

The Pittsburgh Legal Journal

FRIDAY
JULY 26, 2024

Vol. 150 - No. 141

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Alternative Investment Specialists LLC, Knapp Jason C vs Kelley Clarke PC, Kelley Dugan P., Ang Asher; GD-24-008010; Defamation; Praecepte for Writ of Summons; Atty(s): Leonard Roy E., Oberdick David G, Beck Justin D.

Woo Hannah vs Lorenzo De'Medici Inc.; GD-24-008011; Contract - Other; Praecepte for Writ of Summons; Atty(s): DeWalt Suzanne L.

McGann & Chester LLC; GD-24-008012; Petition to Sell Motor Vehicle; Petition Initiating Case; Atty(s): Filek Jr. R. Rudy

Cooper Joyce vs Bridgestone Retail Operations LLC, Lithia Moon-V LLC, Commonwealth of PA Department of Transportation; GD-24-008014; Product Liability; Complaint; Atty(s): Schiffman Jason M.

Commonwealth of PA Department of Revenue vs Interkaf LLC; GD-24-101511; Commonwealth Tax Lien; Business Taxes; 23716.01

Commonwealth of PA Department of Revenue vs Revival Today Inc; GD-24-101512; Commonwealth Tax Lien; Business Taxes; 3117.89

Commonwealth of PA Department of Revenue vs Driven Pgh LLC; GD-24-101513; Commonwealth Tax Lien; Business Taxes; 6590.57

Commonwealth of PA Department of Revenue vs Bassett Enterprises Inc.; GD-24-101514; Commonwealth Tax Lien; Business Taxes; 361.67

Commonwealth of PA Department of Revenue vs Clinton W Runco DMD; GD-24-101515; Commonwealth Tax Lien; Business Taxes; 2933.33

Commonwealth of PA Department of Revenue vs Peak Inc.; GD-24-101516; Commonwealth Tax Lien; Business Taxes; 7349.18

Commonwealth of PA Department of Revenue vs Abbott Chun Lim; GD-24-101517; Commonwealth Tax Lien; Business Taxes; 6919.08

Commonwealth of PA Department of Revenue vs Smartdrive Systems Inc; GD-24-101518; Commonwealth Tax Lien; Business Taxes; 35099.34

Commonwealth of PA Department of Revenue vs Moly Services Inc; GD-24-101519; Commonwealth Tax Lien; Business Taxes; 6192.98

CIVIL DIVISION

New Arbitration Suits

CKS Prime Investments LLC vs Thomas Sr. Pierre L; AR-24-004536; Contract - Credit Card; Exhibits; 1002.48; Atty(s): Tsarouhis Demetrios H.

Rivera Frincellar vs Erie Insurance Exchange, Erie Indemnity Company, Erie Insurance Group, Erie Insurance Company; AR-24-004537; Contract - Buyer Plaintiff; Complaint; Atty(s): Hollis Todd J

CKS Prime Investments LLC vs Moore Melanie K.; AR-24-004538; Contract - Credit Card; Exhibits; 1087.72; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Hayes Gail J; AR-24-004539; Contract - Credit Card; Exhibits; 1229.95; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Jones Moran Robin J; AR-24-004540; Contract - Credit Card; Exhibits; 1157.68; Atty(s): Tsarouhis Demetrios H.

Velocity Investments LLC vs Greene Christena; AR-24-004541; Contract - Debt Collection; Exhibits; 2279.42; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Clarke Laura L.; AR-24-004542; Contract - Credit Card; Exhibits; 1146.90; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Snyder Miranda L.; AR-24-004543; Contract - Credit Card; Exhibits; 1133.61; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Fellabaum Seth A.; AR-24-004544; Contract - Credit Card; Exhibits; 1351.42; Atty(s): Tsarouhis Demetrios H.

Velocity Investments LLC vs Leviege Charles; AR-24-004545; Contract - Debt Collection; Exhibits; 1604.76; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Jones Lester; AR-24-004546; Contract - Credit Card; Exhibits; 1014.08; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Payne Carmal; AR-24-004547; Contract - Credit Card; Exhibits; 1942.92; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Schlereth Regina; AR-24-004548; Contract - Credit Card; Exhibits; 1187.32; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Odonnell Nicole; AR-24-004549; Contract - Credit Card; Exhibits; 2100.33; Atty(s): Tsarouhis Demetrios H.

ORPHANS' COURT

Wills

Pearl Gerber, deceased; Mary G. Rider, Extrx.; Atty: Jeffrey P. Derrico; 04617 of 2024.

Lynn Martha Kriska, deceased; Jessica Spragg, Extrx.; Atty: E. Robert Pecori; 04620 of 2024.

Louis A. Olszewski, deceased; Mary Tekla Olszewski, Extrx.; Atty: James P. Sommers; 04622 of 2024.

Dale T. Shaffer, deceased; Linda S. Kennedy, Extrx.; Atty: Adam M. Garret; 04624 of 2024.

John A. Orison, deceased; Louis Orison, Co-Extr., Justin Orison, Co-Extr.; 04628 of 2024.

John R. Miller, deceased; Gregory C. Moore, Extr.; Atty: Elizabeth A. Becker; 04632 of 2024.

Mary Jane Hoover, deceased; Mary Anne Hoover, Co-Extr., Linda Hoover Manoli, Co-Extr.; Atty: Paul D. Zavarella, Carol Sikov Gross, James R. Baker, James R. Baker, Frank J. Pallone, Jr.; 05813 of 2022.

John F. Dugan, deceased; Julie Mair, Extrx.; Atty: Dennis Michael Twigg; 04639 of 2024.

Elisa Battocchi, deceased; Joseph Battocchi, Extr.; Atty: Justin Ellis; 04642 of 2024.

Joseph J. Root, Jr., deceased; Dennis W. Root, Extr.; Atty: Laross C. Campbell; 04643 of 2024.

Janet Ann Packan, deceased; Ronald Druga, Extr.; Atty: Christian Rieger; 04644 of 2024.

Patricia A. Fetzer, deceased; Christy MacFarlane, Extrx.; Atty: Lillian Orzechowski; 04645 of 2024.

Donald M. Muenchow, deceased; Cynthia J. Zuch, Extrx.; Atty: Tracy Lynn Zihmer; 04647 of 2024.

Betty Louise Wintruba, deceased; James M. Wintruba, Extr.; 04649 of 2024.

Charles J. Kachinko, deceased; Linda Kozikowski, Extrx.; Atty: Daniel F. Bekavac, Jr.; 04650 of 2024.

Lorraine S. Caplan, deceased; Clifford A. Caplan, Co-Extr., Matthew David Speamer, Co-Extr.; Atty: Brenda B. Sebring; 04652 of 2024.

Mary J. Gannon, deceased; Catherine T. Gannon, Extrx.; Atty: James K. Wood; 04653 of 2024.

James John Marshall, deceased; Milissa Ann Craggs, Extrx.; Atty: Katie M. Casker; 04654 of 2024.

BANKRUPTCY COURT

Western District

Lisa M. Rudnik; INDIANA-PA; 24-70280; Atty: Corey J. Sacca; Chapter: 7; Filed 07/11/2024; Judge Deller

Darlah Sue Egger; CRAWFORD-PA; 24-10383; Atty: Daniel J. Boger; Chapter: 7; Filed 07/12/2024; Judge Melaragno

Diane M. King and Doug A. Trsinar; MERCER-PA; 24-10384; Atty: Kenneth K. McCann; Chapter: 7; Filed 07/12/2024; Judge Melaragno

Frank E. Gilliam and Jodi L. Gilliam; MERCER-PA; 24-10385; Atty: Daniel P. Foster; Chapter: 13; Filed 07/12/2024; Judge Melaragno

Christine Marie Schultz; JEFFERSON-PA; 24-10386; Atty: James Kutkowski; Chapter: 7; Filed 07/12/2024; Judge Melaragno

Garrett S. Skindell; ERIE-PA; 24-10387; Atty: Michael J. Graml; Chapter: 13; Filed 07/12/2024; Judge Melaragno

Frank E. Burgess and Tina S. Burgess; MERCER-PA; 24-10388; Atty: Daniel P. Foster; Chapter: 13; Filed 07/12/2024; Judge Melaragno

DiMarco Vein Center; WARREN-PA; 24-10389; Atty: Pro Se, Principal Operating Officer: Pro Se; Chapter: 7; Filed 07/12/2024; Judge Melaragno

David B. DiMarco, M.D., P.C.; WARREN-PA; 24-10390; Atty: Pro Se, Principal Operating Officer: Pro Se; Chapter: 7; Filed 07/12/2024; Judge Melaragno

Ashaila D. Preston; ALLEGHENY-PA; 24-21679; Atty: Christian M. Rieger; Chapter: 13; Filed 07/12/2024; Judge Deller

Robin Denise Tigney; ALLEGHENY-PA; 24-21680; Atty: Albert G. Reese, Jr.; Chapter: 13; Filed 07/12/2024; Judge Deller

Amber A. Schad; ALLEGHENY-PA; 24-21681; Atty: Kenneth Steidl; Chapter: 7; Filed 07/12/2024; Judge Deller

Tambri I. Tiwold; ALLEGHENY-PA; 24-21682; Atty: Kenneth Steidl; Chapter: 7; Filed 07/12/2024; Judge Bohm

William A. Richards; ALLEGHENY-PA; 24-21683; Atty: Lawrence W. Willis; Chapter: 7; Filed 07/12/2024; Judge Deller

James W. Shutts; ALLEGHENY-PA; 24-21684; Atty: Kenneth Steidl; Chapter: 7; Filed 07/12/2024; Judge Taddonio

Daniel Beresnyak; ARMSTRONG-PA; 24-21685; Atty: Lawrence W. Willis; Chapter: 13; Filed 07/12/2024; Judge Bohm

John E. Smetanka, Jr.; FAYETTE-PA; 24-21686; Atty: Lawrence W. Willis; Chapter: 13; Filed 07/12/2024; Judge Bohm

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

PNC Bank N.A. vs Johnson Patricia A., Unknown Heirs of Bruce A. Johnson; MG-24-000560; Mortgage Foreclosure; Complaint; Atty(s): Pierro Michelle Lynn

U.S. Bank Trust Company National Association vs Drewery Theodore A.; MG-24-000561; Mortgage Foreclosure; Certificate of Location; 63479.53; Atty(s): Frank Eugene D

GV Holdings LLC vs Musselman III Samuel A.; MG-24-000562; Mortgage Foreclosure; Certificate of Location; 135000.00; Atty(s): McCrea Jacob C.

Williams Olandy; GD-24-007992; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Little David Harry Westbury; GD-24-008009; Petition for Change of Name; Motion; Atty(s): Mathieu Amy Elizabeth

Dice Properties vs Red Swing Consulting Services LLC; GD-24-008015; DSB (for money commercial); Notice; Atty(s): Catalano Richard J.

Dice Properties vs Red Swing Consulting Services LLC; GD-24-008016; DSB (for possession commercial); Notice; Atty(s): Catalano Richard J.

Estate of Casey Clontz; GD-24-008025; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Schiffman Jason M.

Fornaro John vs Millennium Outdoors, Jacob Ash Holdings Inc.; GD-24-008036; Product Liability; Transfer to Allegheny County; Atty(s): Eisenberg Fredric

Taylor Noah Jonathan; GD-24-008042; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Gillard Rebecca vs Thomas D'Shawn; GD-24-008109; Other Tort; Complaint; Atty(s): Chaffin Eric T, Booth Patrick C., Malone Mark J

Bondra Luke, Kimberly Bondra M vs Novak Esq. Shirley; GD-24-008110; Legal Liability; Praecipe for Writ of Summons; Atty(s): Farneth II George R.

McKeesport Area School District, City of McKeesport vs Sawyer Tyler, Sawyer Brittany; GD-24-008111; Sci Fa sur Tax Lien; Certificate of Location; 4857.07; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

East Allegheny School District, East McKeesport Borough vs Taylor Tiffany; GD-24-008112; Sci Fa sur Tax Lien; Certificate of Location; 9122.16; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Allegheny County vs Bahta Julie, Bahta Aklilu A.; GD-24-008113; Sci Fa sur Tax Lien; Certificate of Location; 2227.10; Atty(s): McCabe Michael G.

Allegheny County vs Clark Amy Jo; GD-24-008114; Sci Fa sur Tax Lien; Certificate of Location; 1552.39; Atty(s): McCabe Michael G.

Allegheny County vs Ghatani Damber S., Biswa Mangali M.; GD-24-008115; Sci Fa sur Tax Lien; Certificate of Location; 1203.95; Atty(s): McCabe Michael G.

Allegheny County vs Mosley Kevin D; GD-24-008116; Sci Fa sur Tax Lien; Certificate of Location; 1194.32; Atty(s): McCabe Michael G.

Allegheny County vs Pack Jacob P.; GD-24-008117; Sci Fa sur Tax Lien; Certificate of Location; 3020.66; Atty(s): McCabe Michael G.

Allegheny County vs Smith Olga, Smith Timothy; GD-24-008118; Sci Fa sur Tax Lien; Certificate of Location; 998.06; Atty(s): McCabe Michael G.

Allegheny County vs Smith Tamara R. Ohler; GD-24-008119; Sci Fa sur Tax Lien; Certificate of Location; 2300.59; Atty(s): McCabe Michael G.

E. A., J. C., K. C., S. C., C. C., F. D., D. E., R. J., G. J., T. J., F. J., S. J., C. K., P. K., M. M., B. N., L. R., S. S., M. T., J. T., P. T., F. X., B. Z. vs Summit School Inc.; GD-24-008120; Other Tort; Complaint; Atty(s): Luckasevic Jason E

COURT NOTICES

Pennsylvania Supreme Court

IN RE: ORDER AMENDING RULES 2113, 2135, 2136, 2185, AND 2322 OF THE PENNSYLVANIA RULES OF APPELLATE PROCEDURE

NO. 311 APPELLATE PROCEDURAL RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 18th day of July, 2024, upon the recommendation of the Appellate Court Procedural Rules Committee; the proposal having been published for public comment at 53 Pa.B. 2725 (May 20, 2023):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rules 2113, 2135, 2136, 2185, and 2322 of the Pennsylvania Rules of Appellate Procedure are amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective January 1, 2025.

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

24-02673

Court of Common Pleas of Allegheny County

JUVENILE COURT

MOTIONS SCHEDULE

August 2024

August 1 - Judge Woodruff

August 2 - Judge Woodruff

August 5 - Judge Cozza

August 6 - Judge Cozza

August 7 - Judge Cozza

August 8 - Judge Cozza

August 9 - Judge Cozza

August 12 - Judge Sizemore

August 13 - Judge Sizemore

August 14 - Judge Sizemore

August 15 - Judge Sizemore

August 16 - Judge Sizemore

August 19 - Judge Middleman

August 20 - Judge Middleman

August 21 - Judge Middleman

August 22 - Judge Middleman

August 23 - Judge Middleman

August 26 - Judge Bush

August 27 - Judge Bush

August 28 - Judge Bush

August 29 - Judge Bush

August 30 - Judge Bush

24-02463

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

August 2024

August 1 - Woodruff, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM

August 2 - No Motions

August 5 - Sizemore, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM

August 6 - Bush, J. in Courtroom 320 at 10:00 AM

August 7 - Cozza, J. in Courtroom 320 at 9:30 AM and Sweeney, J. in Courtroom 425 at 2:00 PM

August 8 - Eaton, J. in 814 City-County Building at 2:00 PM

August 9 - No Motions

August 12 - Costa, J. in Courtroom 425 at 2:00 PM

August 13 - Korbel, J. in Courtroom 425 at 2:00 PM

August 14 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

August 15 - Sweeney, J. in Courtroom 425 at 2:00 PM

August 16 - No Motions

August 19 - Korbel, J. in Courtroom 425 at 2:00 PM

August 20 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

August 21 - McGough, J. in Courtroom 425 at 2:00 PM

August 22 - Costa, J. in Courtroom 425 at 2:00 PM

August 23 - No Motions

August 26 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

August 27 - Middleman, J. in Courtroom 320 at 9:30 AM and Eaton, J. in 814 City-County Building at 2:00 PM

August 28 - Korbel, J. in Courtroom 425 at 2:00 PM

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

August 30 - No Motions

000 Senior 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 President Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Sweeney, 018 Judge McCrady, 019 Judge Spurgeon

24-02547

Court of Common Pleas of Allegheny County

Orphans' Court Judges Motions Schedule for the Month of August 2024

Week of

August 5 - Judge Williams

August 12 - Judge Marmo

August 19 - Judge McCarthy

August 26 - Judge O'Toole

24-02550

Established 1853
The Pittsburgh Legal Journal is published five days each week, except for holidays
400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219
412-261-6255 | www.PittsburghLegalJournal.org
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The Pittsburgh Legal Journal assumes no responsibility for failure to report any matter inadvertently omitted or withheld from it.

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COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.Wednesday
July 31, 2024

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-0000391-24; Alexis Britton; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Randall T. Ricciuti**

CR-0009133-23; Jeanette J. Funnen; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sean Thomas Logue**

CR-0002459-24; Ruth Heastings; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005601-23; Charles Richardson; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Stephen Domenic Colafella**

Judge Alexander P. Bicket
Courtroom 321

CR-0000655-24; Darius Owens; Simple Assault; ADA: **Donald Henry Presutti II**; D-atty: **Carissa Ann Davenport**

CR-0009063-23; Martin J. Zaladonis; Forgery - Alter Writing; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

Judge Kelly Bigley
Courtroom 525

CR-0000083-24; James Brown; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Coblentz McGuire**

CR-0000436-24; Rebekah Kaye Dunn; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Douglas Sughrue**

CR-0000555-24; Timothy Patrick Hudson; DUI: High Rte of Alc (BAC .10 - <.16) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Joel Shrager**

CR-0000409-24; Sarah Rebecca Large; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Duke George Jr.**

CR-0000370-24; Justin Joseph Parra; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0009650-18; Eli Jonas Wasserman; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

Judge Thomas Flaherty
Courtroom 324

CR-0001592-24; James Thomas Begley; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Deanne Elizabeth Paul**

CR-0004720-18; Ja-Nay Davis; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Owen Matthew Seman**

CR-0004947-23; Heidi Ramler; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kelvin L. Morris**

CR-0001134-24; James Robson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0009043-18; Edward James Waterman; Bad Checks; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

Judge Elliot Howsie
Courtroom 533

CR-0002450-23; Dennis Bowles; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samir George Hadeed**

CR-0007960-23; Cynthia Scalise; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Max James Iverson**

CR-0001335-24; Rameire Allen Wright; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Nelson Zuckerman**

Judge Beth A. Lazzara
Courtroom 306A

CR-0006103-22; Kenneth Eugene Burgess; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jacob Wesley Wyland**

CR-0009045-23; Surrion Tyriq Cotton; Corrupt Organizations - Employee; D-atty: **Joseph David Horowitz**

CR-0004506-22; Kelly Gebhardt; Aggravated Cruelty to Animals - Torture; ADA: **Rachel Catherine Fleming**; D-atty: **Bruce A. Carsia**

CR-0009031-23; Thomas Hiles; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lacy Marie Scales**

CR-0004542-22; Donald Podczerwinski; Aggravated Cruelty to Animals - Torture; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jacob Wesley Wyland**

CR-0009019-23; Tequill Taylor; Corrupt Organizations - Employee; ADA: **Katherine Anne Wymard**

CR-0009121-23; Kevin M. Underwood; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis W. Emmi**

Judge Jill E. Rangos
Courtroom 327

CR-0001601-24; Walter Banks; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jan Ira Medoff**

CR-0004921-23; Daniel Dick; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Thomassey**

CR-0002676-24; Delbert James; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0001602-24; Latoya James; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004227-18; Daniel James Luster; Invol. Deviate Sexual Intercourse W/Child; ADA: **Lisa Siobhann Carey**; D-atty: **Jonathan Coumes**

Judge Kevin G. Sasinowski
Courtroom 506

CR-0006269-23; Cindy Liang; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Diferderfer**

Judge Randal B. Todd
Courtroom 310

CR-0001379-24; Todd Julius Akrie; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

CR-0007885-22; Dewayne Lewis Chatfield; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anthony Jackson**

CR-0016478-05; Randolph P. Chechak; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0001158-24; Michael Cunningham; Burglary - Overnight Accommodation, No Person Present; ADA: **Heather Spence**; D-atty: **Carissa Ann Davenport**

CR-0002191-24; Te'Juan Davis; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0007636-23; Vinae Dent-Wright; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Dewitt Barry**

CR-0008324-23; Renae Ferguson; Aggravated Harassment By Prisoner; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Dewitt Barry**

CR-0002360-24; Malakhi Fisher; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008534-23; Erik Deway Henderson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Dewitt Barry**

CR-0007634-23; Devons Hunter; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William Kevin Trower**

CR-0000039-24; Matthew Maxwell; Possession Of Firearm Prohibited; ADA: **Jordan Oliver Buzza**; D-atty: **Michael Dewitt Barry**

CR-0003087-24; Matthew Maxwell; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0002184-24; Matthew Maxwell; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0002861-24; Matthew Maxwell; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0000718-24; Matthew Maxwell; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Dewitt Barry**

CR-0002233-24; Matthew Maxwell; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0005542-22; Garrie Mills; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005312-18; David Redman Jr.; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Melissa Ann Leech**

CR-0008563-23; Robert Rashad Simmons; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Thomassey**

CR-0001715-23; John Stanko; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **T. Brent McCune**

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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 5, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, AUGUST 5, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, AUGUST 6, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, AUGUST 12, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution of the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows: SUBSECTION 475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

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

name and address of the individual(s) or other entity that purchased the property.

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

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

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

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

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following:

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

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

Baldwin Borough

79. Donna Adamski

MG-22-000065—\$126,227.58

Shnyder Law Firm, LLC
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 504 North Street,

Pittsburgh, PA 15227. Deed Book Volume 9103, Page 279. Block and Lot Number 59-F-18.

Bellevue

55. Desiree Lewanewsky, Known Heir of David Charles Lewanewsky, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David Charles Lewanewsky

MG-23-000924—\$263,453.20

Jeff Calcagno, 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 124 N. Balph Avenue, Pittsburgh, PA 15202. Deed Book Volume 17635, Page 362. Block and Lot Number 0160-H-00057-0000-00.

Bethel Park

14. Randell L. Rusch, Jr. a/k/a Randall L. Rusch, Jr. and Leslie A. Rusch, and the United States of America

MG-22-000410—\$311,607.85

David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 934 Delfield Drive, Bethel Park, PA 15102. Deed Dated November 10, 1998, recorded on November 12, 1998 in Department of Real Estate of Allegheny County at Book Volume 10341, Page 299. Block 666-N, Lot 130.

45. Dawn M. Nee

GD-22-015633—\$2,044.11

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one and one half story frame house known as 5351 Main Street, Bethel Park, PA 15102. Deed Book Volume 15581, Page 66. Block & Lot No. 567-C-35.

47. Anthony J. Hlista and Alexandra R. Trunzo

GD-22-013286—\$3,204.12

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 frame house being known as 2925 Idaho Avenue, Bethel Park, PA 15102. Deed Book Volume 13362, Page 492. Block & Lot No. 476-L-82.

Braddock Hills

81. Mary L. Cooke

MG-22-000177—\$69,732.42

Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Braddock Hills Borough: Having erected thereon a dwelling being known and numbered as 1219 Circle Drive, Pittsburgh, Pennsylvania 15221. Deed Book Volume 15742, Page 241. Block and Lot Number 0234-R-00034-0000-00.

Brentwood

73. Paul A. Graffia

MG-23-000568—\$77,914.03

Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having currently erected thereon a single family dwelling being known as 342 Olancha Avenue, Pittsburgh, PA 15227, Deed Book 11147, Page 533, Block and Lot 0188-E-00189-0000-00.

Bridgeville

42. Zachary Arturi, Administrator of the Estate of Valerie Z. Arturi, Deceased

GD-23-010204—\$4,008.21

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 226 Patterson Avenue, Bridgeville, PA 15017. Deed Book Volume 10971, Page 162. Block & Lot No. 255-E-346.

72. Helen S. Sturgis

GD-16-013967—\$3,209.61

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story frame house being known as 1339 Terrace Street, Bridgeville, PA 15017. Deed Book Volume 7919, Page 469. Block & Lot No. 255-H-283.

City of Clairton

13. All the Unknown Heirs of Sally L. McFadden, deceased

GD-23-011539—\$28,839.71

Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a 1-story brick house with garage known as 153 Waddell Avenue, Clairton, PA 15025, Deed Book Volume 8414, Page 177, Block & Lot No. 878-F-191.

Crafton

25. Sharon Rusnak Gaitens a/k/a Sharon R. Gaitens

MG-24-000003—\$12,287.06

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

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Crafton: Having erected thereon a dwelling being known and numbered as 89 South Linwood Avenue, Pittsburgh, PA 15205 a/k/a 89 South Linwood Avenue #A, Pittsburgh, PA 15205. Deed Book Volume 10879, Page 571. Block and Lot Number 0068-G-00236-0000-00.

Crescent

46. Cynthia A. Rushman

GD-18-015883—\$5,856.33

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent:

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

Having erected thereon a two story frame house being known as 189 McGovern Boulevard, Crescent, PA 15046. Deed Book Volume 13270, Page 594. Block & Lot No. 703-E-303.

Dormont

34. Pittsburgh South Hills Realty LLC
GD-23-007829—\$13,952.34
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as 2722 Dwight Avenue, Pittsburgh, PA 15216. Deed Book 18113, Page 37. Block and Lot Number 63-D-298.

East McKeesport

22. Lynn Reed a/k/a Lynn A. Reed
GD-24-001089—\$40,806.23
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 1109 Melrose Ave., East McKeesport, PA 15035. Deed Book Volume 14768, Page 252. Block and Lot Number 0547-A-00323-0000-00.

East Pittsburgh

68. Freight Expeditors Inc., Rajkumarie Singh and Anand Singh
GD-24-005465—\$119,423.07
Nicholas R. DiNardo, Esq.
412-430-0131

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 547 Franklin Street, East Pittsburgh, PA 15112, in Plan Book Volume 11, Page 146, and designated as Block and Lot Number 375-R-025.

Elizabeth Borough

54. James D. Wylie; and the United States of America c/o Western District of Pennsylvania
MG-23-000723—\$116,525.64
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 922 3rd Ave., Elizabeth, PA 15037. Deed Book Volume 10950, Page 589. Block and Lot Number 1133-P-00084-0000-00.

74. Kelly Dziaminski
MG-23-001155—\$121,568.42
Patrick J. Wesner, Esq.
856-810-5815

In the Borough of Elizabeth, County of Allegheny and Commonwealth of Pennsylvania, currently erected thereon a single family dwelling being known as 909 9th Avenue, Elizabeth, PA 15037 a/k/a 909 9th Street, Elizabeth, PA 15037, Deed Book 11292, Page 301, Block and Lot 1272-C-00205-0000-00.

Forest Hills

4. Nathaniel Blank and Remy Harris
MG-22-000287—\$283,396.51
KML Law Group, P.C.
215-627-1322

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

known and numbered as 228 Woodside Road, Pittsburgh, PA 15221. Deed Book 16269, Page 40. Block and Lot Number 298-P-84.

Franklin Park

38. Karen Grace Stahl Marks, Heir of Marjorie K. Stahl a/k/a Marjorie K. Stahl-Barton, Deceased
GD-21-015432—\$24,644.23
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: (Parcel 1): Having erected thereon a single family dwelling being known and numbered as 1537 Ingomar Heights Rd., Pittsburgh, PA 15237. Deed Book 4211, Page 281. Block and Lot Number 823-G-284; And (Parcel 2): Being all that vacant land known and numbered as Ingomar Heights Rd., Pittsburgh, PA 15237. Deed Book 4211, Page 281. Block and Lot Number 823-G-278.

Glassport

36. Andrew Michael Miller
GD-23-013162—\$8,453.02
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon an office/apartments over building being known and numbered as 433 Monongahela Ave., Glassport, PA 15045. Deed Book 11977, Page 352. Block and Lot Number 467-P-76.

51. Joan Raszewski a/k/a Joan Alice Raszewski, With Notice to Heirs and Assigns
GD-23-003736—\$3,698.81
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one story frame house being known as 311 Euclid Avenue, Glassport PA 15045. Deed Book Volume 7646, Page 372. Block & Lot No. 467-L-176.

Green Tree

52. Jacqueline DeMartin
MG-23-000984—\$115,496.56
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1118 Greentree Road, Pittsburgh, PA 15220. Deed Book Volume 12194, Page 487. Block and Lot Number 0036-E-00154-0000-00.

Hampton

71. Becky Thompson, in Her Capacity as Heir of Barbara Thompson a/k/a Barbara K. Thompson a/k/a Barbara Karen Thompson, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Thompson a/k/a Barbara K. Thompson a/k/a Barbara Karen Thompson, Deceased
MG-24-000068—\$140,415.20
Carolyn Treglia, 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 4179 Wallace Rd., Allison Park, PA 15101. Deed Book 12084, Page 473, Instrument Number 2004-19820. Block and Lot Number 0717-D-00254-0000-00.

Harrison

3. Joshua R. Wood a/k/a Joshua Ryan Wood a/k/a Joshua Wood
MG-24-000114—\$83,807.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Parcel One: Having erected thereon a dwelling being known and numbered as 1017 Olive Avenue, Natrona Heights, PA 15065. Deed Book Volume 18360, Page 587, Block and Lot Number 1846-N-198.

Parcel Two: Having thereon a vacant land being known as Olive Avenue, Natrona Heights, PA 15065. Deed Book Volume 18360, Page 587, Block and Lot Number 1846-N-194.

16. Paul D. Matisz a/k/a Paul Matisz
MG-23-000843—\$98,022.95
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 2512 Monroe Street, Natrona Heights, PA 15065. Deed Book 16808, Page 401. Block and Lot Number 1679-F-27.

Homestead

7. Ross King, Jr.
GD-24-001122—\$53,992.75
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling known as 227 E. 15th Avenue, Homestead, PA 15120. DBV 16419, PG. 53, Block & Lot No. 131-C-183.

24. Anthony D. Ford and Devone M. Ford
MG-22-000208—\$82,232.53
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Homestead: Having erected thereon a dwelling being known and numbered as 1218 Sylvan Avenue, Homestead, PA 15120. Deed Book Volume 14797, Page 182. Block and Lot Number 0131-E-00293-0000-00.

City of McKeesport

1. Erica Griffin Solely in Her Capacity as Heir of Nancy L. Griffin a/k/a Nancy Griffin a/k/a Nancy Griffin Smith, Deceased, and the Unknown Heirs of Nancy L. Griffin a/k/a Nancy Griffin a/k/a Nancy Griffinsmith, Deceased
MG-23-000975—\$41,225.79
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1301 Evans Avenue, McKeesport, PA 15132. Deed Book 9609, Page 238. Block and Lot Number 381-A-1.

49. Cheryl A. Beagle
GD-23-008764—\$5,992.06
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Being thereon vacant residential land known as Union Avenue, McKeesport, PA 15132. Deed Book Volume 12137, Page 88. Block & Lot No. 307-L-112.

Millvale

6. Jeanne T. Six
GD-23-008203—\$20,940.59
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a residential dwelling known and numbered as 116 Beckert Street, Pittsburgh, Pennsylvania 15209-2510, Deed Book Volume 19273, Page 101, Block and Lot 79-B-184.

Monroeville

50. Holly McIntosh a/k/a Holly Moore
GD-23-007453—\$7,135.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant residential land known as Willow Drive, Monroeville, PA 15146. Deed Book Volume 12084, Page 434. Block & Lot No. 640-K-118.

65. Rebecca A. Scalzo a/k/a Rebecca Ann Scalzo a/k/a Rebecca Scalzo and Jaclyn Napoletano
MG-20-000239—\$128,414.58
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 622 Brightberry Road, Monroeville, PA 15146. Deed Book Volume 17123, Page 23. Block and Lot Number 637-H-274.

78. Raymond E. Newhouse, Jr. and Carolyn S. Newhouse, Known Heirs of the Estate of Joshua Newhouse and the Unknown Heirs, Executors and/or Administrators of the Estate of Joshua Newhouse
MG-24-000103—\$147,546.62
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Monroeville: Having erected thereon a dwelling known and numbered as 608 Blueberry Road, Monroeville, PA 15146. DBV 13653, PG. 395, B/L #742-K-395.

Moon

17. James Long and Judi Long
MG-23-001151—\$263,408.44
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a dwelling being known and numbered as 207 Centerdale Road, Coraopolis, PA 15108 a/k/a 207 Centerdale Road, Moon Township, PA 15108. Document Number 2022-11548, Deed Book Volume 18865, Page 452. Block and Lot Number 0597-F-00077-0000-00.

Mt. Lebanon

43. Sean Michael Simon and the United States of America
GD-22-014558—\$6,312.89
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one story commercial building being known as 501 Castle Shannon Boulevard, Pittsburgh, PA 15234. Deed Book Volume 12347, Page 270. Block & Lot No. 191-E-100.

77. Anthony H. Griffith
GD-17-008168—\$180,503.01
Jeffrey A. Golvash, Esq.
Golvash & Epstein, LLC
412-882-4717

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 557 Audubon Avenue, Pittsburgh, PA 15228. Deed Book Volume 14266, Page 148. Block And Lot No. 140-K-44.

Mt. Oliver

2. Triple DS Estate LLC and Darrell Johnson
MG-24-000018—\$142,815.13
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 215 Anthony Street, Pittsburgh, PA 15210. Deed Book 18830, Page 8. Block and Lot Number 33-D-281.

North Fayette

57. Robert E. Myers, Jr., Administrator of the Estate of Virginia B. Myers a/k/a Virginia Myers, Deceased

MG-23-001036—\$167,981.40
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a single family residential dwelling being known and numbered as 1081 McKee Road, Oakdale, PA 15071. Deed Book Volume 4440, Page 701. Block and Lot Number 495-H-1.

North Versailles

8. William Lovell

GD-23-012388—\$25,942.97
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 111 Union Avenue, North Versailles, PA 15137. Deed Book 16471, Page 371. Block and Lot Number 458-M-235.

O'Hara

39. Rivendell Capital LLC

GD-23-012712—\$249,022.05
Robert P. Wendt, Esq.
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of O'Hara: Having erected thereon a residential single-family dwelling being known and numbered as 123 Harding Road, Pittsburgh, PA 15215; Deed Book 18599, Page 458; which has a Parcel Identification Number of 223-S-34.

Penn Hills

19. Migdalia G. Brathwaite and Eugene S. Tull
MG-23-001159—\$94,148.18
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 17 Saint Susanna Drive, Pittsburgh, PA 15235. Document Number 098885, Deed Book Volume 10224, Page 457. Block and Lot Number 0538-G-00241-0000-00.

21. Kia Danielle Blakeman a/k/a Kia D. Naylor
MG-23-001098—\$118,302.84
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 748 Macbeth Drive, Pittsburgh, PA 15235 a/k/a 748 Macbeth Drive, Penn Hills, PA 15235. Document Number 2019-11422, Deed Book Volume 17595, Page 56. Block and Lot Number 0539-L-00293-0000-00.

35. Constance B.J. Parker, with Notice to Heirs and Assigns

GD-22-000739—\$9,479.29
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 2185 Sampson Street, Pittsburgh, PA 15235. Deed Book 7326, Page 396. Block and Lot Number 296-B-212.

62. ARG Media LLC

GD-21-004314—\$105,431.99
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 127 Greenview Dr., Verona, PA 15147. Deed Book Volume 17722, Page 467. Block and Lot 0446-H-00371-0000-00.

76. Edward J. Blasco

GD-22-002809—\$11,789.78
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 1086 Indiana Road, Verona, PA 15147. Deed Book 14913, Page 157. Block and Lot Number 534-L-31.

80. David Johnson a/k/a David W. Johnson, Administrator of the Estate of Oliver P. Johnson, Jr., Deceased Mortgage and Real Owner, and David Johnson a/k/a David W. Johnson, Real Owner

MG-11-000410—\$147,863.09
Padgett Law Group
850-422-2520

All that certain lot or piece of ground situate in the Municipality of Penn Hills, formerly Township of Penn Hills, County of Allegheny, and Commonwealth of Pennsylvania: Having erected thereon a single-story brick dwelling being known and numbered as 537 Guylyn Drive, Pittsburgh, PA 15235. Deed Book Volume 15273, Page 581, Block and Lot Number 538-H-246.

82. David Suchevecich and Rosalinda Suchevecich

MG-23-000424—\$176,802.86
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 1406 Elliott Street, Verona, PA 15147. Deed Book Volume 947, Page 113. Block and Lot Number 365-G-156.

Pleasant Hills

53. Joanne D. Rush

GD-23-013736—\$41,494.64
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

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

Hills: Having erected thereon a dwelling being known and numbered as 28 W. Bruceton Rd., Pittsburgh, PA 15236. Deed Book Volume 4701, Page 677. Block and Lot Number 0471-A-00272-0000-00.

Plum

5. Bianca Gervasoni and Kane R.T. Gervasoni a/k/a Kane Gervasoni

MG-24-000005—\$100,684.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 4130 New Texas Road, Pittsburgh, PA 15239. Deed Book 17354, Page 106. Block and Lot Number 850-M-80.

26. Blair M. Cessna, III and Danielle M. Cessna

GD-22-012781—\$13,920.44
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 134 Coxcomb Hill Road, New Kensington, PA 15068. Deed Book 17473, Page 294. Block and Lot Number 845-P-379.

27. Blair M. Cessna, III

GD-22-012779—\$10,793.62
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a commercial building, known as 132 Coxcomb Hill Road, New Kensington, PA 15068. Deed Book 12999, Page 454. Block and Lot Number 845-P-346.

28. Blair M. Cessna, III

GD-22-012778—\$28,623.78
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a commercial building, known as 138 Coxcomb Hill Road, New Kensington, PA 15068. Deed Book 12999, Page 449. Block and Lot Number 845-N-48.

Rankin

41. George J. McAllister

GD-22-010234—\$5,434.48
Joseph W. Gramc, Esq.
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a one story masonry frame house being known as 26 Maple Avenue, Braddock, PA 15104. Deed Book Volume 8418, Page 563. Block & Lot No. 236-K-149.

Reserve

83. Jennifer L. Hummel and Shawn D. Hummel

MG-14-001273—\$189,844.36
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a single family residential dwelling being known and numbered as 2361 East Beckert Avenue, Pittsburgh, PA 15212. Deed Book Volume 12344, Page 498. Block and Lot Number 79-N-172.

Ross

10. Sarver Realty Andre Plaza, LLC, Sarver Realty McKnight Plaza, LLC and Sarver Realty Regent Square, LLC

GD-22-015529—\$3,108,509.57
Joseph A. Fidler, Esq.
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a commercial building being known and numbered as 4818 McKnight Road, Pittsburgh, PA 15237, Deed Book Volume 17413, Page 111, Block and Lot Number 352-G-274.

Shaler

31. Charles J. Ulrich and Brianne D. Bollinger

MG-23-000705—\$151,553.60
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 160 Seavey Road, Pittsburgh, Pennsylvania 15223. Deed Book Volume 16839, Page 498, Block & Lot No. 0166-H-00128-0000-00.

44. Dale R. Wiggins and Laura A. Wiggins

GD-22-014179—\$3,104.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story brick house being known as 137 Hahn Road, Pittsburgh, PA 15209. Deed Book Volume 9978, Page 115. Block & Lot No. 283-J-287.

South Fayette

9. Jack Shrum and Mary Ann Shrum

GD-22-010162—\$28,733.69
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 205 Marshall Road, Oakdale, PA 15071. Deed Book Volume 11242, Page 590. Block and Lot 0491-J-00003-0000-00. Alternate ID: 9946-X-00663-0000-00.

Springdale

60. George H. Carson, Jr.

MG-24-000076—\$102,082.30
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a single family residential dwelling being known and numbered as 204 Center Street, Springdale, PA 15144. Deed Book Volume 11818, Page 273. Block and Lot Number 733-B-48.

West Deer

30. John H. Ordean, Sr. a/k/a John Ordean and Nicole F. Ordean

MG-23-000760—\$181,348.05
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being known and numbered as 4216 Havencrest Drive, Gibsonsia, PA 15044. Deed Book Volume 13080, Page 240, Instrument Number 2006-40786. Block and Lot Number 1507-M-00371-0000-00.

Whitehall

23. Mary Germaine Herschik

MG-23-001016—\$191,919.29
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 502 Weyman Rd., Pittsburgh, PA 15236. Deed Book Volume 18084, Page 387. Block and Lot Number 0249-H-00150-0000-00.

67. Bryan G. Dees

MG-23-000615—\$276,200.42
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 4964 Flamingo Drive, Pittsburgh, PA 15236. Deed Book Volume 18133, Page 504. Block and Lot Number 314-P-042.

Wilkinsburg

29. Richard A. Goldman and Kimberly A. Goldman

GD-22-003596—\$177,423.43
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having currently erected thereon a three-family dwelling being known as 439 Franklin Avenue, Pittsburgh, PA 15221 Deed Book 11583, Page 130. Block and Lot 0176-C-00070-0000-00.

37. The Unknown Heirs of Marion L. Young, Deceased

GD-23-012881—\$16,427.98
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: (Parcel 1): Having erected thereon a dwelling being known and numbered as 1320 Mill Street, Pittsburgh, PA 15221. Deed Book 4116, Page 555. Block and Lot Number 232-N-255; And

(Parcel 2): Being all that vacant land known and numbered as Mill Street, Pittsburgh, PA 15221. Deed Book 4665, Page 173. Block and Lot Number 232-N-254.

Pittsburgh—4th Ward

20. Denise Lloyd

MG-23-000075—\$21,368.79
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 4: Having erected thereon a dwelling being known and numbered as 3219 Terrace Street, Pittsburgh, PA 15213. Document Number 099967, Deed Book Volume 09737, Page 554. Block and Lot Number 0028-A-00163-0000-00.

Pittsburgh—11th Ward

33. Peachy Pelican Properties LLC; and Gianina Ainsley Romito

GD-23-011581—\$476,130.13
Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 11th Ward: Having erected thereon a single family dwelling being known and numbered as 6513 Stanton Avenue, Pittsburgh, PA 15206. Deed Book Volume 18742, Page 535, Block and Lot Number 124-B-16.

Pittsburgh—12th Ward

63. Ethel M. Ellis a/k/a Ethel M. Adams

MG-23-000956—\$102,768.43
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7061 Campania Ave., Pittsburgh, PA 15206. Deed Book Volume 11142, Page 468. Block and Lot 0172-P-00099-0000-00.

Pittsburgh—13th Ward

32. Jason W. Weathers a/k/a Jason Weathers

MG-23-000970—\$46,415.69
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1959 Robinson Blvd., Pittsburgh, PA 15221. Deed Book Volume 12758, Page 93. Block and Lot Number 232-D-112.

66. Odell A. Watson, Jr. and Yvonne Watson

GD-19-012160—\$58,694.18
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Being vacant land (formerly having erected thereon a residential dwelling) being known as Idlewild Street, Pittsburgh, PA 15208 f/k/a 7332 Idlewild Street, Pittsburgh, PA 15208. Deed Book Volume 18358, Page 533. Block and Lot Number 0174-K-00041-0000-00.

69. Daniella Anderson a/k/a Danielle Anderson, Individually and in Her Capacity as Heir of the Estate of Barbara Anderson; and the Unknown Heirs of the Estate of Barbara Anderson

MG-21-000163—\$44,272.34
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7609 Mulford Street, Pittsburgh, PA 15208. Deed Book Volume 19370, Page 210. Block and Lot Number 0175-C-00030-0000-00.

Pittsburgh—17th Ward

59. Mark E. Salac and the United States of America

MG-23-000129—\$204,600.05
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2030 South 18th Street, Pittsburgh, PA 15203. Deed Book Volume 12909, Page 121. Block and Lot Number 13-A-82.

Pittsburgh—18th Ward

58. Unknown Surviving Heirs of Vernell Taliaferro a/k/a Vernell B. Taliaferro, Deceased

MG-23-001132—\$37,141.11
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 432 Chalfont Street, Pittsburgh, PA 15210. Deed Book Volume 4551, Page 169. Block and Lot Number 14-J-265.

Pittsburgh—20th Ward

75. Peachy Pelican Properties LLC; and Gianina Ainsley Romito

GD-23-012235—\$222,087.68
Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 20th Ward: Having erected thereon a three family dwelling being known and numbered as 201-205 Fairview Avenue, Pittsburgh, PA 15220 Deed Book Volume 18622, Page 293, Block and Lot Number 20-S-63.

Pittsburgh—24th Ward

70. Estate of James Smith and Unknown Heirs of James Smith

MG-22-000347—\$26,983.69
Colin G. L. Miller
Bootay Bevington & Nichols, LLC
412-650-5940

In the Commonwealth of Pennsylvania, County of Allegheny, 24th Ward of the City of Pittsburgh: Having erected a two-story house known as 1518 Valentine St., Pittsburgh, PA 15212. Deed Book Volume 14428, Page 50. Block and Lot No. 24-D-136.

Pittsburgh—25th Ward

12. Adree Cook

MG-13-001117—\$138,655.81
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 25th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1536 Garfield Avenue, Pittsburgh, PA 15212. Deed Book Volume 12125, Page 30. Block and Lot Number 0023-E-00206-0000-00.

Pittsburgh—29th Ward

15. The Unknown Heirs of Brenda J. Sullivan a/k/a Brenda Sullivan, Deceased

GD-23-011624—\$68,344.02
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 29th Ward of

the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1607 Fredell Street, Pittsburgh, PA 15210. Deed Book Volume 10637, Page 202. Block and Lot Number 059-E-010.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Jul 11, 2024
Jul 12, 19, 26, 2024

Looking to hire
an attorney,
paralegal,
legal assistant,
legal secretary or
legal administrator?

Post your employment
opportunity on
jobs.acba.org.

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Alder, Joanne N., deceased, of Kennedy Township, PA. No. 4437 of 2024. Michael G. Finnell, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.
24-02727 Jul 26; Aug 2, 9, 2024

Budash, Elizabeth F., deceased, of Bethel Park, PA. No. 04749 of 2024. Dean Stanley Budash, Co-Extr., 2600 Monterey Drive, Pittsburgh, PA 15241, Jody Budash Ferguson, Co-Extr., 6 Mitchell Drive, Pittsburgh, PA 15241 and Tracy B. Habjan, Co-Extr., 356 Fruitwood Drive, Bethel Park, PA 15102 or to Steven Abramovitz, Esq., Abramovitz & Cymerman, LLC, 1034 Fifth Avenue, Suite 400, Pittsburgh, PA 15219.
24-01378w Jul 26; Aug 2, 9, 2024

Gerber, Pearl, deceased, of Carnegie, PA. No. 04617 of 2024. Mary Rider, Extr., 7 Walnut St., Carnegie, PA 15106 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Posa, LLC, 138 N. McDonald St., Suite 101, McDonald, PA 15057.
24-02725 Jul 26; Aug 2, 9, 2024

Hammond, Robert James, deceased, of McCandless Twp., PA. No. 04184 of 2024. Robert Joseph Hammond, Extr., 107 Hubert Street, Greer, SC 29650 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.
24-02724 Jul 26; Aug 2, 9, 2024

McNichol, John A., deceased, of Pittsburgh, PA. No. 04725 of 2024. Daniel T. McNichol, Extr., 30553 Ivy Forge Court, Wesley Chapel, FL 33543 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.
24-01382w Jul 26; Aug 2, 9, 2024

Moore, Howard, deceased, of Pittsburgh, PA. No. 04720 of 2024. Darryl Moore, Admr., 1855 Jamestown Ln., Apt. 7305, West Melbourne, FL 32904.
24-01379w Jul 26; Aug 2, 9, 2024

Romeo, Clara, deceased, of Springdale, PA. No. 00319 of 2024. Paul A. Romeo, Extr., 535 Garfield St., Springdale, PA 15144.
24-01380w Jul 26; Aug 2, 9, 2024

Terry, Sheila M., deceased, of Pittsburgh, PA. No. 04423 of 2024. Juan Terry, Jr., Admr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.
24-01381w Jul 26; Aug 2, 9, 2024

Barr, Lynette R., deceased, of Bridgeville, PA. No. 04418 of 2024. Eric P. Barr, Admr., 2001 Worcester Drive, Pittsburgh, PA 15243 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
24-02600 Jul 19, 26; Aug 2, 2024

Bauer, Chris Sean a/k/a Chris Bauer, deceased, of Pittsburgh, PA. No. 02962 of

2024. Erik Bauer, Admr., c/o Lisa M. Henry, Esq., Strassburger McKenna Gutnick & Gefsky, Four Gateway Center, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.
24-01347w Jul 19, 26; Aug 2, 2024

Black, James, deceased, of South Fayette, PA. No. 04514 of 2024. Amy Foster, Extr., 281 Hickory Heights Dr., Bridgeville, PA 15017 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA, PA 15241.
24-01342w Jul 19, 26; Aug 2, 2024

Bongiovanni, John Gary, deceased, of Wexford, PA. No. 03289 of 2024. Andrew M. Kuzma, Admr. and Atty., 200 N. Second Avenue, Elizabeth, PA 15037.
24-02601 Jul 19, 26; Aug 2, 2024

Bryant, Jeannette M., deceased, of Pittsburgh, PA. No. 1805 of 2024. Sarah Pinkett, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.
24-01349w Jul 19, 26; Aug 2, 2024

Hammerstrom, Melvin R., deceased, of Allison Park, PA. No. 03288 of 2024. Andrew M. Kuzma, Admr. and Atty., 200 N. Second Avenue, Elizabeth, PA 15037.
24-02602 Jul 19, 26; Aug 2, 2024

Hunkele, David a/k/a David J. Hunkele, deceased, of West View, PA. No. 04327 of 2024. Lois C. Hartman, Extr., 7500 Ross Park Drive, Apt. 423, Pittsburgh, PA 15237 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.
24-02597 Jul 19, 26; Aug 2, 2024

Kriska, Lynn Martha, deceased, of Pittsburgh, PA. No. 04620 of 2024. Jessica Spragg, Extr., 15 E. Crafton Avenue, Pittsburgh, PA 15205 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
24-01343w Jul 19, 26; Aug 2, 2024

Kurzawski, Jill a/k/a Jill A. Kurzawski, deceased, of Pittsburgh, PA. No. 04484 of 2024. Joseph A. Kurzawski, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 2nd Avenue, Carnegie, PA 15106.
24-01340w Jul 19, 26; Aug 2, 2024

O'Shell, Bessie B. a/k/a Bessie O'Shell, deceased, of Pittsburgh, PA. No. 04493 of 2024. Brian O'Shell, Extr., c/o Jamie M. Drennen, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Ste. 2200, Pittsburgh, PA 15222.
24-01348w Jul 19, 26; Aug 2, 2024

Schmitt, Margaret Ann a/k/a Margaret A. Schmitt, deceased, of Gibsonia, PA. No. 04227 of 2024. Monica L. Hudson, Extr., c/o Albert P. Caruso, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.
24-02603 Jul 19, 26; Aug 2, 2024

Shuty, Robert P. a/k/a Robert Peter Shuty, deceased, of Pittsburgh, PA. No. 07669 of 2023. Barbara J. Shuty, Extr., 5518 Ohio Street, Pittsburgh, PA 15225 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1505 One PPG Place, Pittsburgh, PA 15222.
24-02599 Jul 19, 26; Aug 2, 2024

Tomayko, Carolyn A., deceased, of Bethel Park, PA. No. 03502 of 2024. Lynn Byrne, Extr., 3413 80th Street, Apt. 22, Jackson Heights, NY 11372 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA, PA 15241.
24-01341w Jul 19, 26; Aug 2, 2024

Williams, John F., deceased, of Braddock, PA. No. 03259 of 2024. Shirley Gable,

Admr., 113 South Mercer Street, Greenville, PA 16125.

24-01339w Jul 19, 26; Aug 2, 2024

Arora, Jiwan Lal, deceased, of Pittsburgh, PA. No. 03403 of 2024. Kusumita Arora, Admr., 1100 Liberty Ave., Apt. 511, Pittsburgh, PA 15222.

24-01286w Jul 12, 19, 26, 2024

Barrett, Alleyne L. a/k/a Lillian Alleyne Barrett, deceased, of Bethel Park, PA. No. 03388 of 2024. Robert T. Barrett, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

24-01284w Jul 12, 19, 26, 2024

Berger, Mary T., deceased, of Harmar Township, PA. No. 03929 of 2024. Janet A. Deller, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

24-02553 Jul 12, 19, 26, 2024

Blumling, Frances T., deceased, of McKees Rocks, PA. No. 04439 of 2024. Mary Miner, Extr., c/o: Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

24-01287w Jul 12, 19, 26, 2024

Knabel, Karen Anne a/k/a Karen Knabel, deceased, of Millvale, PA. No. 04090 of 2024. Sharon Lalli, Co-Admr. and Richard P. Knabel, Co-Admr., 704 Russett Meadow Court, Cranberry Twp., PA 16066 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

24-02551 Jul 12, 19, 26, 2024

Krizmanich, Eileen J., deceased, of Pittsburgh, PA. No. 04345 of 2024. Linda Zug, Extr., 9 Norfolk Drive, Coraopolis, PA 15108 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

24-02555 Jul 12, 19, 26, 2024

McQuaide, Diane Lydia a/k/a Diane L. McQuaide, deceased, of Pittsburgh, PA. No. 03781 of 2024. Lisa E. Stanko, Extr., 1189 Caribbean South Avenue, Hardeeville, SC 29927 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

24-02554 Jul 12, 19, 26, 2024

Mitro, Jordan R., deceased, of Pittsburgh, PA. No. 03975 of 2024. Robert N. Mitro, Admr., c/o Elizabeth K. Eisenhauer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-02556 Jul 12, 19, 26, 2024

Shenk, George Samuel, deceased, of Gibsonia, PA. No. 03301 of 2024. Gregg Hutchison, Co-Extr. and Andrew Hutchison, Co-Extr., c/o Edward C. Spontak, Esq., Knox McLaughlin Gornall & Sennett, P.C., 310 Grant Street, Suite 3600, Pittsburgh, PA 15219.

24-01288w Jul 12, 19, 26, 2024

Simpson, Phyllis A. a/k/a Phyllis Viola-Simpson, deceased, of Mt. Lebanon, PA. No. 03834 of 2024. Todd P. Simpson, Extr., c/o Mark C. Joseph, Esq., Mark C. Joseph LLC, P.O. Box 13512, Pittsburgh, PA 15243.

24-02552 Jul 12, 19, 26, 2024

Williams, Edward H., deceased, of Pleasant Hills, PA. No. 04415 of 2024. Dawn M. Baird, Extr., 1401 Berryman Avenue, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

24-01285w Jul 12, 19, 26, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-005931. In re: Petition of Stephen Gallo and

Theodore Constantine Gallo, for change of names to Stephen Demitrios Atsidis and Theodore Constantine Atsidis. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 7, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said names should not be changed as prayed for.
24-02751 Jul 26, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-006841. In re: Petition of Daniel Glenn Pinkerton, for change of name to Daniel Glenn York, Jr. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 21, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.
24-02788 Jul 26, 2024

24-02788 Jul 26, 2024

Notice

Notice is hereby given that Mimetic Ink Corp., a foreign business corporation, has filed a Foreign Registration Statement to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act and has filed a Registration of Fictitious Name under the provisions of the Fictitious Names Act of Pennsylvania, for the conduct of a business under the fictitious name of Mimetic. The corporation is incorporated under the laws of the State of DE. The address of its principal office under the laws of said jurisdiction is 4620 Henry St., Pittsburgh, PA 15213, and the address of its proposed registered office in Pennsylvania is 4620 Henry St., Pittsburgh, PA 15213.
24-02539 Jul 26, 2024

Notice of Disbarment

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated July 16, 2024, Christopher Nicholas Urbano (#91466) of Pittsburgh, PA, is Disbarred on Consent from the Bar of this Commonwealth effective August 15, 2024.

Marcee D. Sloan

Board Prothonotary

The Disciplinary Board of the

Supreme Court of Pennsylvania

24-02726 Jul 26, 2024

Voluntary Dissolution Nonprofit Corporation

Notice is hereby given by Indoor Tennis for Mt. Lebanon, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.
24-01324w Jul 19, 26, 2024

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