

# The Pittsburgh Legal Journal

FRIDAY  
JULY 28, 2023

Vol. 149 - No. 142

The official newspaper for the publication of all public notices in Allegheny County

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Pittsburgh Water & Sewer Authority** vs ZGMC LLC; GD-23-008747; Municipal Lien; Municipal Lien; 459.78; Atty(s): Moussa Monica Samir

**Rockwell Ann L.** vs A.O. Smith Corporation, A.R. Wilfley & Sons Inc., A.W. Chesterton Company, Abb Inc., Aecom Energy & Construction Inc., Aecom Energy & Construction Inc., Air & Liquid Systems Corporation, Ajax Magnethermic Corporation, Alfa Laval Inc., Allied Glove Corporation, Ametek Inc., Armstrong International Inc., Armstrong Pumps Inc., Aurora Pump Company, Baker Hughes Holdings LLC, Beazer East Inc., Bechtel Corporation, Bloom Engineering Company Inc., BMI Refractory Services Inc., Borgwarner Morse Tec LLC, Brand Insulations Inc., Bryan Steam LLC, Burnham LLC, BW/IP Inc., Cameron International Corporation, Carmeuse Lime Inc., Carrier Corporation, Carver Pump Company, Cashco Inc., Cemline Corporation, Chicago Pneumatic Tool Company LLC, Clark Reliance Corporation, Cleaver-Brooks, Clyde Union Inc., Columbus McKinnon Corporation, Cummins Inc., CSX Transportation Inc., Dana Companies LLC, Dap Inc., Dezurik Inc., Dick Corporation, Eaton Corporation, EfcO Inc., Eichleay Corporation, Electrolux Home Products Inc., Erialoec Incorporated, Eriks North America Inc., Evoqua Water Technologies LLC, Flowsolve Corporation, Flowsolve Corporation, Flowsolve International Inc., Flowsolve US Inc., Flowsolve US Inc., Flsmidth Inc., Flsmidth Dorr-Oliver Inc., Fluor Constructors International, Fluor Corporation, Fluor Enterprises Inc., FMC Corporation, Fort Kent Holdings, Forterra Pipe & Precast LLC, Foster Wheeler LLC, Fulton Boiler Works Inc., Gardner Denver Inc., General Electric Company, Gentex Corporation, Genuine Parts Company, GG of Florida Inc., Gould Electronics Inc., Goulds Pumps LLC, Greene Tweed & Company, Grinnell LLC, Guard-Line Inc., Hamworthy Peabody Combustion Inc., Honeywell Inc., Honeywell International Inc., Howden North America Inc., I.U. North America Inc., IMO Industries Inc., Inductotherm Industries Inc., Industrial Holdings Corporation, Industrial Rubber Products, Intricon Corporation, ITT Industries Inc., Joy Global Surface Mining Inc., Kec Closeco Inc., Laars Heating Systems & Company Inc., Leeds & Northrup Company, M.S. Jacobs & Associates Inc., Magnetek Inc., McCarls Inc., McMaster Carr Supply, McNeil Ohio Corporation, McWane Inc., Met-Pro Technologies LLC, Metropolitan Life Insurance Company, Milwaukee Valve Company LLC, Mine Safety Appliances Company, Morgan

(Continued on Page 2, Column 1)

## CIVIL DIVISION

### Arbitration Awards

**NRM Properties/Atwood Ventures** vs Crum, et al; LT-23-000304; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff On Plaintiff's claim for Possession: Award for Plaintiff based on Non-payment of rent, The monetary amount awarded to Plaintiff for rent reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability. On Plaintiff's claim for Damages Award for Plaintiff: in the amount of \$1,300.00 for rent. Total \$1,300.00. Dated 07/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40122

**Chen** vs Robinson; LT-23-000330; P-atty: Pro Se; D-atty: Kayla Conahan; Award for Plaintiff On Plaintiff's claim for Possession: Award for Plaintiff based on non-payment of rent. On Plaintiff's claim for Damages Award for Plaintiff: in the amount of \$7,000 for rent, \$350.00 in late fees and etc. Total \$7,350.00. Dated 07/13/23. # As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40124

**HPA US1 LLC** vs Hines-Rome, et al; LT-23-000349; P-atty: Kevin Cornish; D-atty: Pro Se; Award On Plaintiff's claim for Possession: Award for Defendants. On Plaintiff's claim for Damages Award for Plaintiff in the amount of \$8,750.00 for rent, \$515.32 for certain utilities: water, sewer, storm water + refuse. Total \$9,265.32. Dated 07/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40123

**C L Livingston** vs Harris; LT-23-000442; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant Dated 07/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40124

**Mountain Creek Properties** vs Farabaugh; AR-23-000953; P-atty: Kevin R. Gaydos; D-atty: Dennis M. Blackwell; Award On Plaintiff's claim for Damages Award for Defendant. On Defendant's Counterclaim: Award for Plaintiff. Dated 07/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40123

**Little Diggers Real Estate** vs Meighall; LT-22-001780; P-atty: Pro Se; D-atty: Pro Se; Award On Plaintiff's claim for Possession: Award for Defendant. On Plaintiff's claim for Damages Award for Plaintiff: in the amount of \$ 7,000.00 for rent. Total \$7,000.00. Dated 07/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40122

## ORPHANS' COURT

### Petitions & Motions

**Judge Joseph K. Williams, III**  
**Frances Kisick:** deceased; Memorandum opinion and order of council; Atty: T. J. Dempsey Jr., R. S. O'Connell; 4400 of 2019.

**Clyde E. Leonard:** trust; Order of court; Atty: T. J. Dempsey Jr., F. C. Spina, Pro Se; 7507 of 2018.

**Charlie T. Campbell, II:** trust; Order of court; Atty: P. Doheny, D. Seibel, B. R. Lloyd, T. J. Dempsey Jr., J. Swistak; 2074 of 2019.

## BANKRUPTCY COURT

### Eastern District

**Jeremy L. Swiney and Jeremy L. Swiney;** LANCASTER-PA; 23-12003; Atty: Nicholas G. Platt, Pro Se; Chapter: 13; Filed 07/07/2023; Judge Coleman

**James Kim;** MONTGOMERY-PA; 23-12004; Atty: Brad J. Sadek; Chapter: 13; Filed 07/07/2023; Judge Coleman

**Carla P. Samyan;** DELAWARE-PA; 23-12005; Atty: Michael A. Latzes; Chapter: 13; Filed 07/07/2023; Judge Coleman

(Continued on Page 12, Column 2)

### AUDIT LIST

MONDAY AUGUST 21, 2023

HONORABLE MICHAEL F. MARMO, S.J. 1700 FRICK BUILDING			10:00 A.M. COURT ROOM NO. 2
NUMBER	ESTATE	ACCOUNTANT	ACCOUNTANT'S ATTORNEY
6406 2020	KINSEY, JOSEPHINE M.	DR. LIBBY MOORE GUARDIAN	STEPHANIE THOMAS KRAMER
2762 2022	PUGLIANO, JOSEPH	DR. LIBBY MOORE GUARDIAN	STEPHANIE THOMAS KRAMER
1044 2016	COLBERT, DIANNE C.	LAZARUS SUPPORT SERVICES GUARDIAN	LEEANN G. SYME
3070 2020	BRUNI SR., WILLIAM LOUIS	DARA LYNN BRUNI & WILLIAM BRUNI, JR. CO-EXTRS.	ELIZABETH A. BEROES
3121 2023	MORRIS, GEORGE W.	PNC BANK N.A. TRUSTEE	KRISTEN DELSOLE
7018 2010	YOUNT, BETTY LOU	PNC BANK N.A. TRUSTEE	KRISTEN DELSOLE
4370 1969	YOUNT, CARL C.	PNC BANK N.A. TRUSTEE	JENNIFER L. RAWSON
5198 2020	KAZALAS, ANNETTE	THEODORE KAZALAS EXTR.	MALLORY SIKORA
2049 2021	COHEN, RONALD	DEBRA LYNN HARTZELL EXTRX.	SLADE R. MILLER
4898 2022	MATESIC, BETTY	CYNTHIA LANG EXTRX.	SLADE R. MILLER
4540 2021	DVORAK, DOLORES M.	MARY D. DVOLAK EXTRX.	HAROLD A. ENGLISH
5839 2022	GOGA, DOLORES J.	VICTORIA KRITIKOS EXTRX.	LINDA C. PLUM
8014 2022	HARPER, KAREN SUEA/K/A HARPER, KAREN	JUDITH A. HARPER EXTRX.	ASHLEY ELIAS
3146 2022	ROSENBERGER, JR., ATLEE EARL	CINDY ROSENBERGER ADMINISTRATRIX	ASHLEY ELIAS
2048 2022	KAKAREKA, ALICE	MARILYN KUNKA & JUDITH McLANE CO-EXTRS	ROBERT GUSTINE
4517 2020	LIGONS, CHARLES	MONICA LIGONS ADMINISTRATRIX	JON M. LEWIS
6080 2020	NIGHTINGALE, MARCIE	MYRA ARONSON GUARDIAN	JAMES R. MALL
6347 2018	SMART, TRA'VON D.	TAMMEKA DENNISON ADMINISTRATRIX	WALTER J. NALDUCCI
2729 2017	WAKIM, KIMBERLY LUFF	WAYNE TALBOTT LUFF EXTR.	JAMES GOLDBERG

(Continued on Page 2)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Engineering Systems Inc, MRC Global US Inc., Mueller Steam Specialty, Nagle Pumps Inc., Neles-Jamesbury Inc., Nooter Construction Company, Nooter Construction Company LLC, Nortek Global HVAC LLC, North American Manufacturing Company, Old Orchard Industrial Corporation, Osram Sylvania Inc., P.F. Sherman Company, Paramount Global, Parker-Hannifin Corporation, Phelps Dodge Industries Inc., PIC Electric Inc., Plastics Engineering Company, Pneumo Abex LLC, Pollock Research & Design Inc., Power Piping Company, Rain Bird Corporation, Railroad Friction Products Corporation, RCH Newco II LLC, Redco Corporation, Resco Holdings LLC, Research-Cottrell Inc., Reunion Industries Inc., Rheem Manufacturing Company, Riley Power Inc., Robbins & Myers Inc., Robinson Fans Inc., Rogers Corporation, Rust Engineering & Construction Inc., Saint-Gobain Abrasives Inc., Santa Fe Braun Inc., Sargent Electric Company, Sauer Construction LLC, Schneider Electric USA Inc., Siemens Industry Inc., Spirax Sarco Inc., Sterling Fluid Systems USA LLC, Sunbeam Products Inc., Sundyne LLC, Surface Combustion, Tenova Inc., Goodyear Tire & Rubber Company, Gorman-Rupp Company, Lintern Corporation, Spencer Turbine Company, William Powell Company, Tuthill Corporation, UB West Virginia Inc., Union Carbide Corporation, United States Steel Corporation, Valves & Controls US Inc., Velan Valve Corporation, Viad Corp., Viking Pump Inc., Wabtec Transportation Systems LLC, Warren Pumps LLC, Weil-McLain Company, West End Contracting Corporation, Wheelabrator Air Pollution Control Inc., Wheeling Rubber Products Inc., Whiting Corporation, WT/HRC Corporation, WTI Rust Holdings Inc., York International Corporation, Yuba Heat Transfer LLC, Zum Industries, Joy Global Underground Mining LLC; GD-23-008748; Asbestos Silicas; Complaint; Atty(s): Ocheltree Leif J.

**Erie Insurance Exchange;** GD-23-008749; Petition to Issue Subpoena;

Petition to Issue Subpoena; Atty(s): Dibella Richard W

**Pittsburgh Water & Sewer Authority** vs Middle Housing Ventures; GD-23-008750; Municipal Lien; Municipal Lien; 459.78; Atty(s): Moussa Monica Samir

**Pittsburgh Water & Sewer Authority** vs Williams Ernest T Center; GD-23-008751; Municipal Lien; Municipal Lien; 383.06; Atty(s): Moussa Monica Samir

**Pittsburgh Water & Sewer Authority** vs YKR Browns Hill LLC; GD-23-008752; Municipal Lien; Municipal Lien; 1606.25; Atty(s): Moussa Monica Samir

**Pittsburgh Water & Sewer Authority** vs Jenna Cramer; GD-23-008753; Municipal Lien; Municipal Lien; 1002.58; Atty(s): Moussa Monica Samir

**Telega Mitchell J.** vs Mera Stephen L., Thomson Dianne L.; GD-23-008754; Motor Vehicle Accident; Praeceive for Writ of Summons; Atty(s): Start Richard F

**Steel Valley School District, Munhall Borough** vs Willie Theresa; GD-23-008756; Sci Fa sur Tax Lien; Praeceive - Sci Fa sur Tax Lien; 9336.01; Atty(s): Ries Jeffrey D

**Tobe Stephen** vs Sealy Cassandra; GD-23-008757; MDJ Transcript; Notice of Judgment Mailed; 10459.30; Atty(s): Pro Se

**Eiben Landscaping LLC** vs Sarkis Brian D., Sarkis Susan M.; GD-23-008758; Mechanic's Lien; Certificate of Location; 10000.00; Atty(s): Spina F. Christopher, Spina Briana C.

**Berkley Michelle** vs State Farm Fire and Casualty Company; GD-23-008760; Contract - Other; Praeceive for Writ of Summons; Atty(s): Setcavage Tyler

**West Mifflin Area School District, West Mifflin Borough** vs Haenze Brian, Haenze Denise; GD-23-008761; Sci Fa sur Tax Lien; Praeceive - Sci Fa sur Tax Lien; 68908.28; Atty(s): Ries Jeffrey D

**Erie Insurance Exchange;** GD-23-008762; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Dibella Richard W

**Zipparo Julianne, Zipparo James** vs NGI Elite Construction LLC, Vasquez David; GD-23-008763; Motor Vehicle Accident; Praeceive for Writ of Summons; Atty(s): Milsop Mark E

**Allegheny County** vs Beagle Cheryl A.; GD-23-008764; Sci Fa sur Tax Lien; Praeceive - Sci Fa sur Tax Lien; 3565.91; Atty(s): McCabe Michael G.

**Stipetich Charles, Stipetich Deena, Stipetich Brandon** vs Kremer John William; GD-23-008765; Motor Vehicle Accident; Complaint; Atty(s): LaCava Nick

**Axon Credit Opportunities Master Fund LP** vs Wholesale Housing LLC; GD-23-008766; Mortgage Foreclosure; Complaint; Atty(s): Wendt Robert P.

**Clay Barbara** vs First National Bank; GD-23-008768; Contract - Other; Complaint; Atty(s): Grunfeld Kenneth Jay

**Pruszenski Dara J.** vs Everest Consulting Group LP, Berkshire Hathaway, Mahon Allyson; GD-23-008771; Other Tort; Praeceive for Writ of Summons; Atty(s): Donahue James F.

**Brentwood Borough** vs Long-Parham Garnett; GD-23-008774; Municipal Lien; Municipal Lien; 355.10; Atty(s): Conlon Daniel C.

**Brentwood Borough** vs Tarker Janet; GD-23-008775; Municipal Lien; Municipal Lien; 9133.60; Atty(s): Conlon Daniel C.

**Brentwood Borough** vs Mcclory Michelle; GD-23-008776; Municipal Lien; Municipal Lien; 10191.39; Atty(s): Conlon Daniel C.

**Brentwood Borough** vs Welsch Daniel; GD-23-008777; Municipal Lien; Certificate of Location; 890.74; Atty(s): Conlon Daniel C.

**Brentwood Borough** vs Williams Denise; GD-23-008778; Municipal Lien; Municipal Lien; 3398.44; Atty(s): Conlon Daniel C.

**Brentwood Borough** vs Maenz Shannon; GD-23-008779; Municipal Lien; Certificate of Location; 474.10; Atty(s): Conlon Daniel C.

**Brentwood Borough** vs Riland Laura, Korol Mark; GD-23-008780; Municipal Lien; Municipal Lien; 470.10; Atty(s): Conlon Daniel C.

**Brentwood Borough** vs Erny William F., Erny Cynthia E.; GD-23-008781; Municipal Lien; Municipal Lien; 5198.92; Atty(s): Conlon Daniel C.

**Commonwealth of PA Department of Revenue** vs Gibson Howard A.; GD-23-101050; Commonwealth Tax Lien; Personal Income Tax; 1197.54

(Continued from Page 1)

AUDIT LIST

MONDAY AUGUST 21, 2023			
HONORABLE MICHAEL F. MARMO, S.J. 1700 FRICK BUILDING			10:00 A.M. COURT ROOM NO. 2
NUMBER	ESTATE	ACCOUNTANT	ACCOUNTANT'S ATTORNEY
3260 2023	O'BRIEN, JAMES PATRICK	DANIEL M. CATANZARO TRUSTEE	F. BRIAN DODSON
4841 2023	PERLOW FAMILY FOUNDATION	RODNEY FINK & CHARLES S. PERLOW PETITIONERS	DANIEL A. SEIBEL
663 2019	PUEL, RUTH	RIVER COMMUNITIES FIDUCIARIES SERVICES GUARDIAN	MICHELLE A. ROSS
422 2023	RAYMOND FAMILY	ERIC ROSSI & GARY RAYMOND CO-TRUSTEES	MICHELLE A. ROSS
1707 1992	ZYTNIK, ALLAN	SHELDON ZYTNIK TRUSTEE	JORDAN LEE STRASSBURGER
2905 2022	BRIMNER, ROBERT L.	ARNOLD H. CAPLAN EXTR.	ARNOLD H. CAPLAN
4801 2022	COLE, PHILIP M.	DARRIN COLE ADMINISTRATOR	MICHAEL W. NALLI
1860 2021	FULMER, ALICE C.	JEWISH FAMILY AND CHILDREN'S SERVICES GUARDIAN	GARY GUSHARD
3871 2022	GROSS, STEPHEN G.	RICHARD A. GROSS ADMINISTRATRIX	JEFFREY J. LOCHNER
3651 2020	HASER, LORRAINE E.	CHERYL SHULER GUARDIAN	MAX C. FELDMAN
9164 2021	LOEFFLER, JAMES	ROBERT M. LOEFFLER ADMINISTRATOR	JOHN PAUL SPINA
3754 2022	O'SHEA, CATHERINE	ROBERT O'SHEA EXTR.	KYLEE M. CLARK
5703 2018	PATTERSON, JOAN	JOSEPH BIELECKI EXTR.	JOSEPH S. BIELECKI
1126 2017	STALNAKER, PAUL D.	ALIGNED PARTNERS TRUST CO. GUARDIAN	HEIDI RAI STEWART
2530 2023	McCONAGHY, MALSOLM C.	PNC BANK N.A. TRUSTEE	SAMANTHA GAGLIARDO
3159 2020	JOHNSON, MARY M.	DONALD W. BORNEMAN FORMER AGENT	JAMES F. MANNION
3159 2020	JOHNSON, MARY M.	DONALD W. BORNEMAN FORMER AGENT	JAMES F. MANNION
3159 2020	JOHNSON, MARY M.	DONALD W. BORNEMAN EXTR.	CHRISTOPHER F. FARRELL
3159 2020	JOHNSON, MARY M.	DONALD W. BORNEMAN EXTR.	CHRISTOPHER F. FARRELL

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The Pittsburgh Legal Journal has been designated by the Court of Common Pleas of Allegheny County, the Supreme Court of Pennsylvania, the United States District Court for the Western District of Pennsylvania, the Commonwealth Court of Pennsylvania, the Superior Court of Pennsylvania and the Bankruptcy Court for the Western District of Pennsylvania as the official newspaper for the publication of all notices in Allegheny County.

The Pittsburgh Legal Journal assumes no responsibility for failure to report any matter inadvertently omitted or withheld from it.



**COURT NOTICES**

**Pennsylvania  
Supreme Court**

**IN RE: AMENDMENT OF RULES 102, 201, 204, 205, 208, 212, 216, 217, 218, 219, 221, 301, 321, 401, 402, 403, 501, 502, 503, 512, 514, 521, 531 AND 532 OF THE PENNSYLVANIA RULES OF DISCIPLINARY ENFORCEMENT AND RULE 1.17 OF THE RULES OF PROFESSIONAL CONDUCT**

**NO. 235 DISCIPLINARY  
RULES DOCKET**

**ORDER**

**PER CURIAM**

**AND NOW**, this 19th day of July, 2023, upon the recommendation of the Disciplinary Board of the Supreme Court of Pennsylvania, which followed the proposal to amend Pa.R.D.E. 102, 201, 204, 205, 208, 212, 216, 217, 218, 219, 221, 301, 321, 401, 402, 403, 502, 521, 531 and 532 and Pa.R.P.C. 1.17, having been published for comment in the Pennsylvania Bulletin, 52 Pa.B. 942 (February 12, 2022), and the recommendation of the Pennsylvania Lawyers Fund for Client Security, which followed the proposal to amend Pa.R.D.E. 501, 502, 503, 512, 514, 521, 531, and 532, having been published for comment in the Pennsylvania Bulletin, 52 Pa.B. 4392 (August 6, 2022):

**IT IS ORDERED** pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rules 102, 201, 204, 205, 208, 212, 216, 217, 218, 219, 221, 301, 321, 401, 402, 403, 501, 502, 503, 512, 514, 521, 531 and 532 of the Pennsylvania Rules of Disciplinary Enforcement and Rule 1.17 of the Rules of Professional Conduct are amended.

This **ORDER** shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective September 1, 2023, except that changes to the annual attorney registration form reflected in Pa.R.D.E. 219(c) shall become effective May 1, 2024 in conjunction with the commencement of the 2024-2025 attorney registration period.

To view the rule changes please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.

23-02894

**Court of Common Pleas  
of Allegheny County**

**Orphans' Court Judges Motions  
Schedule for the Month of  
August 2023**

**Week of**

**August 7** - Judge Williams  
**August 14** - Judge McCarthy  
**August 21** - Judge Marmo  
**August 28** - Judge O'Toole

23-02718

**Court of Common Pleas  
of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE  
August 2023**

**August 1** - Judge Spurgeon  
**August 2** - Judge Spurgeon  
**August 3** - Judge Spurgeon  
**August 4** - Judge Spurgeon  
**August 7** - Judge Middleman  
**August 8** - Judge Middleman  
**August 9** - Judge Middleman  
**August 10** - Judge Middleman  
**August 11** - Judge Middleman  
**August 14** - Judge Woodruff  
**August 15** - Judge Woodruff  
**August 16** - Judge Woodruff  
**August 17** - Judge Woodruff  
**August 18** - Judge Woodruff  
**August 21** - Judge McCrady  
**August 22** - Judge McCrady  
**August 23** - Judge McCrady  
**August 24** - Judge McCrady  
**August 25** - Judge McCrady  
**August 28** - Judge Sizemore  
**August 29** - Judge Sizemore  
**August 30** - Judge Sizemore  
**August 31** - Judge Sizemore

23-02732

**Court of Common Pleas  
of Allegheny County**

**FAMILY DIVISION MOTIONS  
SCHEDULE FOR THE MONTH OF**

**August 2023**

**August 1** - Costa, J. in Courtroom 425 at 2:00 PM  
**August 2** - Bubash, J. in Courtroom 425 at 2:00 PM  
**August 3** - Wagner, J. in Courtroom 425 at 2:00 PM  
**August 4** - No Motions  
**August 7** - Sizemore, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM

**August 8** - Bush, J. in Courtroom 320 at 10:00 AM

**August 9** - Hens-Greco, J. in Courtroom 320 at 10:00 AM and Korbel, J. in Courtroom 425 at 2:00 PM

**August 10** - McGough, J. in Courtroom 425 at 2:00 PM

**August 11** - No Motions

**August 14** - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

**August 15** - Middleman, J. in Courtroom 320 at 9:30 AM

**August 16** - Bubash, J. in Courtroom 425 at 2:00 PM

**August 17** - Costa, J. in Courtroom 425 at 2:00 PM

**August 18** - No Motions

**August 21** - Woodruff, J. in Courtroom 320 at 10:00 AM; McCrady, J. in Courtroom 224 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM

**August 22** - Spurgeon, J. in Courtroom 320 at 10:00 AM

**August 23** - Cozza, J. in Courtroom 320 at 10:00 AM and Wagner, J. in Courtroom 425 at 2:00 PM

**August 24** - McGough, J. in Courtroom 425 at 2:00 PM

**August 25** - No Motions

**August 28** - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

**August 29** - Korbel, J. in Courtroom 425 at 2:00 PM

**August 30** - Costa, J. in Courtroom 425 at 2:00 PM

**August 31** - Wagner, J. in Courtroom 425 at 2:00 PM

000 Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbel, 010 Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Wagner, 018 Judge McCrady, 019 Judge Spurgeon

23-02734

**COURT SCHEDULES**

**Criminal Division**

**Allegheny County Courthouse  
9:00 a.m.**

**Wednesday  
August 2, 2023**

All parties and witnesses in the cases listed below should report directly in the Courtroom of the Trial Judge assigned to the case on the date indicated at the time previously ordered. The failure of the Defendant to appear as ordered will result in the forfeiture of bail and the issuance of an arrest warrant.

**Judge Bruce R. Beemer  
Courtroom 510**

**CR-0007374-22;** Adam Caster; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

**CR-0008095-22;** Andrew Martin; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Alexander P. Bicket  
Courtroom 321**

**CR-0000113-23;** Timothy Alexander Jr.; Firearms Not To Be Carried W/O License; ADA: **Jessica Lynn Bove**; D-atty: **Casey David White**

**CR-0006669-22;** Paige Elice Goldsmith; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Tirza Ann Kyes**

**CR-0004023-21;** Nathan Lewis; Theft By Deceit-False Impression; ADA: **Bridget Marie Synan**; D-atty: **Taylor Marie Corn**  
**CR-0005099-22;** Nathan Lewis; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

**CR-0006303-22;** Joseph Albert Wanek; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bruce A. Carsia**

**CR-0002121-23;** Ryan E. Womack; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

**Judge Kelly Bigley  
Courtroom 525**

**CR-0008560-22;** Christopher Lee Houghton; DUI: High Rte of Alc (BAC .10 - <.16) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bobby Joe Chambers Jr.**

**CR-0009120-22;** Janai A. Marsh; DUI: High Rte of Alc (BAC .10 - <.16) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Christopher Joseph Marsili**

**CR-0000660-23;** Jordan Thomas; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicole Dominique Nino**

**Judge Susan F. Evashavik Dilucente  
Courtroom 530**

**CR-0008852-22;** Ryan Leonard Black; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**



**CR-0008639-22;** Zaire Chew; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

**CR-0002581-23;** Zaire Chew; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

**CR-0001270-23;** Omar Perez Diaz; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Marc David Daifner**

**CR-0001269-23;** Carlos Jesus Camar Leon; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0001345-23;** Deven McCune; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**CR-0000882-23;** Jamal Newton; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**CR-0002318-23;** Wesley Samuel Sesay; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph David Horowitz**  
**Judge Elliot Howsie**  
**Courtroom 533**

**CR-0009183-22;** Arti Cakolli; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Beth A. Lazzara**  
**Courtroom 313**

**CR-0001117-23;** Patrick Ryan Barton; Impersonating A Public Servant; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert Lewis Downey Jr.**

**CR-0001434-23;** Patrick Ryan Barton; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert Lewis Downey Jr.**

**CR-0008310-22;** Robert Leroy Gore; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0001169-23;** Tamon Richard Howard; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0006828-22;** Preston McClain; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0000621-23;** Dean Partick McKee; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**CR-0000202-23;** Raymond Nichols; False Alarm To Agency Of Public Safety; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0001436-23;** Gregory Nutall; Aggravated Assault - Fear of Imminent SBI designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

**CR-0004340-22;** Jahyeir Smith; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

**Judge Anthony M. Mariani**  
**Courtroom 316**

**CR-0000875-23;** Amirre Brown; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

**CR-0009050-22;** Nathaniel Clancy-McBride; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0000667-23;** Jackie R. Ejaz; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**CR-0008702-22;** Jamya M. Jones Houston; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**CR-0001015-23;** Chelsea McMahon; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**CR-0003791-23;** Jackie L. Neubauer; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0000225-23;** Jackie L. Neubauer; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Nicholas Urbano**

**CR-0006716-20;** William Redfearn; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**CR-0005734-21;** Delrico Donnell Shields; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0000373-23;** Jay Marshall Stevens; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**Judge Jennifer Satler**  
**Courtroom 527**

**CR-0006013-22;** Dajour Chaffin; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0001837-19;** Adam Scott Flanagan; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**

**CR-0006014-22;** Keenon D. Mikell; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Randall H. McKinney**

**CR-0002329-23;** Levarron Devane Petty; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0004930-19;** Keshell T. Schafer; Fraud Obt Foodstamps/Assistance; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0002641-23;** Jermel Ward; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Randal B. Todd**  
**Courtroom 310**

**CR-0009776-21;** David Michael Bane; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

**CR-0000583-23;** Joseph Davis III; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**CR-0002514-23;** Vanna Gale; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0001674-23;** Cherri Rose Halfhill; Theft By Fail To Make Req Disp Funds; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert L. Stasa**

**CR-0002469-23;** Jordan Allen Ledbetter; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Seth Zuckerman**

**CR-0002437-23;** Dorothy Littlejohn; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003228-22;** Cameron Scott Minniefield; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

**CR-0003229-22;** Cameron Scott Minniefield; Robbery-Inflct Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

**CR-0000416-23;** Jonathan Michael Packard; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0003561-23;** Jonathan Michael Packard; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0001462-21;** Michael Strothers Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**Judge Wrenna L. Watson**  
**Courtroom 521**

**CR-0004225-22;** Jamila Adizza Regan; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**



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## 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, August 7, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

## CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, AUGUST 7, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, AUGUST 8, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, AUGUST 14, 2023 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

## Amendment of the Code Second Class County New Chapter 485.

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

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

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

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

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

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

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

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

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

## Aleppo

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

MG-16-000569—\$150,497.51  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Aleppo Township: Having erected thereon a dwelling being known and numbered as 241 Weber Road, Sewickley, PA 15143. Deed Book Volume 12131, Page 276, Block and Lot 0422-G-00246-0000-00.

## Baldwin Borough

128. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John G. Kessler, deceased, Ashley L. Fuccaro, known Heir of John G. Kessler, deceased

MG-22-000336—\$114,515.28  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3229 Circle Drive, Pittsburgh, PA 15227. Deed Book Volume 14533, Page 449, Block and Lot 0136-E-00074-0000-00.

## Bellevue

32. Thomas J. Mortimer, Heir of Evon J. Mortimer and Lois J. Mortimer, Deceased

GD-22-008583—\$26,886.16  
Anthony Giglio, Esq.  
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a one and one-half story frame house being known as 43 Union Avenue, Pittsburgh, PA 15202. Deed Book Volume 9236, Page 505, Block and Lot 215-K-253.

97. Marybeth Tresize in Her Capacity as Heir of Robert Tresize, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right Title or Interest From or Under Robert Tresize, Deceased

MG-22-000116—\$63,322.61  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 40 Greenough Avenue, Pittsburgh, PA 15202-4010. Deed Book Volume 12742, Page 390, Block and Lot Number 0113-M-00344-0000-00.

## Ben Avon

82. Georgeann O'Neil a/k/a Georgeann Taylor O'Neil f/k/a Georgeann Taylor

MG-22-000728—\$72,900.24  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Ben Avon: Having erected thereon a dwelling being known and numbered as 228 Sylvan Walk Pittsburgh, PA 15202. Deed Book Volume 8416, Page 480. Block and Lot 0214-K-00225-0000-00.

## Bethel Park

9. Maureen Zeher a/k/a Maureen C. Zeher and Paul Zeher a/k/a Paul S. Zeher

MG-23-000051—\$280,008.73  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a single family residential dwelling being known and numbered as 2899 O'Neill Drive, Bethel Park, PA 15102. Deed Book Volume 10832, Page 140. Block and Lot Number 567-L-315.

40. Patrick T. McGuire, Trustee of the Justine McGuire Trust

GD-22-012358—\$2,994.09  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house being known as 2670 Broad Street, Bethel Park, PA 15102. Deed Book Volume 14939, Page 64, Block & Lot 476-C-23.

48. James S. Parsons, With Notice to Heirs and Assigns & William C. Parsons, With Notice to Heirs and Assigns & James S. Parsons, Jr., With Notice to Heirs and Assigns & James S. Parsons and Sons, a Co-Partnership

GD-22-010223—\$8,979.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being thereon vacant land known as Wilamit Drive, Bethel Park, PA 15102. Deed Book Volume 3256, Page 403 and Deed Book Volume 3790, Page 296. Block & Lot No. 567-N-100.

50. Edith A. Parry

GD-22-013287—\$2,426.53  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house being known as 5591 Clarene Drive, Bethel Park, PA 15102. Deed Book Volume 11856, Page 282, Block & Lot 567-P-246.

## Brackenridge

84. Joshua Stockdill

MG-20-000278—\$53,118.62  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 940 9th Avenue, Brackenridge, PA 15014. Deed Book Volume 15504, Page 467. Block and Lot 1367-P-00056-0000-00.

## Brentwood

94. Kimberly E. Perrotti and Stephen C. Perrotti

MG-23-000042—\$84,524.76  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3005 Brentwood Avenue, Pittsburgh, PA 15227. Deed Book Volume 11688, Page 207. Block and Lot Number 0137-C-00191-0000-00.

116. April Donovan, as heir to Edward Puskar, deceased, Jonathan Puskar, as heir to Edward Puskar, deceased and the Unknown Heirs of Edward Puskar, deceased

GD-22-008742—\$89,934.15  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Brentwood Borough: Having erected thereon a dwelling being known and numbered as 3032 Churchview Ave., Pittsburgh, PA 15227. Deed Book Volume 13609, Page 395. Block and Lot Number 094-S-004.

## Bridgeville

87. Lauren K. Arnold

GD-21-012866—\$8,248.38  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story brick house being known as 1066 Lafayette Street, Bridgeville, PA 15017. Deed Book Volume 16065, Page 376. Block & Lot No. 322-G-141.

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**Carnegie**


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- 118. Boboy C. Cabili and Lorna M. Cabili**  
MG-19-000405—\$71,887.41  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Carnegie: Parcel 1: Having erected thereon a dwelling being known and numbered as 602 7th Avenue, Carnegie, PA 15106. Deed Book Volume 12757, Page 57. Block and Lot Number 103-N-092.

Parcel 2: Being vacant land being known and numbered as 602 7th Avenue, Carnegie, PA 15106. Deed Book Volume 12757, Page 57. Block and Lot Number 103-N-094.

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**City of Clairton**


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- 92. Brian Koontz a/k/a Brian T. Koontz**  
MG-22-001045—\$22,897.25  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, the City of Clairton, 1st Ward: Having erected thereon a dwelling known and numbered as 408 Mendelssohn Avenue, Clairton, PA 15025. DBV 9858, Page 523. B/L# 764-G-162.

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**Dormont**


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- 42. Laura A. Linski**  
GD-19-003659—\$2,629.22  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story brick house being known as 2735 Philadelphia Avenue, Pittsburgh, PA 15216. Deed Book Volume 9263, Page 29. Block & Lot No. 63-G-272.

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- 58. Edward T. Albert, II and Nicole T. Albert**  
GD-17-002463—\$5,257.11  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story two family brick house being known as 1605 Memorial Drive, Pittsburgh, PA 15216. Deed Book Volume 11727, Page 317. Block & Lot No. 98-B-126.

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**East McKeesport**


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- 17. The Unknown Heirs of Christine Giesy Deceased, and Jeffrey Goggin Solely in His Capacity as Heir of Christine Giesy, Deceased**

MG-22-000118—\$26,102.77  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 913 Punta Gorda Avenue, East McKeesport, PA 15035. Deed Book 10590, Page 324. Block and Lot Number 547-C-274.

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**Edgewood**


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- 100. Sarver Realty Andre Plaza, LLC, Sarver Realty McKnight Plaza, LLC, Sarver Realty Regent Square, LLC**  
GD-22-015529—\$4,468,213.84  
Joseph A. Fidler, Esq.  
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Borough

of Edgewood: Having erected thereon a commercial building being known and numbered as 1133-1143 South Braddock Avenue, Pittsburgh, PA 15218. Deed Book Volume 17413, Page 118. Block and Lot Number 177-B-112.

- 113. Roger Dale Anderson a/k/a Roger Anderson and the United States of America**  
MG-22-000862—\$374,075.19

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 215 Race Street, Pittsburgh, PA 15218. Deed Book Volume 7455, Page 30. Block and Lot 0177-C-00161-0000-00.

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**Elizabeth Township**


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- 4. Amber J. Kolodziej**  
GD-22-015449—\$12,497.73  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 637 Fallen Timber Rd., Elizabeth, PA 15037. Deed Book 15219, Page 211. Block and Lot Number 1269-D-15.

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- 20. Edna Susan Gedekoh**  
GD-22-015451—\$10,216.20  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 5806 Pitt St., McKeesport, PA 15135. Deed Book 17027, Page 358. Block and Lot Number 760-8-44.

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- 51. The Unknown Heirs of Emilie Pauline Schulz, Deceased**  
GD-23-001912—\$4,647.97  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant residential land known as Underwood Avenue, Elizabeth, PA 15037. Deed Book Volume 899, Page 260. Block & Lot No. 1132-K-282.

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- 71. Carrie Krupa, known Heir of Paul V. Lukart, deceased, John Lukart, known Heir of Paul V. Lukart, deceased, Paul Sean Lukart, known Heir of Paul V. Lukart, deceased, Lianna Lukart, known Heir of Paul V. Lukart, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Paul V. Lukart, deceased**

MG-22-000359—\$57,872.61  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1000 Clydesdale Avenue, McKeesport, PA 15135. Deed Book Volume 8834, Page 495. Block and Lot 0652-H-00303-0000-00.

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**Fawn**


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- 47. Amy M. Hall**  
GD-20-002282—\$4,475.55  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a one story split level brick house being known as 252

Memory Lane, Tarentum, PA 15084. Deed Book Volume 17635, Page 324. Block & Lot No. 1517-A-376.

- 57. Anita F. Blainer and Gary W. Blainer**  
GD-17-007798—\$2,723.88  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a one story brick house being known as 2792 Bull Creek Road, Tarentum, PA 15084. Deed Book Volume 15275, Page 187. Block & Lot No. 1676-N-112.

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**Findlay**


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- 133. Scott Wharton a/k/a Scott B. Wharton, Sr., solely in his capacity as Executor of the Estate of George F. Wharton a/k/a George F. Wharton, Sr., a/k/a George Frederick Wharton, Sr., Deceased**  
MG-13-000748—\$100,464.77  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Findlay: Having erected thereon a dwelling being known and numbered as 8 Peppertree Drive, Coraopolis, PA 15108. Deed Book Volume 11830, Page 001. Block and Lot Number 592-K-20.

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**Forest Hills**


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- 43. Nadine C. Lesko**  
GD-22-005648—\$9,737.61  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Parcel #1: Having erected thereon a two story masonry frame house being known as 519 Windsor Avenue, Pittsburgh, PA 15221. Deed Book Volume 15487, Page 163. Block & Lot No. 373-F-113.

Parcel #2: Being thereon vacant residential land known as Windsor Avenue, Pittsburgh, PA 15221. Deed Book Volume 15487, Page 163. Block & Lot No. 373-F-114.

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- 53. Marilyn A. O'Connor, with Notice to Heirs and Assigns and the United States of America**  
GD-19-013323—\$19,976.20  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a one and a half story brick house being known as 4 Hillcrest Road, Pittsburgh, PA 15221. Deed Book Volume 6349, Page 655. Block & Lot No. 298-P-14.

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**Glassport**


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- 70. The Unknown Heirs of John G. Mihoces, Deceased**  
GD-22-003285—\$15,891.60  
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 942 Elm St., Glassport, PA 15045. Deed Book 17172, Page 436. Block and Lot Number 558-M-369.

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- 89. Kristen Crookham and Russell Crookham**  
GD-23-001345—\$11,563.21  
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 826 Indiana Ave., Glassport, PA 15045. Deed Book 16281, Page 467. Block and Lot Number 558-G-61.

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**Green Tree**


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- 108. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sarah T. Coyne a/k/a Sarah Theresa Coyne**

GD-20-010511—\$234,126.21  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 130 West Manilla Avenue, Pittsburgh, PA 15220. Deed Book Volume 14377, Page 563. Block and Lot 0037-B-00160-0000-00.

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**Hampton**


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- 29. Truong Bui, Phuc Nguyen and Tuoi Dam**  
MG-23-000161—\$141,254.76  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling known and numbered as 5013 Meadow Crest Dr., Allison Park, PA 15101. Deed Book Volume 15886. Page 460, Parcel Number 1213-G-00009.

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- 95. Jacob K. Morris**  
MG-22-000091—\$170,511.47  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 3036 McNeal Rd., Allison Park, PA 15101. Deed Book Volume 18142, Page 585. Block and Lot Number 1212-S-00144-0000-00.

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**Homestead**


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- 93. Rochelle D. Morris**  
MG-19-001283—\$64,297.40  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 236 E. 16th Ave., Homestead, PA 15120. Deed Book Volume 11865, Page 121. Block and Lot Number 0131-D-00049-0000-00.

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**Kennedy**


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- 64. Nancy L. Czuczman**  
GD-22-010316—\$2,384.94  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two story masonry frame house being known as 2037 Canyon Drive Extension, McKees Rocks, PA 15136. Deed Book Volume 7230, Page 489. Block & Lot No. 155-E-23.

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- 122. Colette Mary Schreiber solely in her capacity as Heir to the Estate of Kristin M. Schmitt, Deceased; Helen Schreiber solely in her capacity as Heir to the Estate of Kristin M. Schmitt, Deceased; John Terrence Schreiber solely in his capacity as Heir to the Estate of Kristin M. Schmitt,**



**Deceased; Maura Anne Schreiber solely in her capacity as Heir to the Estate of Kristin M. Schmitt, Deceased; and Unknown Heirs of the Estate of Kristin M. Schmitt, Deceased**

GD-22-008702—\$98,999.58  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Kennedy: Having erected thereon a dwelling being known and numbered as 36 Coraopolis Road, Coraopolis, PA 15108. Deed Book Volume 12391, Page 92. Block and Lot Number 156-L-214.

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### Town of McCandless

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**69. Amy K. Howard and Curt C. Bergman**  
GD-23-000739—\$23,744.15  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 8201 Perry Hwy., Pittsburgh, PA 15237. Deed Book 16396, Page 97. Block and Lot Number 611-G-212.

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### City of McKeesport

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**80. Edward E. Bills**  
MG-22-000618—\$29,461.34  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 228 Pine St., McKeesport, PA 15132. Deed Book Volume 13123, Page 393. Block and Lot 0308-F-00151-0000-00.

**85. Timothy Stine and Chris Stine**  
MG-23-000016—\$45,624.56  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2515 Cleveland St., McKeesport, PA 15132. Deed Book Volume 12645, Page 376. Block and Lot 0463-A-00051-0000-00.

**107. Alvin E. Radeshak, Jr. and Diane R. Radeshak**  
MG-22-000567—\$65,185.83  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 917 McIntosh Road, McKeesport, PA 15132. Deed Book Volume 10556, Page 481. Block and Lot 0554-G-00010-0000-00.

**112. Elizabeth Lubert, in Her Capacity as Heir of Elizabeth Horton; Crystal Bickel, in Her Capacity as Heir of Elizabeth Horton; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elizabeth Horton**

GD-22-011774—\$24,663.44  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2919 Grover Avenue, McKeesport, PA 15132. Deed Book Volume 10238, Page 380. Block and Lot 0381-F-00081-0000-00. Alternate ID: 0381-F-00021-0000-00.

**132. Cheeryl Lee Ford-Tait, solely in her capacity as known heir of Gwendolyn E. Ford a/k/a Gwendolyn Elizabeth Ford a/k/a Gwendolyn E. Rash (Ford), deceased and the Unknown Heirs of Gwendolyn E. Ford a/k/a Gwendolyn Elizabeth Ford a/k/a Gwendolyn E. Rash (Ford), deceased**

GD-22-012378—\$26,760.53  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and City of McKeesport: Having erected thereon a dwelling being known and numbered as 1703 Bailie Avenue, McKeesport, PA 15132-4612. Deed Book Volume 11316, Page 130. Block and Lot Number 382-G-42.

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### Monroeville

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**77. Gregory P. Pattyn as Administrator of the Estate of Paul Myers a/k/a Paul Michael Myers a/k/a Paul M. Myers, Deceased**  
MG-23-000077—\$112,998.07  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a condominium unit designated as No. 513 Building 348-B in Glenwood Condominiums, being known and numbered as 513 Lakewood Drive, Monroeville, PA 15146. Deed Book Volume 12832, Page 232. Block and Lot Number 977-A-396-513.

**78. Annette Waldron and Glenn Waldron**  
MG-23-000142—\$269,371.38  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1227 Harvest Dr., Monroeville, PA 15146. Deed Book Volume 9857, Page 565. Block and Lot 0980-A-00064-0000-00.

**101. Carl Talackine a/k/a Carl L. Talackine**  
MG-22-001066—\$164,709.21  
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 1044 Harvard Road, Monroeville, PA 15146. Deed Book Volume 5234, Page 289. Block and Lot Number 0858-S-00036-0000-00.

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### Moon

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**86. Joseph R. Piccirilli, Nicole M. Piccirilli and the United States of America**  
GD-19-002748—\$15,816.13  
Joseph W. Gram, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two story brick house being known as 126 Hayeswold Drive, Coraopolis, PA 15108. Deed Book Volume 10356, Page 379, Block & Lot 502-R-274.

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### Mt. Lebanon

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**27. Edward Christian Duerr**  
GD-19-001269—\$15,096.40  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 832 Florida Avenue, Pittsburgh,

Pennsylvania 15228-2015, Deed Book Volume 14367, Page 379, Block and Lot 141-N-159.

**33. Gregory A. Morrison, Individually, and as Heir to the Estate of Maryann Morrison, Deceased, and All Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From, or Under Maryann Morrison, Deceased**

GD-20-002816—\$52,636.07  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 112 Dupont Circle, Pittsburgh, Pennsylvania 15243-1317, Deed Book Volume 15935, Page 90, Block and Lot 194-B-196.

**62. Melinda Mautz**  
MG-22-000581—\$22,242.94  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 719 Valle Vista Avenue, Pittsburgh, PA 15234. Document Number 11060, Deed Book Volume 7783, Page 467. Block and Lot Number 0251-D-00125-0000-00.

**72. Elizabeth E. Pilarski and Thomas J. Pilarski**  
MG-19-001316—\$234,511.32  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 246 Ashland Avenue, Pittsburgh, PA 15228. Deed Book Volume 1062, Page 522, Block and Lot 0141-P-00048-0000-00.

**119. Janel Benson, solely in her capacity as known heir of Phyllis T. Smith, now deceased and Unknown Heirs of the Estate of Phyllis T. Smith, Deceased**  
GD-22-005224—\$173,107.72  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 586 Kenilworth Drive, Pittsburgh, PA 15228. Deed Book Volume 6568, Page 253. Block and Lot Number 140-P-230.

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### Mt. Oliver

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**131. Louis R. Pearson**  
MG-20-000020—\$42,352.59  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Parcel 1: Having erected thereon a dwelling being known and numbered as 132 Amanda Avenue, Pittsburgh, PA 15210. Deed Book Volume 10101, Page 591, Block and Lot 0014-L-00232-0000-00.

Parcel 2: Having erected thereon a commercial auxiliary building being known and numbered as 132 Amanda Avenue, Pittsburgh, PA 15210. Deed Book Volume 10101, Page 591, Block and Lot 0014-L-00233-0000-00.

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### Munhall

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**60. William Lekovitch a/k/a William J. Lekovitch**  
GD-23-001642—\$46,007.45  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3012 Alberta Street, Homestead, PA 15120 a/k/a 3012 Alberta Street, Munhall, PA 15120. Document Number 054014, Deed Book Volume 09676, Page 266. Block and Lot Number 0132-H-00154-0000-00.

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### North Fayette

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**91. Lauren Shoup**  
GD-23-004671—\$143,334.24  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

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

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### North Versailles

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**121. David A. Vickers**  
MG-19-000050—\$381,190.14  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Parcel 1: Having erected thereon an industrial multi-tenant warehouse being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415, Block and Lot Number 548-F-93.

Parcel 2: Being vacant industrial land being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415, Block and Lot Number 548-F-82.

Parcel 3: Being other industrial land being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415, Block and Lot Number 548-F-113.

**136. Laverne M. Stephenson**  
GD-23-001533—\$3,889.96  
Joseph W. Gram, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon a one story concrete block house known as 2035 Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 11070, Page 149. Block & Lot No. 376-L-264.

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### Oakmont

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**13. Jeff W. Reibert, as Known Heir of Theresa Reibert, Deceased and All Unknown Heirs of Theresa Reibert, Deceased**  
GD-21-009517—\$3,507.15  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a dwelling being known and numbered as 375 Terrace Place, Oakmont, PA 15139. Deed Book 16117, Page 69. Block and Lot Number 362-R-384.

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### O'Hara

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**99. David W. Turner**  
MG-22-000390—\$35,979.34  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of O'Hara: Having erected thereon a dwelling being known and numbered as 605

Ravencrest Road, Pittsburgh, PA 15215-1119. Deed Book Volume 13300, Page 143. Block and Lot Number 286-H-106.

### Penn Hills

#### 22. Migdalia G. Brathwaite and Eugene S. Tull

MG-22-000751—\$44,998.86  
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 17 Saint Susanna Drive, Pittsburgh, PA 15235. Deed Book 10224, Page 457. Block and Lot Number 538-G-241.

#### 65. Glenn E. Smith, Jr.

GD-21-011251—\$11,439.19  
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 1544 Banfield Street, Pittsburgh, PA 15235. Deed Book 15382, Page 149. Block and Lot Number 173-R-348.

#### 66. Phyllis E. King n/k/a Phyllis E. Nutter

GD-22-014463—\$13,354.85  
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 8536 Pershing St., Pittsburgh, PA 15235. Deed Book 6933, Page 521. Block and Lot Number 231-8-386.

#### 68. The Unknown Heirs of Louis W. Davis, Deceased

GD-21-013942—\$17,375.85  
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 5726 Verona Road, Verona, PA 15147. Deed Book 8911, Page 244. Block and Lot Number 366-M-234.

#### 88. Gregg Johns and the United States of America

GD-21-014428—\$15,168.77  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two family dwelling being known and numbered as 5620 Saltsburg Road, Verona, PA 15147. Deed Book 12217, Page 25. Block and Lot Number 448-A-112.

#### 104. Benjamin Felder and Maria Wilson-Felder

MG-18-001278—\$76,542.72  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a residential dwelling being known and numbered as 148 Conestoga Road, Pittsburgh, PA 15235. Deed Book Volume 10116, Page 150. Block and Lot Number 295-N-320.

#### 111. Adrienne J. Anderson

MG-22-000855—\$132,632.16  
Joseph A. Sulton, Esq.  
Hill Wallack LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Penn Hills Municipality: Having erected thereon a two story dwelling known and numbered as 248

Cypress Hill Drive, Pittsburgh, PA 15235. Deed Book 37035 and Page 211. Block & Lot No. 739-A-388.

### Pleasant Hills

#### 106. Cindy A. Liberi and Gregory S. Liberi

MG-17-000777—\$325,991.32  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 263 Toura Drive, Pittsburgh, PA 15236. Deed Book Volume 14934, Page 108, Instrument No. 2012-16282. Block and Lot Number 562-M-163.

### Plum

#### 6. Joshua H. Smeltz

GD-22-012941—\$26,843.29  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 7905 Saltsburg Road, Pittsburgh, PA 15239. Deed Book 11230, Page 50. Block and Lot Number 852-K-197.

#### 7. Gerald Lee Meli and Kimberly A. Meli

GD-19-012870—\$23,020.29  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 9165 Pine Street, Pittsburgh, PA 15239. Deed Book 7627, Page 356. Block and Lot Number 1099-R-145.

#### 10. Jamie F. Pecoraro

GD-22-012880—\$21,287.34  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 168 Ligonier Lane, New Kensington, PA 15068. Deed Book 7341, Page 21. Block and Lot Number 734-B-143.

#### 134. Abaigeal Anderson, as Heir of the Estate of Jeffrey S. Anderson, deceased, Jeffrey Anderson, Jr., as Heir of the Estate of Jeffrey S. Anderson, deceased, Jessica Stapko as Heir of the Estate of Jeffrey S. Anderson, deceased, Joshua Anderson, as Heir of the Estate of Jeffrey S. Anderson, deceased and Unknown Heir, Executors, Administrators and devisees of the Estate of Jeffrey S. Anderson, deceased

MG-22-000342—\$149,701.33  
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 216 Roberts Road, Pittsburgh, PA 15239. Deed Book Volume 10248, Page 531. Block and Lot Number 851-J-326.

### Rankin

#### 2. Debra A. Young

MG-23-000028—\$24,331.97  
Robert P. Wendt, Esq.  
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Rankin: Having erected thereon a residential dwelling being known and numbered as 214 Fleet Street, Braddock, PA 15104. Deed Book 16953, Page 145. Block and Lot No. 236-K-57.

### Reserve

#### 35. William Steve Ross and Joyce P. Ross, Husband and Wife

GD-22-005281—\$21,201.29  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a residential dwelling known and numbered as 914 Geyer Road, Pittsburgh, Pennsylvania 15209, Deed Book Volume 14490, Page 523, Block and Lot 164-S-90.

#### 114. Krystal Kachinko

MG-23-000065—\$71,656.94  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 3079 Mt. Troy Rd., Pittsburgh, PA 15212. Deed Book Volume 12998, Page 377. Block and Lot Number 0078-C-00090-0000-00.

### Ross

#### 46. Chad Jenkins and Lisa Jenkins

GD-22-013247—\$3,442.29  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house known as 112 Eileen Drive, Pittsburgh, PA 15214. Deed Book Volume 12507, Page 135. Block & Lot No. 162-A-31.

#### 55. William E. Cole, with Notice to Heirs and Assigns

GD-21-015133—\$2,848.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house known as 160 Thompson Run Road, Pittsburgh, PA 15237. Deed Book Volume 4670, Page 416. Block & Lot No. 282-P-65.

#### 109. Unknown Heirs of Dona K. Baker Deceased, and James Meston Solely in His Capacity as Heir of Dona K. Baker, Deceased

GD-22-003630—\$131,945.72  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 27 E. Forest Ave., Pittsburgh, PA 15202. Deed Book 15551, Page 534. Block and Lot Number 161-E-287.

### Scott

#### 45. Shirley K. Kane, with Notice to Heirs and Assigns

GD-22-010239—\$6,044.51  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a two story masonry frame house known as 149 Cherrytree Road, Carnegie, PA 15106. Deed Book Volume 4171, Page 527. Block & Lot No. 143-B-28.

#### 49. Roger Nangia

GD-22-012391—\$5,676.93  
Joseph W. Gramc, Esq.  
412-281-0587

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

condominium being Unit 226 in the King's Grant Condominium project known as 1080 Chatham Park Drive, Unit F, Pittsburgh, PA 15216. Deed Book Volume 13738, Page 479. Block & Lot No. 99-B-75-226.

### Shaler

#### 28. Charles R. Rotherth, Jr. and Patricia A. Rotherth, Husband and Wife

GD-22-002290—\$32,140.11  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 6 Marie Avenue, Pittsburgh, Pennsylvania 15223-1418, Deed Book Volume 9729, Page 447, Block and Lot 221-G-254.

#### 34. All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under Anthony J. Nist, Deceased

GD-22-001941—\$16,806.67  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 110 Sunset Lane, Pittsburgh, Pennsylvania 15209-1027, Deed Book Volume 4352, Page 261, Block and Lot 354-E-8.

#### 36. Gerald L. Peterson and Susan M. Peterson, Husband and Wife

GD-22-001940—\$32,573.08  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 817 Breezewood Drive, Glenshaw, Pennsylvania 15116-1509, Deed Book Volume 14133, Page 445, Block and Lot 519-S-98.

#### 37. Christopher T. Burns and Christine Burns, Husband and Wife

GD-22-005284—\$23,356.27  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 182 Dewey Street, Pittsburgh, Pennsylvania 15123-1769, Deed Book Volume 16702, Page 485, Block and Lot 221-P-66;

Parcel 2) Being a vacant parcel of land located on Dewey Street, Pittsburgh, Pennsylvania 15223-1769, Deed Book Volume 16702, Page 485, Block and Lot 221-P-78.

### South Fayette

#### 19. Hemant Chauhan and Hina Chauhan

MG-23-000243—\$370,269.93  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling known and numbered as 750 Hickory Grade Rd., Bridgeville, PA 15017. DBV 11924, PG 489, B/L #400-E-9.

#### 129. David Scott Arison and Kelli A. Arison

MG-23-000087—\$126,319.90  
LOGS Legal Group LLP  
610-278-6800



In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 153 Firwood Drive, Bridgeville, PA 15017. Deed Book Volume 17398, Page 458, Block and Lot 0481-B-00019-0000-00.

**135. Collene L. Schantz and Timothy C. Schantz**

MG-23-000034—\$83,264.12  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette: Having erected thereon a dwelling being known and numbered as 109 Myrtle Street, Oakdale, PA 15071. Deed Book Volume 12734, Page 86. Block and Lot Number 407-P-1.

**South Park**

**79. John W. Martin, Jr. a/k/a John W. Martin, Linda Martin and Christopher Martin**

MG-22-000493—\$87,680.46  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 6514 Ventura Dr., Pittsburgh, PA 15236. Deed Book Volume 13323, Page 46. Block and Lot 0564-K-00071-0000-00.

**Stowe**

**76. Cathleen M. Harbaugh**

MG-23-000227—\$115,561.72  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1109 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 16502, Page 271. Block and Lot Number 73-K-244.

**Swissvale**

**24. Thomas Davis a/k/a Thomas M. Davis**

MG-22-001061—\$60,458.37  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2404 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book 13854, Page 49. Block and Lot Number 235-J-227.

**115. Harry Gray a/k/a Harry C. Gray and Melissa Gray a/k/a Melissa A. Gray**

MG-19-000679—\$74,554.65  
Pincus Law Group, PLLC  
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2220 Lacrosse Street, Pittsburgh, PA 15218. Deed Book Volume 18052, Page 295. Block and Lot Number 234-N-070.

**137. Timothy J. Morse**

GD-23-002767—\$10,290.80  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two story two family house being known as 2109 South Braddock Avenue, Pittsburgh, PA 15218.

Deed Book Volume 12242, Page 268. Block & Lot No. 178-D-247.

**Tarentum**

**8. Pauline S. McKnight**

MG-22-000941—\$26,532.32  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a single family residential dwelling being known and numbered as 592 East 7th Avenue, Tarentum, PA 15084. Deed Book Volume 18068, Page 463. Block and Lot Number 1224-E-98.

**Thornburg**

**105. Gregory L. Clarke and Karen Clarke**

MG-21-000245—\$535,196.32  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Thornburg: Having erected thereon a dwelling being known and numbered as 1130 Dartmouth Road, Pittsburgh, PA 15205. Deed Book 6891, Page 569. Block and Lot Number 105-D-050.

**Turtle Creek**

**63. Michael A. Pantalone a/k/a Michael A. Pantalone, Sr.**

GD-22-012443—\$74,243.38  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 201 Hamilton Avenue, Turtle Creek, PA 15145. Deed Book Volume 12511, Page 569. Block and Lot Number 455-C-104.

**Upper St. Clair**

**11. Floyd J. Schubert a/k/a Floyd J. Schubert, Jr.**

MG-22-001054—\$44,088.69  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling known and numbered as 562 Fort Couch Road, Pittsburgh, PA 15241. Deed Book Volume 12875, Page 439, Parcel Number 0252-N-00191-0000-00.

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

MG-22-001014—\$79,330.19  
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 Page 133. Block and Lot Number 253-G-017.

**Versailles**

**61. Mark D. Miller**

GD-22-013661—\$29,316.08  
Manley Deas Kochalski LLC  
614-220-5611

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

known and numbered as 4619 3rd Street, McKeesport, PA 15132 a/k/a 4619 3rd Street, Borough of Versailles, PA 15132. Deed Book Volume 7761, Page 606. Block and Lot Number 0555-S-00183-0000-00.

**West Deer**

**16. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janett Elizabeth Barr, deceased**

MG-22-000792—\$181,533.81  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 634 Bairdford Road, Gibsonia, PA 15044. Deed Book Volume 17387, Page 224, Block and Lot 1670-N-00273-0000-00.

**26. Joann Filbert**

GD-22-011452—\$20,802.02  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 1767 Saxonburg Boulevard, Tarentum, PA 15084. Deed Book 14368, Page 395. Block and Lot Number 1837-M-044.

**126. David G. Klepfer**

GD-22-012655—\$33,515.07  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel One: Having erected thereon a dwelling being known and numbered as 552 Bairdford Road, Gibsonia, PA 15044. Deed Book 14365, Page 45. Block and Lot Number 1669-H-043.

Parcel Two: Having erected thereon vacant land being known and numbered as Bairdford Road, Gibsonia, PA 15044. Deed Book 14365, Page 45. Block and Lot Number 1669-H-045.

**127. William G. Kraft**

GD-22-012062—\$7,367.93  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 4107 Bakerstown Culmerville Road, Gibsonia, PA 15044. Deed Book 13643, Page 567. Block and Lot Number 2008-M-361.

**West Homestead**

**39. Me Lyng Restaurant, Inc.**

GD-23-000413—\$3,920.88  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a one story commercial building being known as 213 West 8th Avenue, Homestead, PA 15120. Deed Book Volume 13572, Page 225. Block & Lot No. 130-N-88.

**West Mifflin**

**31. James J. Sapp**

MG-15-001279—\$161,776.31  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4028

Everlawn Street, West Mifflin, PA 15122. Deed Book Volume 16723, Page 36. Block and Lot Number 238-F-30.

**West View**

**12. Andrea J. Good**

MG-18-001330—\$147,544.32  
Emmanuel J. Argenti, Esq.  
856-384-1515

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

**Whitaker**

**120. Cynthia S. Lawson a/k/a Cynthia Lawson**

MG-22-000723—\$58,095.07  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 117 Private Way, Homestead, PA 15120. Deed Book Volume 12927, Page 290. Block and Lot Number 180-G-266.

**White Oak**

**59. James Sholtes**

MG-23-000187—\$72,323.90  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a 1 story single family dwelling known as 3115 Quay Street, McKeesport, PA 15131, Being Lot No. 119 in the Driving Park Plan of Lots, as recorded in Plan Book Volume 17, Page 117 and Deed Book Volume 9253, Page 257, Being Block and Lot Number 461-D-154.

**75. Alberta L. Cherepko a/k/a Alberta Cherepko**

MG-23-000234—\$61,164.69  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 123 Oliver Drive, McKeesport, PA 15131. Deed Book 13872, Page 442. Block and Lot Number 551-K-355.

**125. Arlene Cubakovic, David Cubakovic and Allan Cubakovic, as Known Heirs of Albert E. Cubakovic, Deceased and Dolores M. Cubakovic, Deceased and All Unknown Heirs of Albert E. Cubakovic, Deceased and Dolores M. Cubakovic, Deceased**

GD-22-004502—\$36,078.28  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 3322 Eisenhower Drive, McKeesport, PA 15131. Deed Book 4006, Page 388. Block and Lot Number 551-C-315.

**Whitehall**

**15. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak**

MG-16-000765—\$140,710.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

#### 54. Clint Connors

GD-22-012970—\$2,879.25  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two story masonry frame house being known as 562 Greenlee Road, Pittsburgh, PA 15227. Deed Book Volume 15413, Page 550. Block & Lot No. 189-C-128.

### Wilkinsburg

#### 3. Latoi Gentilcore

GD-22-013023—\$10,964.83  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1481 Elizabeth Blvd., Pittsburgh, PA 15221. Deed Book 17192, Page 5. Block and Lot Number 297-F-44.

#### 67. Bryce Peters Financial Corporation

GD-22-003865—\$22,006.10  
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 1444 Franklin Ave., Pittsburgh, PA 15221. Deed Book 13649, Page 47. Block and Lot Number 233-H-23.

#### 83. Mary Ann Stokes a/k/a Mary Ann Riley Stokes

MG-22-001065—\$35,945.33  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1342 Penn Avenue Pittsburgh, PA 15221. Deed Book Volume 5165, Page 327. Block and Lot 0233-G-00072-0000-00.

#### 90. Christopher Younger

GD-23-001606—\$33,639.73  
Jennifer L. Cerce, Esq.  
412-242-4400

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

#### 102. Rolynda T. Ford

MG-15-001437—\$82,581.70  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Wilkinsburg: Having erected thereon a condominium unit in Century Apartments Condominium being known and numbered as 736 North Avenue, Unit 1, Pittsburgh, PA 15221. Deed Book Volume 9306, Page 5. Block and Lot Number 232-N-57-1.

### Pittsburgh—4th Ward

#### 81. Ethel Deluliis

MG-22-000272—\$218,346.37  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3610 Parkview Avenue, Pittsburgh, PA 15213. Deed Book Volume 3981, Page 305, Block and Lot 0028-M-00161-0000-00.

### Pittsburgh—7th Ward

#### 38. Beyond Paper, Inc.

GD-14-018545—\$119,349.25  
Kimberly S. Tague, Esq.  
Carolyn O. Boucek, Esq.  
Eckert Seamans Cherin & Mellott, LLC  
412-566-6851

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of Pittsburgh, Deed Book Volume 11365, Page 208: Having erected thereon a condominium unit known and numbered as 6109 Fifth Avenue, Unit 3, Pittsburgh, Pennsylvania 15232, Block and Lot Number 85-C-32-3-000.

### Pittsburgh—9th Ward

#### 21. Darren Mascilli and Donna Mascilli

MG-09-001431—\$78,352.59  
LOGS Legal Group LLP  
610-278-6800

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

### Pittsburgh—13th Ward

#### 25. Pearl Thomas

MG-22-000028—\$37,973.53  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1070 Blackadore Street, Pittsburgh, PA 15221. Deed Book 4631, Page 263. Block and Lot Number 174-H-123.

#### 130. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Pauline B. Touchstone, deceased

MG-19-001303—\$81,416.95  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 7407 Idlewild Street, Pittsburgh, PA 15208. Deed Book Volume 10899, Page 77, Block and Lot 0174-K-00002-0000-00.

Parcel 2: Having thereon vacant lot being known and numbered as 7407 Idlewild Street, Pittsburgh, PA 15208. Deed Book Volume 10899, Page 77, Block and Lot 0174-K-00003-0000-00.

### Pittsburgh—14th Ward

#### 41. Derrick Lyman

GD-17-017279—\$7,061.17  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 14: Having erected thereon a two story brick house being known as 421 Jonathan Court, Pittsburgh, PA 15208. Deed Book Volume 15206, Page 446. Block & Lot No. 126-D-314.

#### 56. Lisa K. Chianese

GD-20-001089—\$13,006.20  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 14: Having erected thereon a one story brick house being known as 1348 Windermere Drive, Pittsburgh, PA 15218. Deed Book Volume 9275, Page 360. Block & Lot No. 129-D-248.

### Pittsburgh—16th Ward

#### 18. Jaraslaw J. Gradnik

MG-23-000003—\$52,591.58  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2616 Salisbury Street, Pittsburgh, PA 15210. Deed Book 6241, Page 223. Block and Lot Number 13-L-148.

### Pittsburgh—17th Ward

#### 110. Lisa Grochowski, known Heir of Delores J. Grochowski, deceased, Amy Grochowski, known Heir of Delores J. Grochowski, deceased, Sean Grochowski, known Heir of Delores J. Grochowski, deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Delores J. Grochowski, deceased

GD-19-010542—\$67,001.17  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3 Saint Thomas Street, Pittsburgh, PA 15203. Deed Book Volume 10845, Page 460, Block and Lot 0014-D-00154-0000-00.

### Pittsburgh—18th Ward

#### 124. Olubunmi Adeboye, Grace Adeboye and Azeez Akintayo

GD-17-013913—\$53,704.04  
Fidelity National Law Group  
267-608-1732

In the Commonwealth of Pennsylvania, County of Allegheny, and City of Pittsburgh, 18th Ward: Having erected thereon a dwelling being known and numbered as 412 Althea Street, Pittsburgh, Pennsylvania 15210. Deed Book Volume 18643, Page 557. Block and Lot No. 15-S-96.

### Pittsburgh—19th Ward

#### 23. Anthony M. Elardo

MG-20-000419—\$55,467.94  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 506 Berwin Avenue, Pittsburgh, PA 15226. Deed Book 10773, Page 61. Block and Lot Number 62-L-314.

### Pittsburgh—26th Ward

#### 98. Anthony Hightower, Sr. a/k/a Anthony Bruce Hightower, Sr.

MG-23-000019—\$66,827.22  
Stern & Eisenberg, PC  
215-572-8111

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 313 East McIntyre Avenue, Pittsburgh, PA 15214-3324. Deed Book Volume 7367, Page 427. Block and Lot Number 46-G-238.

### Pittsburgh—27th Ward

#### 103. Waleska Torres

MG-23-000259—\$22,343.33  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1308 Jawett Street, Pittsburgh, PA 15212. Deed Book Volume 10602, Page 365. Block and Lot Number 045-N-025.

#### 117. Kimberly M. Wykoff

MG-20-000324—\$164,744.48  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1840 Perrott Avenue, Pittsburgh, PA 15212. Deed Book Volume 14664, Page 453. Block and Lot Number 114-K-300.

#### 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

Jul 13, 2023

Jul 14, 21, 28, 2023

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**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:

Daniels, Leslie D., deceased, of Findlay Township, PA. No. 05011 of 2023. Sheryl Smith, Extr., 3252 B Stone Quarry Road, Aliquippa, PA 15001 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

23-02916 Jul 28; Aug 4, 11, 2023

Ditillo, Ronald A., deceased, of Penn Hills, PA. No. 05016 of 2023. Christopher Lepore, Extr. and Atty., 157 Druid Drive, McMurray, PA 15317.

23-02900 Jul 28; Aug 4, 11, 2023

Dubyak, Beth A., deceased, of West View, PA. No. 04746 of 2023. Louis J. Towchik, Admr., 10 Wellington Drive, Pittsburgh, PA 15229 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.

23-02910 Jul 28; Aug 4, 11, 2023

Fitzgerald-Nicholson, Sylvia A. a/k/a Sylvia Fitzgerald, deceased, of Pittsburgh, PA. No. 03290 of 2017. Clifford Nicholson, Admr., 3439 Webster Avenue, Pittsburgh, PA 15219 or to Stephen Israel, Esq., 2907 Skyline Drive, Allison Park, PA 15101.

23-02913 Jul 28; Aug 4, 11, 2023

Leight, Kathryn F., deceased, of Allison Park, PA. No. 04666 of 2023. Amanda A. Leight, Extr., 9 Bell Ave., Pittsburgh, PA 15205 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.

23-02909 Jul 28; Aug 4, 11, 2023

Lion, Gerald L., deceased, of Monroeville, PA. No. 05008 of 2023. Damon R. Thomas, Extr., c/o Kathryn A. Gioia, Esq., Bowles Rice, 1800 Main Street, Suite 200, Canonsburg, PA 15317.

23-02915 Jul 28; Aug 4, 11, 2023

Moeller, Audrey S., deceased, of Oakmont, PA. No. 05225 of 2023. Christopher Veenis, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01413w Jul 28; Aug 4, 11, 2023

Moretti, Thomas P., deceased, of San Diego, CA. No. 4777 of 2023. Michael J. Moretti, Extr., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.

23-01412w Jul 28; Aug 4, 11, 2023

Orban, Michael J., deceased, of Allison Park, PA. No. 05129 of 2023. Jay R. Hagerman, Extr. and Atty., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-01408w Jul 28; Aug 4, 11, 2023

Pizzella, John R., deceased, of Cheswick, PA. No. 02641 of 2023. Christina Lelis, Co-Extr. and Justin Pizzella, Co-Extr., c/o G.

Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01410w Jul 28; Aug 4, 11, 2023

Provenza, Vincent J., deceased, of Oakmont, PA. No. 04698 of 2023. Marl Provenza, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01411w Jul 28; Aug 4, 11, 2023

Sheasley, Ellen Maureen, deceased, of Verona, PA. No. 04461 of 2023. Patricia DeBiase, Extr., 5330 Charnwood Forest Circle, Aiken, SC 29803.

23-01409w Jul 28; Aug 4, 11, 2023

Swager, Shirley Mae a/k/a Shirley Swager, deceased, of Fawn Township, PA. No. 05092 of 2023. Jay R. Swager, Extr., c/o Charles T. Clark, Esq., 210 Fifth Ave., Tarentum, PA 15084.

23-02914 Jul 28; Aug 4, 11, 2023

Toneti, Jr., Robert, deceased, of South Park, PA. No. 05044 of 2023. Laurette Marie Dean, Extr., 6371 Crestview Drive, South Park, PA 15129 or to Daniel L. Goodyear, Esq., Sciullo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

23-02911 Jul 28; Aug 4, 11, 2023

Vey, Thomas Mark a/k/a T. Mark Vey, deceased, of Verona, PA. No. 04844 of 2023. Paul Vey, Admr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01414w Jul 28; Aug 4, 11, 2023

Bankson, Allen a/k/a A. T. Bankson a/k/a Allen T. Bankson a/k/a Allen Todd Bankson, deceased, of Verona, PA. No. 04917 of 2023. Joan Bankson Procopio, Extr., 79 Shandy Way, Hampstead, NC 28443 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

23-02833 Jul 21, 28; Aug 4, 2023

Baur, Kathleen R. (a/k/a Kathleen Baur) - Late of Penn Hills Twp., Allegheny County, PA. D.O.D. 8/3/19. Will #022304004. Charles A. J. Halpin, III, Administrator, The Land Title Bldg., 100 S. Broad St., Ste. 1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Phila., PA 19110.

23-02884 Jul 21, 28; Aug 4, 2023

Brezarich, Edward, deceased, of East Pittsburgh, PA. No. 03468 of 2023. John J. Brezarich, Admr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.

23-01371w Jul 21, 28; Aug 4, 2023

DiCenzo, Gloria, deceased, of Kennedy Township, PA. No. 04890 of 2023. Renee Curry, Admr., 155 Elysium Street, Wrentham, MA 02093 or to Joseph J. Pass, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., Fl. 1, Pittsburgh, PA 15222.

23-02838 Jul 21, 28; Aug 4, 2023

Genovesi, Brandon Scott, deceased, of Pittsburgh, PA. No. 05049 of 2023. Deborah G. Lyons-Genovesi, Admr., 546 Ten Point Ln., Cranberry Twp., PA 16066 or to Michael S. Butler, Esq., Heritage Elder Law & Estate Planning LLC, 318 South Main Street, Butler, PA 16001.

23-01368w Jul 21, 28; Aug 4, 2023

Goga, Marie a/k/a Marie B. Goga, deceased, of Munhall, PA. No. 02674 of 2023. Anita Pitchford, Extr., 3515 Timberwood Dr., Munhall, PA 15120 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

23-02835 Jul 21, 28; Aug 4, 2023

Grundy, Helen E., deceased, of Coraopolis, PA. No. 04884 of 2023. Thomas Grundy, Extr., 112 Shadow Lane, Coraopolis, PA 15108 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

23-02834 Jul 21, 28; Aug 4, 2023

Hollihan, Sr., Jeremiah J. a/k/a Jeremiah J. Hollihan a/k/a Jeremiah Hollihan, deceased, of Pittsburgh, PA. No. 04773 of 2023. Karen Erfort, Extr., 119 Grand Ridge Road, Bethel Park, PA 15102 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

23-02840 Jul 21, 28; Aug 4, 2023

Kittner, Evelyn M., deceased, of Verona, PA. No. 02343 of 2023. Ruth A. Kittner, Extr., 1023 Miiflin Avenue, Pittsburgh, PA 15221 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

23-02839 Jul 21, 28; Aug 4, 2023

Lisica, Carol (a/k/a Carol Ann Lisica) - Late of Moon Twp., Allegheny County, PA. D.O.D. 9/14/17. Will #022301272. Charles A. J. Halpin, III, Administrator, The Land Title Bldg., 100 S. Broad St., Ste. 1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Phila., PA 19110.

23-02885 Jul 21, 28; Aug 4, 2023

Millender, Loretta L., deceased, of Pittsburgh, PA. No. 05009 of 2023. Robert D. Millender, Admr., c/o Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

23-01370w Jul 21, 28; Aug 4, 2023

Ohrman, Thomas E., deceased, of Pittsburgh, PA. No. 05003 of 2023. Patrick E. Ohrman, Extr., c/o Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

23-01369w Jul 21, 28; Aug 4, 2023

Pack, James Allen, deceased, of Millvale, PA. No. 04896 of 2023. Joshua J. Pack, Extr., 111 Sherman Street, Millvale, PA 15209 or to Kathryn A. Gioia, Esq., Bowles Rice, 1800 Main Street, Suite 200, Canonsburg, PA 15317.

23-02832 Jul 21, 28; Aug 4, 2023

Schmidt, Dorothy M. (a/k/a Dorothy Schmidt) - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/24/20. Will #022301807. Charles A. J. Halpin, III, Administrator, The Land Title Bldg., 100 S. Broad St., Ste. 1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Phila., PA 19110.

23-02886 Jul 21, 28; Aug 4, 2023

Yanckello, Roberta A., deceased, of Sewickley Heights, PA. No. 04613 of 2023. Robert A. Yanckello, Co-Extr., 1061 Arrington Cir., Oviedo, FL 32765 and Chris M. Yanckello, Co-Extr., 439 East Nelson Avenue, Alexandria, VA 22301 or to Thomas M. Butz, Esq., Smith Butz, LLC, 125 Technology Dr., Ste. 202, Bailey Center I, Southpointe, Canonsburg, PA 15317.

23-02836 Jul 21, 28; Aug 4, 2023

Bahr, Beverly M., deceased, of Bethel Park, PA. No. 01580 of 2023. Cynthia Cochenour, Extr., 403 Lytham Court, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01321w Jul 14, 21, 28, 2023

Carlisle, Gary John, deceased, of Pittsburgh, PA. No. 04482 of 2023. John W. Carlisle, Extr., 149 Cranbrook Drive, Coraopolis, PA 15108 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

23-01327w Jul 14, 21, 28, 2023

Chapman, Betty L., deceased, of Pittsburgh, PA. No. 04919 of 2023. Lance E. Chapman, Extr., 514 Judith Drive, Pittsburgh, PA 15236 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

23-01326w Jul 14, 21, 28, 2023

Nelson, Nancy Ann a/k/a Nancy Ann Zebraskey Nelson, deceased, of Mt. Lebanon, PA. No. 04470 of 2023. Scott Gregory Fullerton, Extr., 861 Fredericka Drive, Bethel Park, PA 15102 or to John M. Golden, Esq., 313 McClellan Drive, Pittsburgh, PA 15236.

23-02768 Jul 14, 21, 28, 2023

Wolfe, Georgeann Debby, deceased, of Bridgeville, PA. No. 04755 of 2023. Jessica Baumann, Admr., c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101.

23-01322w Jul 14, 21, 28, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-7519. In re: Petition of Joshua Guerrino Peterson, for change of name to Joshua Guerrino Virgili. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, August 22, 2023, at 9:45 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-02944 Jul 28, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-7521. In re: Petition of Nikole Lee Moorhead-Peterson, for change of name to Nikole Lee Virgili. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, August 22, 2023, at 9:45 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-02945 Jul 28, 2023

**Trust Notice**

Notice is hereby given of the administration of the Enscoe Family Trust dated October 11, 2012. Kenneth W. Enscoe, grantor, of Mount Lebanon, County of Allegheny, and Commonwealth of Pennsylvania, died on June 4, 2023. All persons having claims against Kenneth W. Enscoe are requested to make known the same to the trustee (Richard R. Enscoe) or attorney named below, c/o John R. Owen, Esquire, Owen Law Group, LLC, 310 Grant Street, Suite 2200, Pittsburgh, PA 15219.

23-02899 Jul 28; Aug 4, 11, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-23-002812

The Manchester Citizens Corporation, individually, and derivatively on behalf of Nominal Defendant, Manchester Row House Renaissance, LLC, Plaintiff,

vs.  
October Real Estate Holdings, LLC, John Elash, III, and Alfred R. DePasquale, Defendants,  
and  
Manchester Row House Renaissance, LLC, Nominal Defendant.

## BANKRUPTCY COURT

## Eastern District

(Continued from Page 1, Column 4)

**Timothy P. Rodgers and Alisha S. Rodgers;** BUCKS-PA; 23-12006; Atty: Brad J. Sadek; Chapter: 13; Filed 07/07/2023; Judge Coleman

**Niesha Shonta Jordan;** PHILADELPHIA-PA; 23-12007; Atty: Pro Se; Chapter: 13; Filed 07/07/2023; Judge Mayer

**Topper's Salon and Health Spa, Inc.;** PHILADELPHIA-PA; 23-12008; Atty: Harry J. Giacometti; Chapter: 7; Filed 07/07/2023; Judge Chan

**Toppers Spa Salon Corporate LLC;** PHILADELPHIA-PA; 23-12009; Atty: Harry J. Giacometti; Chapter: 7; Filed 07/07/2023; Judge Chan

**Toppers Spa Salon Devon LLC;** DELAWARE-PA; 23-12010; Atty: Harry J. Giacometti, attorney for In Re: Harry J. Giacometti; Chapter: 7; Filed 07/07/2023; Judge Chan

**Toppers Spa Salon Newtown LLC;** BUCKS-PA; 23-12011; Atty: Harry J. Giacometti; Chapter: 7; Filed 07/07/2023; Judge Chan

**Toppers Spa Salon Rittenhouse Square LLC;** PHILADELPHIA-PA; 23-12012; Atty: Harry J. Giacometti; Chapter: 7; Filed 07/07/2023; Judge Chan

**Toppers Spa Salon Dover LLC;** KENTDE; 23-12013; Atty: Harry J. Giacometti, Pro Se; Chapter: 7; Filed 07/07/2023; Judge Chan

**Toppers Spa Salon Marlton South LLC and Toppers Spa Salon Marlton South LLC;** PHILADELPHIA-PA; 23-12014; Atty: Harry J. Giacometti; Chapter: 7; Filed 07/07/2023; Judge Chan

**Dana M. Kutner;** PHILADELPHIA-PA; 23-12015; Atty: David J. Averett; Chapter: 7; Filed 07/07/2023; Judge Mayer

**John W. Mack, Jr.;** MONTGOMERY-PA; 23-12016; Atty: Brad J. Sadek, attorney for Mary Jacqueline Larkin; Chapter: 13; Filed 07/07/2023; Judge Chan

**Tyler Allen Pepo;** LANCASTER-PA; 23-12017; Atty: Joseph L. Quinn; Chapter: 13; Filed 07/07/2023; Judge Mayer

**Wanda Henry;** PHILADELPHIA-PA; 23-12018; Atty: Michael A. Cibik; Chapter: 13; Filed 07/07/2023; Judge Coleman

**Kim M. Branch;** PHILADELPHIA-PA; 23-12019; Atty: Georgette Miller; Chapter: 13; Filed 07/07/2023; Judge Mayer

**Sarah Lucile Harvey;** MONTGOMERY-PA; 23-12020; Atty: Pro Se; Chapter: 7; Filed 07/07/2023; Judge Chan

**Davina Kendra Eck;** LEHIGH-PA; 23-12021; Atty: John R.K. Solt; Chapter: 7; Filed 07/07/2023; Judge Mayer

**Paul L. Stefano, Jr. and Lori Anne Stefano;** BUCKS-PA; 23-12022; Atty: Charles Laputka; Chapter: 13; Filed 07/07/2023; Judge Chan

**Noemi Lara Ramos;** LANCASTER-PA; 23-12023; Atty: Elaine V. Grbach; Chapter: 7; Filed 07/08/2023; Judge Mayer

**Mickey Charles McLaughlin;** BUCKS-PA; 23-12024; Atty: Jeffery A. Fournier; Chapter: 13; Filed 07/08/2023; Judge Coleman

**Vickie L. Klimaszewski;** MONTGOMERY-PA; 23-12025; Atty: Daniel T. McGrory; Chapter: 13; Filed 07/10/2023; Judge Chan

**Nagena Pierre-Louis;** PHILADELPHIA-PA; 23-12026; Atty: Paul H. Young; Chapter: 13; Filed 07/10/2023; Judge Chan

**Milagros I. Rivera Almodovar;** NORTHAMPTON-PA; 23-12027; Atty: Michelle Dewald; Chapter: 7; Filed 07/10/2023; Judge Mayer

**Dana A. Bergamesco;** PHILADELPHIA-PA; 23-12028; Atty: Pro Se; Chapter: 13; Filed 07/10/2023; Judge Coleman

**Derrick H. Garner;** PHILADELPHIA-PA; 23-12029; Atty: Zachary Perlick; Chapter: 13; Filed 07/10/2023; Judge Chan

**Aliyah Amina Elliott;** PHILADELPHIA-PA; 23-12030; Atty: David M. Offen; Chapter: 13; Filed 07/10/2023; Judge Mayer

**Samuel McCutchin and Susan McCutchin;** DELAWARE-PA; 23-12031; Atty: Lawrence S. Rubin; Chapter: 13; Filed 07/10/2023; Judge Chan

**Rosanne Michelle Cutrone;** LANCASTER-PA; 23-12032; Atty: Marcia Y. Phillips; Chapter: 7; Filed 07/10/2023; Judge Mayer

**Adam Kusz;** PHILADELPHIA-PA; 23-12033; Atty: John Everett Cook; Chapter: 13; Filed 07/10/2023; Judge Chan

**Lyles and Lewis Development LLC;** NEW CASTLE-DE; 23-12034; Atty: Roger V. Ashodian; Chapter: 7; Filed 07/11/2023; Judge Chan

**Hollie McIntosh;** PHILADELPHIA-PA; 23-12035; Atty: Zachary Perlick; Chapter: 13; Filed 07/11/2023; Judge Coleman

**Amanda Sue Ceneviva and Dustin James Ceneviva;** BUCKS-PA; 23-12036; Atty: Mark M. Medvesky; Chapter: 7; Filed 07/11/2023; Judge Mayer

**Dariys W. Hinton;** PHILADELPHIA-PA; 23-12037; Atty: Mitchell Lee Chambers, Jr.; Chapter: 13; Filed 07/11/2023; Judge Coleman

**Carol Barnes;** PHILADELPHIA-PA; 23-12038; Atty: Michael D. Sayles; Chapter: 7; Filed 07/11/2023; Judge Mayer

**Joseph G. Healy, Jr.;** DELAWARE-PA; 23-12039; Atty: Mitchell Lee Chambers, Jr.; Chapter: 13; Filed 07/11/2023; Judge Coleman

**Thomas A. Bean;** MONTGOMERY-PA; 23-12040; Atty: Daniel T. McGrory; Chapter: 7; Filed 07/11/2023; Judge Coleman

**Christopher S. Moyer;** BUCKS-PA; 23-12041; Atty: Brad J. Sadek; Chapter: 13; Filed 07/11/2023; Judge Mayer

**Miguel A. Concepcion;** MONTGOMERY-PA; 23-12042; Atty: George R. Tadross; Chapter: 7; Filed 07/11/2023; Judge Coleman

**Colleen M. Burke;** BUCKS-PA; 23-12043; Atty: Diana M. Dixon; Chapter: 7; Filed 07/11/2023; Judge Mayer

**Toni Lisbeth Boerner;** BUCKS-PA; 23-12044; Atty: Michael A. Cataldo; Chapter: 13; Filed 07/11/2023; Judge Coleman

**Devon D. Martin;** DELAWARE-PA; 23-12045; Atty: George R. Tadross; Chapter: 7; Filed 07/11/2023; Judge Coleman

**Marvin Al Marin;** LEHIGH-PA; 23-12046; Atty: Zachary Zawarski; Chapter: 13; Filed 07/11/2023; Judge Mayer

**Gilbert R. Loiseau and Kristine Loiseau;** BUCKS-PA; 23-12047; Atty: Paul H. Young; Chapter: 13; Filed 07/12/2023; Judge Mayer

**Dean K. Diehl;** CHESTER-PA; 23-12048; Atty: Richard N. Lipow; Chapter: 7; Filed 07/12/2023; Judge Chan

**Megan N. Schmidt;** BERKS-PA; 23-12049; Atty: David S. Gellert; Chapter: 7; Filed 07/12/2023; Judge Mayer

**Jonathan Machuca Allende;** LEHIGH-PA; 23-12050; Atty: Charles Laputka; Chapter: 13; Filed 07/12/2023; Judge Mayer

**Joshua A. Kitchen;** BUCKS-PA; 23-12051; Atty: Brad J. Sadek; Chapter: 7; Filed 07/12/2023; Judge Coleman

**Soomock Shim;** MONTGOMERY-PA; 23-12052; Atty: Michael W. Gallagher; Chapter: 13; Filed 07/12/2023; Judge Chan

**Gayle R. Brooks;** LANCASTER-PA; 23-12053; Atty: Thomas W. Fleckenstein; Chapter: 7; Filed 07/12/2023; Judge Mayer

**Tami I. Park;** BUCKS-PA; 23-12054; Atty: Jon M. Adelstein; Chapter: 13; Filed 07/12/2023; Judge Chan

**William Ung and Katharine A. Ung;** MONTGOMERY-PA; 23-12055; Atty: George R. Tadross; Chapter: 7; Filed 07/12/2023; Judge Coleman

**Beth Ann Dove;** BUCKS-PA; 23-12056; Atty: Paul H. Young; Chapter: 13; Filed 07/12/2023; Judge Coleman

**Wendy S. Kraft;** NORTHAMPTON-PA; 23-12057; Atty: Marcia Y. Phillips; Chapter: 7; Filed 07/12/2023; Judge Mayer

**Blanche Aboyan;** DELAWARE-PA; 23-12058; Atty: David B. Spitofsky; Chapter: 13; Filed 07/12/2023; Judge Coleman

**John R. Klass;** BUCKS-PA; 23-12059; Atty: Paul H. Young; Chapter: 13; Filed 07/12/2023; Judge Chan

**Troy F. Tomczak and Troy F. Tomczak;** BUCKS-PA; 23-12060; Atty: Diana M. Dixon; Chapter: 13; Filed 07/12/2023; Judge Coleman

**Sandra Singleton;** BUCKS-PA; 23-12061; Atty: Donald Williford; Chapter: 13; Filed 07/12/2023; Judge Mayer

**Tyra D. Coleman;** PHILADELPHIA-PA; 23-12062; Atty: David M. Offen; Chapter: 13; Filed 07/12/2023; Judge Chan

**Lorraine McKnight;** DELAWARE-PA; 23-12063; Atty: David M. Offen; Chapter: 13; Filed 07/12/2023; Judge Chan

**Sherry D. Ingram;** PHILADELPHIA-PA; 23-12064; Atty: David M. Offen; Chapter: 13; Filed 07/12/2023; Judge Coleman

**Gary Alan Kutner;** MONTGOMERY-PA; 23-12065; Atty: Anthony A. Frigo; Chapter: 7; Filed 07/13/2023; Judge Coleman

**Joseph T. Fair;** PHILADELPHIA-PA; 23-12066; Atty: Georgette Miller; Chapter: 13; Filed 07/13/2023; Judge Coleman

**Steven Johnson;** BUCKS-PA; 23-12067; Atty: Paul H. Young; Chapter: 13; Filed 07/13/2023; Judge Coleman

**Candace Hoover;** LANCASTER-PA; 23-12068; Atty: Richard J. Gromen; Chapter: 13; Filed 07/13/2023; Judge Mayer

**Jeffrey J. Weitknecht and Carol A. Weitknecht;** NORTHAMPTON-PA; 23-12069; Atty: Kevin K. Kercher; Chapter: 13; Filed 07/13/2023; Judge Mayer

**Iouri Lobov;** BUCKS-PA; 23-12070; Atty: Jeffrey C. McCullough; Chapter: 13; Filed 07/13/2023; Judge Chan

**Frances Scarborough;** PHILADELPHIA-PA; 23-12071; Atty: Pro Se; Chapter: 13; Filed 07/13/2023; Judge Chan

**Timothy Phillip Beckel;** BUCKS-PA; 23-12072; Atty: Jeffery A. Fournier; Chapter: 13; Filed 07/13/2023; Judge Coleman

**Kimberley L. Nagel;** MONTGOMERY-PA; 23-12073; Atty: Michael D. Sayles; Chapter: 13; Filed 07/13/2023; Judge Coleman

**Lynette Sheriff;** PHILADELPHIA-PA; 23-12074; Atty: Pro Se; Chapter: 7; Filed 07/13/2023; Judge Coleman

**Patricia A. Petitti;** BERKS-PA; 23-12075; Atty: Matthew R. Nahrang; Chapter: 7; Filed 07/13/2023; Judge Mayer

**Joanne M. Trujillo;** BUCKS-PA; 23-12076; Atty: Tova Weiss; Chapter: 13; Filed 07/13/2023; Judge Coleman

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. If you do not have a lawyer, telephone the office set forth below. This office can provide you with information about hiring a lawyer.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, this office may be able to provide you with information about agencies that may offer legal service to eligible persons at a reduced fee or no fee.

Lawyer Referral Service

The Allegheny County Bar Association  
4th Floor Koppers Bldg.

436 Seventh Ave., Pittsburgh, PA 15219

Telephone: 412-261-5555

23-02912 Jul 28, 2023

## Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
NO. GD-21-014435

Wilksburg School District and Wilksburg Borough, Plaintiffs,

v.

The Unknown Heirs of Helen McClelland a/k/a Helen McClelland, Deceased, Defendant(s).

## Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 232-K-34, more commonly known as 1486 Mill St., Pittsburgh, PA 15221 in the Municipality of Penn Hills.

## Notice

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

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

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

Lawyer Referral Service

The Allegheny County Bar Association  
400 Koppers Building

436 Seventh Avenue

Telephone: (412) 261-5555

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

23-02954 Jul 28, 2023

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