of 2024. Jeffrey N. Cousin, Co-Extr., 11 Augusta Court, Purchase, NY 10577 and Jennifer A. Zampogna, Co-Extr., 344 Fox Chapel Road, Pittsburgh, PA 15238 or to Nicholas J. Holland, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 444 Liberty Ave., Suite 2100, Pittsburgh, PA 15222.

25-00279 Jan 31; Feb 7, 14, 2025

Dreier, Ruth J., deceased, of Allison Park, PA. No. 405 of 2025. Jay R. Hagerman, Admr. c.t.a. and Atty., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-00183w Jan 31; Feb 7, 14, 2025

Griffin, Bruce Lance, deceased, of Pittsburgh, PA. No. 00412 of 2025. Andrea L. Griffin, Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

25-00184w Jan 31; Feb 7, 14, 2025

Heslop, William L., deceased, of Monroeville, PA. No. 00256 of 2025. Dawn Heslop, Extr., 113 Ligonier Lane, New Kensington, PA 15068 or to Robert A. Zunic, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

25-00280 Jan 31; Feb 7, 14, 2025

Hlavac, Lois A. a/k/a Lois Ann Hlavac a/k/a Lois Ann Kridle Luxner Hlavac, deceased, of Oakmont Borough, PA. No. 07078 of 2023. Caroline K. Korte, Extr., c/o Ashley R. Bozewski, Esq., Sherrard German & Kelly P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.

25-00277 Jan 31; Feb 7, 14, 2025

Juliano, Rafael F. a/k/a Rafael J. Juliano, deceased, of Sewickley, PA. No. 00111 of 2025. Melinda Kay Morrow, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

25-00276 Jan 31; Feb 7, 14, 2025

Ley, Susan Marie a/k/a Susan Ley a/k/a Susan M. Ley, deceased, of Sharpsburg Borough, PA. No. 00413 of 2025. Patience Marie Ley, Admr., 5426 Bossart Street, Pittsburgh, PA 15206 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.

25-00180w Jan 31; Feb 7, 14, 2025

Rams, Thomas W. a/k/a Thomas William Rams, deceased, of Pittsburgh, PA. No. 00340 of 2025. Kathleen M. Nahum, Admr., 2202 El Amigo Road, Del Mar, CA 92014 or

to Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219.

25-00186w Jan 31; Feb 7, 14, 2025

Seech, Marie E. a/k/a Marie Elizabeth Seech a/k/a Marie Seech, deceased, of West Mifflin, PA. No. 04835 of 2024. Bonnie Lynn Seech, Extr., c/o Kenneth J. Yarsky, II, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

25-00278 Jan 31; Feb 7, 14, 2025

Sullivan, Warren Patrick, deceased, of Monroeville, PA. No. 00391 of 2025. Shawn Sullivan, Admr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.

25-00182w Jan 31; Feb 7, 14, 2025

#### Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given to the following persons, their heirs, successors or assigns, and to all persons whatsoever, that the City of Pittsburgh, by John Miller, Assistant City Solicitor, 328 City County Building has petitioned the Court for Orders quieting title to the following tax acquired real estate, pursuant to Act No. 171, approved December 11, 1984.

GD-24-006445

City of Pittsburgh vs Edward D. Scott; Patricia K. Scott; Commonwealth of PA Labor & Industry, PWSA, and the Heirs, Successors, and Assigns of Edward D. Scott and Patricia K. Scott; their heirs, successors, assigns and respondents.

11th Ward, Pittsburgh

Concerning the Following Property: N. Fairmont Street. Block & Lot 83-J-146. Orange 3.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00557

GD-24-010084

City of Pittsburgh vs Abraham C. Humphries, Charlene Humphries, Redevelopment Authority of Allegheny County, and the Unknown Heirs, Successors, and Assigns of Abraham C. Humphries and of Charlene Humphries; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 6506 Meadow Street. Block & Lot 125-B-150. Green 14.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00558

GD-24-010093

City of Pittsburgh vs Richard C. Cook and the Unknown Heirs, Successors and Assigns of Richard C. Cook; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

Concerning the Following Property: 5008 Glenwood Avenue. Block & Lot 56-G-81. Gold 8.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00559

GD-24-009478

City of Pittsburgh vs Pittsburgh Water and Sewer Authority, and Peter Pido, Mary B. Pido, Micheal Pido, Helen Pido and the Unknown Heirs of Peter Pido and of Mary B. Pido and of Micheal Pido and of Helen Pido; their heirs, successors, assigns and respondents.

19th Ward, Pittsburgh

Concerning the Following Property: 1606 Dagmar Avenue. Block & Lot 35-G-121. Brown 5.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00560

GD-24-008467

City of Pittsburgh vs James Hall; GLS Capital, Inc.; Commonwealth of Pennsylvania - Inheritance Tax Division; Discover Bank, its successors and assigns; Allegheny Court Record Criminal Division; CVI SGP Acquisition Trust, its successors and assigns; Midland Funding, its successors and assigns; Penn Hills School District, its successors and assigns; United States Justice Department; and the Unknown Heirs, Successors and Assigns of James Hall; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh

Concerning the Following Property: Cherokee Street. Block & Lot 27-B-281. Pink 5.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00561

GD-24-008468

City of Pittsburgh vs Heirs of Josephus Davis, Will Davis, Jerome Davis, Joseph Davis, Trudy Davis, Kenneth G. Dawson, Bertha Harris, Commonwealth of PA Department of Revenue: Inheritance Tax Division, Commonwealth of PA Department of Labor & Industry, Allegheny County Criminal Division, and the Unknown Heirs and Assigns of Will Davis, the Unknown Heirs and Assigns of Jerome Davis, the Unknown Heirs and Assigns of Joseph Davis, the Unknown Heirs and Assigns of Trudy Davis, the Unknown Heirs and Assigns of Kenneth G. Dawson, the Unknown Heirs and Assigns of Bertha Harris; their heirs, successors, assigns and respondents.

1st Ward, Pittsburgh

Concerning the Following Property: 2022 5th Avenue. Block & Lot 11-K-28. Pink 1.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00562

GD-24-012943

City of Pittsburgh vs William H. Davis, William H. Davis III, Central Money Mortgage Co., Inc., its successors and assigns, PWSA, Allegheny County Court Records - Criminal Division, and the Unknown Heirs, Successors, and Assigns of William H. Davis and of William H. Davis III; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh

Concerning the Following Property: 746 Clarissa Street. Block & Lot 26-P-76. Gold 6.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00563

GD-24-014310

City of Pittsburgh vs Catholic Diocese of Pittsburgh, Rev. BJ Twigg a/k/a Rev. John Deardon, Trustee for R.C. Church of the Diocese of Pittsburgh, and the Unknown Heirs, Successors, and Assigns of Rev. BJ Twigg a/k/a Rev. John Deardon, Trustee for R.C. Church of the Diocese of Pittsburgh; their heirs, successors, assigns and respondents.

17th Ward, Pittsburgh

Concerning the Following Property: 24 Regina Street. Block & Lot 14-D-26. Aqua 1.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00564

GD-24-014316

City of Pittsburgh vs Laura Bilby, Alice Sakerak, PWSA, and the Unknown Heirs, Successors and Assigns of Laura Bilby and of Alice Sakerak; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

Concerning the Following Property: 106 Giddings Street. Block & Lot 56-C-134. Aqua 13.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00565

GD-24-014376

City of Pittsburgh vs Ann B. Eichhorst, Anna Eichhorst, Herman A. Eichhorst, Robert Seng, and the Unknown Heirs, Successors, and Assigns of Ann B. Eichhorst, Unknown Heirs, Successors, and Assigns of Anna Eichhorst, Unknown Heirs, Successors, and Assigns of Herman A. Eichhorst, Unknown Heirs, Successors, and Assigns of Robert Seng; their heirs, successors, assigns and respondents.

19th Ward, Pittsburgh

Concerning the Following Property: 233 Augusta Street. Block & Lot 6-G-185. Aqua 14.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00566

GD-24-014385

City of Pittsburgh vs Charles E. Drew, Estate of Charles E. Drew, Lucille Drew, Theamone Jones, Katherine K. Jones, Theomone Anderson, Commonwealth of PA: Dept. of Labor and Industry, Newell, Inc., its successors and assigns, National Tax Funding L.P., its successors and assigns, GLS Capital, Inc., its successors and assigns, Commonwealth of PA - Dept. of Revenue, Allegheny County - Criminal Division, United States Dept. of Justice, Western District of PA, IRS, Rhonda J. Winnecour, trustee, HJM Enterprises Inc., its successors and assigns, Spriggs - Watson Funeral Home, Inc, its successors and assigns, James Williams, Jr., Don E. Jones, Donald Jones, Jay Davis, Jayne Davis, and the Unknown Heirs, Successors, and Assigns of Charles E. Drew, Unknown Heirs, Successors, and Assigns of Lucille Drew, Unknown Heirs, Successors, and Assigns of Theamone Jones, Unknown Heirs, Successors, and Assigns of Katherine K. Jones, Unknown Heirs, Successors, and Assigns of Theamone Anderson, Unknown Heirs, Successors, and Assigns of Rhonda J. Winnecour, trustee, Unknown Heirs, Successors, and Assigns of James Williams, Jr., Unknown Heirs, Successors, and Assigns of Don E. Jones, Unknown Heirs, Successors, and Assigns of Donald Jones, Unknown Heirs, Successors, and Assigns of Jay Davis, Unknown Heirs, Successors, and Assigns of Jayne Davis; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: 7715 Kelly Street, 7700 Kelly Street, 704 Brushton Avenue. Block & Lot 174-R-326, 174-R-218, 174-R-222. Aqua 15 / Forest 14 / Sun 3.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00567

GD-24-014311

City of Pittsburgh vs Sadeah Peppers and the Unknown Heirs, Successors, and Assigns of Sadeah Peppers; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 5316 Hillcrest Street. Block & Lot 50-G-144. Aqua 2.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00568

GD-24-014314

City of Pittsburgh vs Larry Noble Wilson a/k/a Larry Wilson, PWSA, ALCOSAN, and the Unknown Heirs, Successors, and Assigns of Larry Noble Wilson a/k/a Larry Wilson; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: 7925 Susquehanna Street. Block & Lot 175-H-59. Aqua 5.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00569

GD-24-014416

City of Pittsburgh vs 25th Ward, Pittsburgh  
Concerning the Following Property: 523 W. Jefferson Street. Block & Lot 23-E-140. Aqua 7.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00570

GD-24-014315

City of Pittsburgh vs Thomas F. Johnson, PWSA, and the Unknown Heirs, Successors, and Assigns of Thomas F. Johnson; their heirs, successors, assigns and respondents.

24th Ward, Pittsburgh

Concerning the Following Property: 1217 Voskamp Street. Block & Lot 24-G-80. Aqua 8.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00571

GD-24-014313

City of Pittsburgh vs William H. Evans, Richard Fees, and the Unknown Heirs, Successors, and Assigns of William H. Evans and of Richard Fees; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh

Concerning the Following Property: 417 Michigan Avenue. Block & Lot 15-S-52. Aqua 9.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00572

GD-24-014418

City of Pittsburgh vs Richard L. Fitts, PWSA, and the Unknown Heirs, Successors, and Assigns of Richard L. Fitts; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh

Concerning the Following Property: 2518 Wyandotte St. Block & Lot 11-D-129. Carrot 11.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00573

GD-24-014331

City of Pittsburgh vs Vaughn Street LLC, its successors and assigns, Commonwealth of Pennsylvania Department of Revenue Inheritance Tax Division, Estate of Ruby Huff, Commonwealth of Pennsylvania Department of Revenue Bureau of Corporation Taxes, and the Unknown Heirs, Successors, and Assigns of Ruby Huff; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 5163 Hillcrest Street. Block & Lot 50-G-231. Forest 1.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00574

GD-24-014410

City of Pittsburgh vs John Cobb, Cora Bradford, Allegheny County Court Records - Criminal Division, National Tax Funding L.P., Redevelopment Authority of Allegheny County, PWSA and the Unknown Heirs, Successors and Assigns of John Cobb and the Unknown Heirs, Successors and Assigns of Cora Bradford; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 16 Shetland Avenue. Block & Lot 124-J-187. Forest 10.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00575

GD-24-014322

City of Pittsburgh vs John A. Rivers, Shelia Rivers, Percy Farrar, Percy Farrar, Jr., Flora M. Benton, Karen M. Harris, Arlene Harris, PWSA, PNC Bank, N.A., its successors and assigns, PHFA, its successors and assigns, Commonwealth of PA, and the Unknown Heirs, Successors, and Assigns of

John A. Rivers, and of Sheila Rivers, and of Percy Farrar, and of Percy Farrar, Jr., and of Flora M. Benton and of Karen M. Harris and of Arlene Harris; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: 7819 Kelly Street, 7831 Kelly Street. Block & Lot 174-S-35, 174-S-42. Forest 11 / 12.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00576

GD-24-014324

City of Pittsburgh vs Marie H. Tackett a/k/a Marie Horback Tackett, Paul Horback, John Horback, Jr., Francis Melilli, PWSA, ALCOSAN, PA Dept. of Revenue, Inheritance Tax Office, and the Unknown Heirs, Successors, and Assigns of Marie H. Tackett a/k/a Marie Horback Tackett, and of Paul Horback, and of John Horback, Jr. and of Francis Melilli; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh

Concerning the Following Property: 0 Proctor Way. Block & Lot 14-F-200. Forest 13.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00577

GD-24-014413

City of Pittsburgh vs Dorothy Rogers, John Rogers, Patricia Riemann, Kenneth Rogers, Redevelopment Authority of Allegheny County, Commonwealth of PA. Dept. of Revenue Inheritance Tax Division, and the Unknown Heirs, Successors, and Assigns of John Rogers, and the Unknown Heirs, Successors, and Assigns of Dorothy Rogers, and the Unknown Heirs, Successors, and Assigns of Patricia Riemann, and the Unknown Heirs, Successors, and Assigns of Kenneth Rogers; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

Concerning the Following Property: 0 Hazelwood Avenue. Block & Lot 88-E-155. Forest 15.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00578

GD-24-014319

City of Pittsburgh vs Maureen A. Kennedy, Commonwealth of PA Dept. of Revenue, GLS Capital Inc., PWSA, ALCOSAN, Commonwealth of PA - Inheritance Tax Division, and the Unknown Heirs, Successors, and Assigns of Maureen A. Kennedy; their heirs, successors, assigns and respondents.

20th Ward, Pittsburgh

Concerning the Following Property: 701 Weston Way. Block & Lot 19-F-31. Forest 2.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00579

GD-24-014374

City of Pittsburgh vs Heirs of Mack Winfield c/o Donald N. Turner, Estate of Lillian S. Winfield c/o Donald N. Turner, Heirs of James Cowart, LaVerdia Mitchell, Lucille E. Heard, GLS Capital Inc., PWSA, Caulis Negris LLC, its successors and assigns, Jordan Tax Service, Inc., Redevelopment Authority of Allegheny County, and the Unknown Heirs, Successors, and Assigns of Mack Winfield, Unknown Heirs, Successors, and Assigns of Lillian Winfield, Unknown Heirs, Successors, and Assigns of James Cowart, Unknown Heirs, Successors, and Assigns of LaVerdia Mitchell, Unknown Heirs, Successors, and Assigns of Lucille E. Heard; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: 7205 Race Street. Block & Lot 174-E-107. Gold 9.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00580

GD-24-014427

City of Pittsburgh vs Morequity, Inc., its successors and assigns; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh

Concerning the Following Property: 4042 Vinceton Street. Block & Lot 115-C-189. Sun 1.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00581

GD-24-014445

City of Pittsburgh vs Virginia P. Bowman, and the Unknown Heirs, Successors, and Assigns of Virginal P. Bowman; their heirs, successors, assigns and respondents.

30th Ward, Pittsburgh

Concerning the Following Property: 215 Suncrest Street. Block & Lot 33-F-92. Sun 12.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00582

GD-24-014446

City of Pittsburgh vs Heirs of Colombo Cozzoli, PWSA, ALCOSAN, Commonwealth of Pennsylvania Inheritance Tax Dept., and the Unknown Successors and Assigns of Colombo Cozzoli; their heirs, successors, assigns and respondents.

3rd Ward, Pittsburgh

Concerning the Following Property: 225 Wick Street. Block & Lot 11-E-22. Sun 14.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00583

GD-24-014440

City of Pittsburgh vs Olivia McClellan and the Unknown heirs, successors, and assigns of Olivia McClellan; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: Kelly Street. Block & Lot 174-S-34. Sun 2.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00584

GD-24-014450

City of Pittsburgh vs Western Pennsylvania Natl. Bank, its successors and assigns, Allegheny County Health Dept., ALCOSAN, PWSA, Caulis Negris LLC, its successors and assigns, National Tax Funding, L.P., its successors and assigns, Commonwealth of PA Dept. of Revenue, IRS, United States of America, Jordan Tax Service, Inc., Dawi Inc., its successors and assigns, Torres Rafael, Diaz Daniel, Allegheny County Court Records - Criminal Division, and the Unknown Heirs, Successors and Assigns of Torres Rafael, and of Daniel Diaz; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh

Concerning the Following Property: 119 Millbridge Street, 121 Millbridge Street. Block & Lot 14-A-397, 14-E-325. Sun 5 / 6.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00585

GD-24-014442

City of Pittsburgh vs Karen S. Mull a/k/a Karen S. Himes, People's Choice Home Loan, Inc., its successors and assigns, the Bank of New York, as successor in interest to JPMorgan Chase Bank, NA, as Trustee for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2003-HE1, Asset Backed Pass-Through Certificates, its successors and assigns, and the Unknown Heirs, Successors, and Assigns of Karen S. Mull a/k/a Karen S. Himes; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh

Concerning the Following Property: 0 Freeland St. Block & Lot 14-F-307. Sun 7.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00586

GD-24-01441

City of Pittsburgh vs Associates Consumer Discount Company, its successors and assigns, PWSA, Jordan Tax Service, Allegheny County Court Records - Criminal Division, Redevelopment Authority of Allegheny County, James C. Key, Jr., Virginia M. Key, Carolyn Russell, and the Unknown, Heirs, Successors, and Assigns of James C. Key, Jr. and of Virginia M. Key and of Carolyn Russell; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 7000 Lemington Avenue, 7004 Lemington Avenue, 7002 Lemington Avenue, 6986 Lemington Avenue. Block & Lot 173-A-297, 173-A-292, 173-A-295, 173-A-302. Sun 9, Sun 10, Sun 11, Forest 4.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00587

GD-24-014424

City of Pittsburgh vs William L. Wunderly a/k/a William L. Wunderly Sr., Shirley Biggar, PWSA, ALCOSAN, Community Savings Association, its successors and assigns, Commonwealth of PA Dept. of Inheritance Tax, and the Unknown Heirs, Successors and Assigns of William L. Wunderly a/k/a William L. Wunderly, Sr. and the Unknown Heirs, Successors and Assigns of Shirley Biggar; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh

Concerning the Following Property: 2652 Ellie St. Block & Lot 77-P-315. Carrot 12.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00588

Whereupon the Court granted a rule on the aforesaid persons, and all persons, whatsoever, to appear and show cause within thirty days from this notice why the title of the City of Pittsburgh to the aforesaid real estate should not be adjudicated and decreed valid and indefeasible as against all mortgages, ground-rents, rights, title, interest in or claims against the aforesaid real estate, and to further show cause why the sale of the said real estate should not be made free and clear of all the aforesaid claims whatsoever.

John Miller  
Assistant City Solicitor  
City of Pittsburgh  
Feb 14, 2025

### 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 February 4, 2025, with respect to a nonprofit corporation, Brookline Youth Baseball and Softball, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-00291w Feb 14, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-10938. In re: Petition of Kelly M. Fox, Jr., for change of name to Jay Fox. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 5, 2025, 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.

25-00288w Feb 14, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-

000227. In re: Petition of Lorraine Phillips, parent(s) and Legal guardian(s) of Arleena Small for change of name to Arleena Small-Phillips. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 5, 2025, 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. Marissa Conlin, 10475 Perry Highway, Ste. 212, Wexford, PA 15090, Ph: 412-281-9505, Attorney for Petitioner.

25-00513 Feb 14, 2025

### Notice of Trust

The Marilyn R. Stern Testamentary Trust dated March 29, 2011, as amended.

The Successor Trustee named below, gives notice of the death of Marilyn R. Stern on January 18, 2025, late of Pittsburgh, Allegheny County, Pennsylvania having created the Marilyn R. Stern Testamentary Trust dated March 29, 2011, as amended and having appointed Melissa K. Stern, now known as Melissa Stern Sutcliffe, as successor Trustee. Notice is hereby given to all persons indebted to said Trust and/or Decedent, to make immediate payment, and those having claims against said Trust and/or Decedent, to present them duly authenticated for settlement to Melissa Stern Sutcliffe at 4353 Saline St., Pittsburgh, Pa. 15217 or to her attorney at the following address: Robert J. Garvin Esq., Goldberg, Kamin and Garvin LLP, 437 Grant Street, Suite 1806, Pittsburgh, PA 15219.

25-00517 Feb 14, 21, 28, 2025

### Notice

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

In Re: Neal Bayne (Deceased), Mary Lou Bayne (Deceased), Unknown Heirs, Executors and Administrators of the Estate of Mary Lou Bayne Docket CS-24-000063. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Neal Bayne (Deceased), Mary Lou Bayne (Deceased), Unknown Heirs, Executors and Administrators of the Estate of Mary Lou Bayne, 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 10209 Frankstown Road, Pittsburgh PA 15235, City of Pittsburgh, Lot and Block No.: 368-N-237.

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.

25-00525 Feb 14, 2025

### Notice

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

In Re: Victor H. Murphy (Deceased), Helen E. Murphy (Deceased), Known and Unknown Administrators, Heirs, and Executors of the Estate of Helen E. Murphy. Docket CS-24-000014. Notice of Filing of the Petition for the Appointment of a Conservator.

TO: Victor H. Murphy (Deceased), Helen E. Murphy (Deceased), Known and Unknown Administrators, Heirs, and Executors of the Estate of Helen E. Murphy, 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 420 4th Street, Oakmont, PA 15139; Block and Lot No. 363-G-142.

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.

25-00526 Feb 14, 2025

### Notice

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

In Re: John A. Ingram (Deceased), Florence L. Ingram (Deceased), Unknown Heirs, Executors and Administrators of the Estate of Florence Ingram. Docket CS-24-000045. Notice of Filing of the Petition for the Appointment of a Conservator.

TO: John A. Ingram (Deceased), Florence L. Ingram (Deceased), Unknown Heirs, Executors and Administrators of the Estate of Florence Ingram, 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 5521 Black Street, Pittsburgh, PA 15206; Lot and Block No. 83-E-50.

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.

25-00527 Feb 14, 2025

### Notice

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

In Re: Rising Tide Partners v. Rudolph Everett Jr. (Deceased), Mathilda Everett (Deceased), Andrea Ford, Beryl Ann Everett, Stephanie Day, Danielle E. Simms, Unknown Heirs, Executors, and Administrators of the Estate of Mathilda Everett. Docket CS-24-000061. Notice of Filing of the Petition for the Appointment of a Conservator.

TO: Caulis Negris, LLC, 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 1744 Lincoln Ave., Pittsburgh, PA 15206; Lot and Block No. 172-R-33.

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.

25-00528 Feb 14, 2025

### Notice

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

In Re: Macedonia Church of Pittsburgh v. Middle Hill Housing Ventures. Docket CS-22-000073. Notice of Filing of the Petition for the Appointment of a Conservator.

TO: Middle Hill Housing Ventures and National Tax Funding, L.P., 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 properties located at 2444 and 2442 Wylie Ave.; Block and Lot No. 10-L-168 and 10-L-169.

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.

25-00529 Feb 14, 2025

Visit us today at  
**ACBA.org.**



## Notice

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

In Re: Macedonia Baptist Church v. Middle Hill Housing Ventures. Docket CS-22-000072. Notice of Filing of the Petition for the Appointment of a Conservator.

TO: Middle Hill Housing Ventures and National Tax Funding, L.P., 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 properties located at 612, 614, 625, 627, 633, 635, 637, and 639 Junilla Street; Block and Lot Nos. 10-G-161, 10-G-162, 10-G-163, 10-G-164, 10-G-166, 10-G-167, 10-G-168, and 10-G-169.

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.

25-00530 Feb 14, 2025

## Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-004193. Notice is hereby given to All unknown heirs of Anitha Johnson, deceased, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 7507 Ellesmere Street, Pittsburgh, Allegheny County, Pennsylvania 15218, known as lot/block 235-J-318. This notice acts as service of the Praeceptum for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the October 10, 2024 Order of Court.

25-00531 Feb 14, 2025

## Notice

To Helen R. Falloon or her relatives, a civil complaint has been filed against you by Pennsylvania Affordable Housing Corporation in the Allegheny Court of Common Pleas under Case No. CS-24-000075. This is formal notice pursuant to Pa.R.C.P.430(b)(1). Failure to defend these claims will result in a judgment entered against you.

25-00532 Feb 14, 2025

Voluntary Dissolution  
Business Corporation

Diana Bruce Bonino, Esq., Meyer, Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222-2315. Notice is hereby given by Choice Counsel, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-00463 Feb 7, 14, 2025

## FAMILY DIVISION

(Continued from Page 1, Column 3)

**Cicero Jenna** vs Smith Nathan; FD-25-004230; Support; Complaint in Support; Atty(s): Self-Represented

**Lengyel-Beadling Lena M.** vs Beadling Primo; FD-25-007216; Custody; Praeceptum for Appearance; P-atty: Weinberg Robert D.; Atty(s): Horoho Jr. Kenneth J.

**Iddris Marilyn** vs Iddris Abdul Razak; FD-25-007223; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Becker Christiana** vs Becker Derek M.; FD-25-007224; Divorce; Complaint in Divorce (4 count); Atty(s): Blackwell Dennis M, Blackwell Nicolette A.

**Schuster James** vs Galey Heather; FD-25-007225; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Hawthorne Porter** vs Williams Shaganda; FD-25-007226; Custody; Petition to Proceed IFP; Atty(s): Self-Represented

**Scott Leta** vs Scott Jr. James P.; FD-25-007228; Divorce; Petition to Proceed IFP; Atty(s): Self-Represented

**Harris Tamaya** vs Williams Sr. Teshawn; FD-25-007229; Custody; Petition to Proceed IFP; Atty(s): Self-Represented

**Latronica Matthew, Latronica Matthew** vs Latronica Marissa, Latronica Marissa; FD-25-007230; Divorce; Complaint in Divorce (3 count); P-atty: Blackwell Dennis M

**Sorto Cruz Jose Concepcion, Sorto Cruz Jose Concepcion** vs Portillo Susana Noemi, Portillo Susana Noemi; FD-25-007231; Divorce; Custody Complaint/JCP/PCF/JEN; Atty(s): Self-Represented

**Clark Margaret A** vs Clark Richard L; FD-3481-000004-66; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Parks Ann Miller** vs Parks Barry W; FD-0606-000004-78; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Paul Jessica** vs Goldman John; FD-25-000233; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Sealey Jordan T.** vs Sanderson-Peck Cameron D.; FD-25-000234; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Smith-Magambo Shaneisa** vs Jenkins-Jackson David; FD-25-000235; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Coleman Destiny** vs Bevans Yvonne L.; FD-25-000236; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Davis III Paul A.** vs Davis Autumn; FD-25-000237; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Gales Joseph** vs Roebuck Alicia Nicole; FD-25-000238; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Salik Inaam** vs Jones Shamara N.; FD-25-000239; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Davis Tameka** vs Davis Michael; FD-25-007227; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Parker Monikka** vs Woods Michael; FD-25-007232; Custody; Petition to Proceed IFP; Atty(s): Self-Represented

**Ghelarducci Jennifer** vs Bowman Sean; FD-25-007233; Divorce; Complaint in Divorce (1 count)

**Amato Elizabeth** vs Amato James; FD-25-007234; Divorce; Complaint in Divorce (2 count); P-atty: Williams Joseph R

**Tusai Justin J.** vs Silve Klebiana De Andra; FD-25-007237; Divorce; Complaint in Divorce (1 count); Atty(s): Eichstaedt Katrina M., Piscione Natalie

**Nydes Davis Sarah** vs Davis Alan; FD-25-007240; Divorce; Complaint in Divorce (7 count); Atty(s): Brett Kevin

**Chiang Chiu-Chu** vs Chiang Teng-Lung; FD-25-007241; Divorce; Complaint in Divorce (1 count); P-atty: Wells Christine M.; Atty(s): Lesko Deborah L

**Leonard Inenella J.** vs Leonard Loretta F; FD-90-002940; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Bryant Collette Y** vs Bryant Gregory W.; FD-94-000379; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Goffigan Andrea Rebecca** vs Young Andrew David; FD-24-003485; Support; Complaint in Support; Atty(s): Self-Represented

**Saunders Laci M** vs Garland Keith A.; FD-25-000240; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Tench Alicia Marie** vs Tench Jr. Raymond; FD-25-000241; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**DelBianco Karen Jean** vs Garbowsky Eric; FD-25-000242; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Roebuck Alicia Nicole** vs Gales Joseph; FD-25-000243; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Trayer Courtney Gail** vs Jacob Paul; FD-25-000244; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Broomfield Chyna M.** vs Ford Curtis; FD-25-000245; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Reed Leandra J.** vs Such Jaden M.; FD-25-000246; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Howard Cierra** vs Benn Nathaniel King; FD-25-004195; Support; Complaint in Support; Atty(s): Self-Represented

**Benn Nathaniel King** vs Howard Cierra; FD-25-004199; Support; Complaint in Support; Atty(s): Self-Represented

**Webster Jaquan**; FD-25-007238; Custody; Custody Order-Juvenile Closure; Atty(s): Self-Represented

**Magoc Victoria Anna** vs Large Joshua Daniel; FD-25-007239; Custody; Complaint in Custody (Initial); P-atty: Blissman Bruce W.

**McEachern Kevin** vs Kapogines Melanie; FD-25-007242; Divorce; Complaint in Divorce (2 count); P-atty: Spivak Todd Adam; Atty(s): Canterbury Rebecca

**Ocando Armando A.** vs Ocando Betsa E.; FD-25-007243; Divorce; Acceptance of Service; Atty(s): Self-Represented

**Robinson-Engram Deanna** vs Engram Jesse; FD-25-007244; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Bokin Jr. Andrew** vs Harrison Carol; FD-25-007245; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

**Caputo Lauren, Caputo Lauren** vs Caputo Michael, Caputo Michael; FD-25-007246; Divorce; Custody Complaint/JCP/PCF/JEN; Atty(s): Weinberg Robert D.

**Rushton Ronald O.** vs Rushton Earline A.; FD-87-006520; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Rankin Jr. Donald R.** vs Rankin Irmena J.; FD-0024-000010-79; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Moller Elmira** vs Moller Carl; FD-25-000247; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Levent Nehir Ezel** vs Ciger Hamza; FD-25-000248; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Kunsak Sarah** vs Shearer Jason; FD-25-000249; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Newton Pauline A.** vs Barrow Anthony; FD-25-000250; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Sanders Kaitlin Shaw** vs Dunkle George; FD-25-000251; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Smith Jomonna L** vs Smith Mondae L.; FD-25-000252; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Kassanitsh James** vs Kunska Mollie Ellen; FD-25-000253; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

**Davey Christa L.** vs Davey James Joseph; FD-25-000254; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Adams Jenifer** vs Adams Ernie Conrad; FD-25-007247; Divorce; Election to Resume Prior Name; Atty(s): Self-Represented

**Mclaughlin Callista** vs Mclaughlin John E.; FD-25-007248; Divorce; Election to Resume Prior Name; Atty(s): Self-Represented

**Blake Alicia** vs Freeman Andre; FD-25-007249; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

**Schmithorst Vanessa** vs Schmithorst Theresa; FD-25-007250; Custody; Affidavit; Atty(s): Schneider Kathleen D, Thomas Sally A.

**Jackowski Devin** vs Egenlauf Leonna; FD-25-007253; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

**Coffers Ross** vs Coffers Abigail; FD-25-007255; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Thieler Rebecca** vs Thieler Joshua; FD-25-007256; Divorce; Praeceptum for Appearance; P-atty: Hutchinson Tara Lynn

**Ragaller Chelsey** vs Moore Nicholas; FD-25-000255; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Ernst Alexandria** vs Manley Ethan; FD-25-000257; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented