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CIVIL DIVISION

General Docket

Realty Counseling Company Inc. vs Stansbury Barbara J., Stansbury Jennifer, Stansbury Thomas J.; GD-21-014740; MDJ Transcript; Notice of Judgment Mailed; 7236.00; Atty(s): Pro Se

Whitehall Borough vs Ostermeyer Raymond H., Ostermeyer Linda M.; GD-21-014741; Municipal Lien; Municipal Lien; 2747.83; Atty(s): Firman Irving S

Whitehall Borough vs Pantelis Nicholas A., Pantelis Michele M.; GD-21-014742; Municipal Lien; Municipal Lien; Atty(s): Firman Irving S

Whitehall Borough vs Phuyal Rohit; GD-21-014743; Municipal Lien; Municipal Lien; 2610.49; Atty(s): Firman Irving S

Whitehall Borough vs Shandor Karl, Shandor Michele L.; GD-21-014744; Municipal Lien; Municipal Lien; 2615.99; Atty(s): Firman Irving S

Appliances Plus Inc. vs Gluzman Roman, Fusiger Simone; GD-21-014745; Against Property Owner; Complaint; Atty(s): Shipley Amber N.

Whitehall Borough vs Sinatra Jennifer; GD-21-014746; Municipal Lien; Municipal Lien; 3317.22; Atty(s): Firman Irving S

Whitehall Borough vs Szczerbiak Mary; GD-21-014747; Municipal Lien; Municipal Lien; 2484.33; Atty(s): Firman Irving S

Whitehall Borough vs Timsina Yuva, Timsina Tulasha M.; GD-21-014748; Municipal Lien; Municipal Lien; Atty(s): Firman Irving S

Munhall Borough vs Vavro William J., Vavro Jennifer L.; GD-21-014749; Municipal Lien; Municipal Lien; 2705.30; Atty(s): Firman Irving S

Whitehall Borough vs Zuder Brett A.; GD-21-014750; Municipal Lien; Municipal Lien; Atty(s): Firman Irving S

Angerman Michael A. vs Hardon Christopher, Hardon Elizabeth; GD-21-014751; Contract - Other; Praecept for Writ of Summons; Atty(s): Dauer Jr. Robert E.

McKees Rocks Borough vs Bailey Lillian R.; GD-21-014752; Municipal Lien; Municipal Lien; Atty(s): Dugan David Daniel

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FAMILY DIVISION

Sawyer Johnay vs Duku Jr. Isaac; FD-21-004067; Support; Complaint in Support; Atty(s): Pro Se

Klein Madeline vs Johnston Brian; FD-21-004074; Support; Complaint in Support; Atty(s): Pro Se

Kowalski Benjamin vs Kowalski Jill Marie; FD-21-009307; Divorce; Complaint in Divorce (1 count); Atty(s): Gottron Ashley N.

Negron Ricardo vs Negron Valerie; FD-21-009308; Divorce; Complaint in Divorce (1 count); Atty(s): Myers Karen L

Gutman Michele, Leax Thomas vs Leax Jeffrey, Wenum Casey; FD-21-009309; Custody; Complaint in Custody (Initial); Atty(s): Rosinski Kathryn

Espinar Jennifer, Espinar Jennifer vs Espinar David, Espinar David; FD-21-009310; Divorce; Custody Complaint/JCP/PCF/JEN; Atty(s): Adamczyk Mary Biggie

Lazaro Aaron vs Campagnola Jaci; FD-21-009311; Custody; Complaint in Custody (Initial); Atty(s): Fudor David Aaron

Sails Donte J. vs Glaze Abrianna M.; FD-21-009312; Custody; Order of Court; Atty(s): Pro Se

Dubbs John D. vs Dubbs Linda D.; FD-89-006458; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

Higgins Douglas William vs Higgins Dawn Renee; FD-92-011640; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

Penkava Nicole vs Tavoletti Christopher; FD-21-002130; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

Bodnar Deborah Lynn vs Bodnar Rachel; FD-21-002135; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

Moore Emily vs Moore Tyler; FD-21-002136; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

Hanner Kayla vs Ford Dashaun; FD-21-002137; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

Zwick Daniel Patrick vs Hurlbert Kayla; FD-21-002138; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

Forbes Aleta R vs Hoskey Maliq Alan; FD-21-002139; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

CIVIL DIVISION

Arbitration Awards

Housing Authority City of Pittsburgh vs Thorhauer; LT-21-000488; P-atty: Tricia Henning; D-atty: Pro Se; Award for Plaintiff on claim for possession based on breach of lease condition, other than non-payment of rent. Dated 12/09/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YY. Arbitration Board #39426

Clifford, et al vs Fike; LT-21-000513; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for possession. Dated 12/09/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YY. Arbitration Board #39425

CACH LLC vs Bruce; AR-21-000616; P-atty: Gregg L. Morris; D-atty: Pro Se; Award Ex Parte in favor of Plaintiff, CACH, LLC in the amount of \$12,423.03. Defendant not appearing at 10:35 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/10/21. Notice of award sent. Arbitration Board #39427

Li vs Wei, et al; AR-21-002343; P-atty: Nina Menniti; D-atty: Carrie R. Garrison; Award for Defendants and against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/10/21. Notice of award sent. Arbitration Board #39427

Eberhart Services vs Puzas; AR-21-002372; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on Plaintiff's claim against the Defendants in the amount of \$4,808.75. On Defendant's counterclaim, award in favor of Plaintiff and against Defendants. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/10/21. Notice of award sent. Arbitration Board #39428

Wanserski vs Lawrence, et al; AR-21-003139; P-atty: James L. Welsh III; D-atty: Jordan Winslow; Award for Plaintiff in the amount of \$27,176.00. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/10/21. Notice of award sent. Arbitration Board #39427

Mitchell vs Sherwood; AR-21-003492; P-atty: Pro Se; D-atty: Nicholas A. Miller; Award for Defendant As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/10/21. Notice of award sent. Arbitration Board #39427

SoFi Lending Corp. vs Fitzgerald; AR-21-004205; P-atty: Michael Robert Lipinski; D-atty: Dennis J. Morello; Award for Defendant and against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/10/21. Notice of award sent. Arbitration Board #39428

Rock Creek Capital LLC vs Richardson, et al; AR-21-004225; P-atty: Michelle L. Sanginiti; D-atty: Pro Se; Non Jury Verdict Dated 12/10/21, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rules 218c and Pa R.C.P 1303, a non-suit is entered against the Plaintiff. Plaintiff not appearing at 10:30 a.m. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YY.

Portfolio Recovery Associates LLC vs Harenski; AR-20-005238; P-atty: Ilana Zion; D-atty: Pro Se; Award Ex Parte to Plaintiffs for the amount of \$1,119.31. Defendant failed to appear by 10:30 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/10/21. Notice of award sent. Arbitration Board #39427

LVNV Funding LLC vs Sotoodehfar; AR-21-000384; P-atty: Gregg L. Morris; D-atty: Lauren McCloskey; Award for Defendant As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/10/21. Notice of award sent. Arbitration Board #39427

Robert C. Gould II LLC vs Flynn's Tires of Pennsylvania, Inc.; AR-21-002282; P-atty: Bruce E. Stanley; D-atty: Michael E. Lang; Award for Defendant and against Plaintiff. Dated 12/13/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39729

ORPHANS' COURT

Wills

Raymond Dixon, deceased; Cynthia H. Dixon, Extr.; Atty: Joseph Anthony Nese Jr.; 07952 of 2021.

Rita S. Williams, deceased; Jean Ann Minford, Extr.; Atty: Daniel F. Bekavac Jr.; 08916 of 2021.

Virginia Lee Sager Knaus, deceased; Eric J. Peters, Co-Extr., Larae L. Scariot, Co-Extr.; Atty: Carol L. Hanna; 08919 of 2021.

Joan B. Lang, deceased; Victoria A. Colcombe, Extr.; Atty: William M. Thomson; 08920 of 2021.

Janice M. Duffy, deceased; Colleen M. Smith, Extr.; Atty: Robert W. Koehler; 08921 of 2021.

Susan Koerntgen, deceased; Linda Sopcak, Extr.; Atty: Brenda B. Sebring; 08922 of 2021.

Dolores Mae Bailey, deceased; Patrick Joseph Bailey, Extr.; 08927 of 2021.

Thomas John Patsilevas, deceased; Leeann Sherman, Extr.; Atty: Ryan R. Mick; 08928 of 2021.

Henry Karbowski, deceased; Judith A. Karbowski, Extr.; Atty: Robert J. Donahoe; 08933 of 2021.

Francis P. Corbett, deceased; Thomas X. Corbett, Co-Extr., Francis P. Corbett, Jr., Co-Extr.; Atty: Tammy Singleton-English; 08935 of 2021.

Joan M. King, deceased; Elizabeth Salamon, Extr.; Atty: Edward F. Voelker Jr.; 08938 of 2021.

Catherine M. Riley, deceased; Sandra R. Covelli, Extr.; Atty: Donald B. Formoso; 08940 of 2021.

Julia A. Eva, deceased; Kathryn Aby-Eva, Extr.; Atty: Daniel P. Johnson; 08946 of 2021.

Linda Marie Wills, deceased; Darren J. Wills, Extr.; Atty: Justin Ellis; 08947 of 2021.

Melba J. Kipilo, deceased; George J. Kipilo Jr., Extr.; Atty: Ryan R. Mick; 08646 of 2021.

Theresa C. Weleski, deceased; Russell W. Weleski, Extr.; Atty: William T. Woncheck; 08952 of 2021.

Walter J. Powell, deceased; James M. Powell, Extr.; Atty: William T. Woncheck; 08954 of 2021.

Wilma Jean Capor, deceased; Paul W. Capor, Extr.; Atty: Laura Cohen; 08955 of 2021.

Anthony R. Krashna, deceased; Keith Varner, Co-Extr., Beth Lynch, Co-Extr.; Atty: Laura J. Whiteman; 08956 of 2021.

Frances P. Deal, deceased; James M. Deal, Extr.; Atty: Scott P. Magnuson; 08957 of 2021.

Elvera Collins, deceased; Sandra C. Tihey, Extr.; Atty: D. Scott Lautner; 08961 of 2021.

Patricia O. Tierney, deceased; Patrick T. Tierney, Extr.; Atty: Jerome C. Schaub Jr.; 08963 of 2021.

Dolores A. Isherwood, deceased; Sandra M. Zembrowski, Extr.; Atty: G. Robert Cooper; 08964 of 2021.

John W. Tierney, deceased; Patrick T. Tierney, Extr.; Atty: Jerome C. Schaub Jr.; 08965 of 2021.

Brian J. Metz, deceased; Brian J. Metz, Jr., Extr.; Atty: Lloyd A. Welling; 08968 of 2021.

Patricia J. Paskorz, deceased; Stephen Keith Paskorz, Extr.; Atty: Daniel P. Gustine; 08969 of 2021.

Roberta A. Trautman, deceased; John J. Trautman, Extr.; Atty: Carl M. Hanchak; 08974 of 2021.

R. Blaine White, deceased; Edward J. Kress II, Extr.; Atty: Edward J. Kress II; 08978 of 2021.

Anna Marie Cianciulli, deceased; Georgiann C. Marshall, Extr.; Atty: Joseph M. Kulik; 08980 of 2021.

Louise M. Cardille, deceased; William S. Cardille, Co-Extr., Lori Cardille, Co-Extr.; Atty: Michael H. Marks; 08982 of 2021.

BANKRUPTCY COURT

Eastern District

Mazin Shalchi; BUCKS-PA; 21-13184; Atty: Michael Seth Schwartz; Chapter: 13; Filed 11/30/2021; Judge Frank

Hawanatu Konteh; PHILADELPHIA-PA; 21-13185; Atty: Tova Weiss; Chapter: 13; Filed 11/30/2021; Judge Chan

Rachael Thomson; DELAWARE-PA; 21-13186; Atty: Jeanne Marie Cella; Chapter: 13; Filed 11/30/2021; Judge Coleman

Dennis Vasquez; DELAWARE-PA; 21-13187; Atty: Michael Alan Siddons; Chapter: 13; Filed 11/30/2021; Judge Chan

Leslie K. Goetzinger; MONTGOMERY-PA; 21-13188; Atty: Michael A. Cibik; Chapter: 13; Filed 11/30/2021; Judge Frank

Christina Louise Martinez; CHESTER-PA; 21-13189; Atty: Joseph L. Quinn; Chapter: 7; Filed 11/30/2021; Judge Frank

Amanda Catherine Newnam; DELAWARE-PA; 21-13190; Atty: Michael Alan Siddons; Chapter: 7; Filed 11/30/2021; Judge Coleman

Catherine M. Davis; MONTGOMERY-PA; 21-13191; Atty: Maggie S. Soboleski; Chapter: 7; Filed 11/30/2021; Judge Coleman

Paula Fox; MONTGOMERY-PA; 21-13192; Atty: David M. Offen; Chapter: 7; Filed 11/30/2021; Judge Chan

Juan Pablo Lopez; BERKS-PA; 21-13193; Atty: Stephen McCoy Otto; Chapter: 13; Filed 11/30/2021; Judge Mayer

Anthony Carbonetti; DELAWARE-PA; 21-13194; Atty: Zachary Perlick; Chapter: 13; Filed 12/01/2021; Judge Chan

Ronald Freed; BERKS-PA; 21-13195; Atty: George R. Tadross; Chapter: 7; Filed 12/01/2021; Judge Mayer

David B. Wanamaker and Sybilla O. Wanamaker; MONTGOMERY-PA; 21-13196; Atty: Matthew R. Nahrang; Chapter: 7; Filed 12/01/2021; Judge Frank

Jeannine Blay-Miezah; MONTGOMERY-PA; 21-13197; Atty: Alexander G. Tuttle; Chapter: 13; Filed 12/01/2021; Judge Coleman

Kathy C. Lodise; DELAWARE-PA; 21-13198; Atty: Eugene J. Malady; Chapter: 7; Filed 12/01/2021; Judge Chan

Lillian Christine Lynch; PHILADELPHIA-PA; 21-13199; Atty: Siana Newman; Chapter: 7; Filed 12/01/2021; Judge Frank

George Adam Davis and Suzanne Davis; BERKS-PA; 21-13200; Atty: Joseph L. Quinn; Chapter: 13; Filed 12/01/2021; Judge Mayer

Michael Anthony Coppertino; PHILADELPHIA-PA; 21-13211; Atty: Pro Se; Chapter: 13; Filed 12/01/2021; Judge Chan

Victorino Marte-Leonardo; LEHIGH-PA; 21-13201; Atty: Charles Laputka; Chapter: 7; Filed 12/02/2021; Judge Mayer

Deborah A. Davis; LANCASTER-PA; 21-13202; Atty: Elizabeth A. Bartlow; Chapter: 7; Filed 12/02/2021; Judge Mayer

Matthew S. Gerner; PHILADELPHIA-PA; 21-13203; Atty: David B. Spitofsky; Chapter: 13; Filed 12/02/2021; Judge Frank

Vincent A. Arnone; DELAWARE-PA; 21-13204; Atty: Michael Seth Schwartz; Chapter: 7; Filed 12/02/2021; Judge Frank

Betty L. Huff; MONTGOMERY-PA; 21-13205; Atty: Cameron Deane; Paul H. Young; Chapter: 13; Filed 12/02/2021; Judge Coleman

Jared M. Horonzy; MONTGOMERY-PA; 21-13206; Atty: Diane S. Tosta; Chapter: 7; Filed 12/02/2021; Judge Chan

Michael Farrell; PHILADELPHIA-PA; 21-13208; Atty: Pro Se; Chapter: 13; Filed 12/02/2021; Judge Coleman

John Edward McKnight, III; DELAWARE-PA; 21-13229; Atty: Pro Se; Chapter: 13; Filed 12/02/2021; Judge Chan

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CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Van Cott Ann vs Carnegie Library of Pittsburgh, Carnegie Institute; GD-21-014753; Other Tort; Complaint; Atty(s): Levin Gabriel Zalman

Bethel Park School District vs Pushnick Mark W., Pushnick Jr. Charles E.; GD-21-014755; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 75728.52; Atty(s): Turnbull Megan M

Plum Borough School District vs Unknown Trustees of Anna Belle R. McFall Revocable Trust; GD-21-014758; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; Atty(s): Turnbull Megan M

Czegán Thomas vs Eckardt Annette J.; GD-21-014760; Motor Vehicle Accident; Complaint; Atty(s): Goodrich John P

Bethel Park School District vs University of Pittsburgh Medical Center System; GD-21-014761; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 31081.41; Atty(s): Turnbull Megan M

Penn Hills School District, Penn Hills Township vs Gardner Robert W, Gardner Beverly A; GD-21-014762; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; Atty(s): Maiello Lawrence J.

Penn Hills School District, Penn Hills Township vs McCullough Justin William; GD-21-014763; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; Atty(s): Maiello Lawrence J.

Mt. Oliver Borough vs Unknown Heirs of Robert L. Becher; GD-21-014764; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; Atty(s): Mulheren Amanda L

Penn Hills School District, Penn Hills Township vs McClain-Hubbard Julian Marquis; GD-21-014765; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; Atty(s): Maiello Lawrence J.

Moynihan Law PC vs Chatham Tower Condominium Association, Kneller Teresa, Molnar Elisabeth, Rawlings Jessie, Tilton Mary, Doe John; GD-21-014766; Other Tort; Praeipce for Writ of Summons; Atty(s): Moynihan Mark G

South Park School District vs Disalvo Rita T; GD-21-014767; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; Atty(s): Maiello Lawrence J.

Penn Hills School District, Penn Hills Township vs Karaffa Agnes; GD-21-014768; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; Atty(s): Maiello Lawrence J.

South Allegheny School District vs Lawson Roy; GD-21-014769; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 7329.16; Atty(s): Maiello Lawrence J.

Mueller Beverly, Mueller John vs Draxxhall Management Corporation, Bridges & Bourbon LLC, 930 Penn Associates LP, 930 Penn Properties LLC; GD-21-014770; Against Property Owner; Complaint; Atty(s): Mayer Jr. Paul G.

Washington Malik E, Washington Denise M vs Blankenship Robert, Brewster Christine; GD-21-014771; Quiet Title; Complaint; 1950.00; Atty(s): Lochner Jeffrey J

Bethel Park School District vs Pushnick Mark W., Pushnick Jr. Charles

E.; GD-21-014772; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 16552.60; Atty(s): Turnbull Megan M

Bethel Park School District vs Pushnick Mark W., Pushnick Jr. Charles E.; GD-21-014773; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 19165.82; Atty(s): Turnbull Megan M

Commonwealth of PA Department of Labor & Industry vs Design Business Solutions LLC; GD-21-101747; Unemployment Compensation Lien; Unemployment Compensation Lien; 4914.09

Commonwealth of PA Department of Labor & Industry vs BFG Cafe LLC; GD-21-101748; Unemployment Compensation Lien; Unemployment Compensation Lien; 2800.09

Pinkert Stuart L. vs Wells Street Equities LLC; GD-21-014754; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): O'Neill Kevin R.

Auth Edward R., Auth Stacey S. vs Diehl Automotive Group Inc., Ford Motor; GD-21-014756; Product Liability; Complaint; Atty(s): Cooney Margaret M.

Comenity Bank vs Gobrish John; GD-21-014757; MDJ Transcript; Notice of Judgment Mailed; 2606.55; Atty(s): Pomy Matthew Weston

Kacmar Angelino Stanislaw; GD-21-014759; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Blinn Vanessa vs Geshner Management LLC; GD-21-014775; Miscellaneous Petition; Petition to Proceed IFP; Atty(s): Pro Se

Happe-Horton Thomas, Mudge Pamela vs Ark Basement Services Inc., Perry Jr. James S.; GD-21-014776; Motor Vehicle Accident; Complaint; Atty(s): Fisher Jr. Robert J.

Weidman William vs Erie Insurance Exchange; GD-21-014778; Contract - Other; Complaint; Atty(s): Monbaron Kathryn C.

Pittsburgh Water & Sewer Authority vs Jacob Arthur Lee; GD-21-014779; Municipal Lien; Municipal Lien; 1628.61; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Brightwood Civic Group; GD-21-014780; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Farrar Curtis; GD-21-014781; Municipal Lien; Municipal Lien; 1427.93; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs EKO Developments LLC; GD-21-014782; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Morris Evelyn A; GD-21-014783; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Sicchitano Constance vs Dowd Timothy, Pleasant Valley Mec LLC; GD-21-014784; Motor Vehicle Accident; Complaint; Atty(s): Mintun Jacob K.

Pittsburgh Water & Sewer Authority vs Sadler James Edward, Sadler Anna L; GD-21-014785; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Harris John J, Harris Ruth; GD-21-014786; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Nelson Marva; GD-21-014787; Municipal Lien; Municipal Lien; 49628.48; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs MTM Development; GD-21-014788; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs James Robert; GD-21-014789; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Pgh Property Buyer LLC; GD-21-014790; Municipal Lien; Municipal Lien; 5553.25; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Godson Simone L, Brown Xavier A; GD-21-014791; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Hinton Tyra L; GD-21-014792; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Stonehedge Partners LLC; GD-21-014793; Municipal Lien; Municipal Lien; 1450.47; Atty(s): Barkley Shannon F

RSP Pittsburgh Inc. vs Luxury Lease Partners LLC; GD-21-014794; Other Tort; Praeipce for Writ of Summons; 200000.00; Atty(s): Morris Jeffrey T

Pittsburgh Water & Sewer Authority vs Veterans Affairs Administration; GD-21-014795; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Topp Michael vs Aldi Inc., Reser's Fine Foods Inc.; GD-21-014796; Product Liability; Complaint; Atty(s): Balzarini Michael

Rankin Borough vs Known Heirs of Anna Mae Drohomirecki, Unknown Heirs Of Anna Mae Drohomirecki; GD-21-014797; Municipal Lien; Municipal Lien; 818.52; Atty(s): Boehret Diane M.

Mesa Inc vs Fabricated Steel Solution; GD-21-014798; MDJ Transcript; Notice of Judgment Mailed; 7980.25; Atty(s): Benciscs Nicholas M.

Fox Chapel Area School District vs Ohana Capital Investment LLC; GD-21-014799; Sci Fa sur Tax Lien;

Praeipce - Sci Fa sur Tax Lien; Atty(s): Turnbull Megan M

Batista Rosemarie vs Scott Wanda; GD-21-014800; Other Tort; Complaint; Atty(s): VanDerVeen Michael T.

Farabaugh Roberta L. vs Floyd Karla J.; GD-21-014801; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Scanlon Brian Patrick

U.S. Bank Trust National Association vs Baranowski Darilyn, Tenant/Occupant; GD-21-014802; Ejectment; Complaint; Atty(s): Osborne Bradley Joseph

Demniak Alex M. vs A.O. Smith Corporation, Air & Liquid Systems Corporation, Allied Glove Corporation, Armstrong Pumps Inc., The Aurora Pump Company, BW/IP Inc., Cashco Inc., Caterpillar Inc., Caterpillar Global Mining Equipment LLC, Caterpillar Global Mining America LLC, Chicago Pneumatic Tool Company LLC, Clark Equipment Company, Crane Co., Dezurik Inc., Eaton Corporation, Electrolux Home Products Inc., Flowserve US Inc., Flowserve Corporation, Flowserve US Inc., FMC Corporation, Ford Motor Company, Gardner Denver Inc., Gentex Corporation, Genuine Parts Company, Goulds Pumps LLC, Greene Tweed & Company, Grinnell Inc., Honeywell International Inc., Howden North America Inc., Hunter Sales Corporation, I.U. North America Inc., IMO Industries Inc., Industrial Holdings Corporation, ITT Industries Inc., Joy Global Surface Mining Inc., Joy Global Underground Mining LLC, Komastu Mining Systems Inc., M.S. Jacobs & Associates Inc., McMaster-Carr Supply Company, Metropolitan Life Insurance Company, Milwaukee Valve Company, Mine Safety Appliance Company, Morse Tec LLC, MRC Global (Us) Inc., Nagle Pumps Inc., Navistar Inc., North American Manufacturing Co., Osram Sylvania Inc. (GTE/Osram), Pneumo Abex LLC, Robinson Fans Inc., Rockwell Automation Inc., Safety First Industries Inc., Schneider Electric Usa Inc., Sterling Fluid Systems (USA) LLC, Sullair LLC, Tenneco Automotive

Operating Company Inc., Viacomcbs Inc., Viking Pump Inc., Warren Pumps LLC, The William Powell Company; GD-21-014803; Asbestos Silicas; Complaint; Atty(s): Kapusta Cori J

Glover Jeremy, Glover Amber Lynn vs Straka D.O. Michele, Farkas P.A.C. Emily, Jefferson Regional Medical Center, Allegheny Clinic, Allegheny Health Network; GD-21-014804; Medical/Hospital Liability; Complaint; Atty(s): Inman Christopher C.

Highlands School District; GD-21-014805; Petition to Strike Tax Lien; Petition Initiating Case; Atty(s): Hosa John

Weiblinger Barbara vs Ablak Holdings LLC, Button Joseph; GD-21-014806; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Schweers Timothy J

Midfirst Bank vs Simonelli Ricardo, Martz Lisa, Nice Dina, Unknown Heirs of Ricardo B Simonelli; GD-21-014807; Mortgage Foreclosure; Complaint; Atty(s): Hong Kimberly J

Culgan Heidi vs Kohls, Kohls Department Store, Kohls Department Store, Divisions Maintenance Inc., Divisions Maintenance Inc., Divisions Inc.; GD-21-014809; Other Tort; Praeipce for Writ of Summons; Atty(s): Rabner Fred G.

Allegheny County vs Notaro Gregory R, Notaro Michele M; GD-21-014811; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1794.23; Atty(s): McCabe Michael G.

Edwards Jamie vs Port Authority of Allegheny County, Amalgated Transit Union #85; GD-21-014812; Employment Dispute - Other; Praeipce for Writ of Summons; Atty(s): Lautner D. Scott

Sewickley Borough vs Forastero LLC; GD-21-014813; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 12247.91; Atty(s): McCabe Michael G.

Stephenson Troy, Stephenson Christina, Barnett Steven, Erie Insurance Exchange vs Erie Indemnity Company; GD-21-014814; Other Tort; Complaint; Atty(s): Kipela Edwin J.

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COURT NOTICES

**Pennsylvania
Supreme Court**

IN RE:

**ORDER AMENDING RULE 223.2
OF THE PENNSYLVANIA RULES
OF CIVIL PROCEDURE**

**NO. 724
CIVIL PROCEDURAL RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 3rd day of December, 2021, upon the recommendation of the Civil Procedural Rules Committee; the proposal having been published for public comment at 49 Pa.B. 3885 (July 27, 2019):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 223.2 of the Pennsylvania Rules of Civil Procedure is amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective April 1, 2022.

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

21-04807

**Pennsylvania
Supreme Court**

IN RE: ORDER AMENDING RULE 644
OF THE PENNSYLVANIA RULES
OF CRIMINAL PROCEDURE

**NO. 534
CRIMINAL PROCEDURAL
RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 3rd day of December, 2021, upon the recommendation of the Criminal Procedural Rules Committee, the proposal having been published before adoption at 50 Pa.B. 3576 (July 18, 2020):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 644 of the Pennsylvania Rules of Criminal Procedure is amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective on April 1, 2022.

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

21-04808

**Pennsylvania
Supreme Court**

IN RE: ORDER AMENDING RULES
1115 AND 1116 OF THE
PENNSYLVANIA RULES OF
APPELLATE PROCEDURE

**NO. 298
APPELLATE PROCEDURAL
RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 7th day of December, 2021, upon the recommendation of the Appellate Court Procedural Rules

Committee; the proposal having been published for public comment at 51 Pa.B. 4055 (July 31, 2021):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rules 1115 and 1116 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 April 1, 2022.

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

21-04827

**Court of Common Pleas
of Allegheny County**

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

JANUARY 2022

**PLEASE REFER TO STANDARD
OPERATING PROCEDURES FOR
EACH JUDGE.**

January 3 - Court Holiday

**January 4 - Bubash, J. REMOTE
at 2:00 PM**

**January 5 - Satler, J. REMOTE
at 2:00 PM and Regan, J. REMOTE #2
at 2:00 PM**

**January 6 - DeAngelis, J. REMOTE #2
at 11:00 AM and Eaton, J. REMOTE
at 2:00 PM**

**January 7 - McGough, J. REMOTE
at 10:30 AM**

**January 10 - McCrady, J. REMOTE
at 10:00 AM and Woodruff, J. REMOTE #2
at 10:00 AM**

**January 11 - Bush, J. REMOTE
at 10:00 AM and Spurgeon, J. REMOTE #2
at 10:00 AM**

**January 12 - Satler, J. REMOTE
at 2:00 PM**

**January 13 - McGinley, J. REMOTE
at 2:00 PM**

January 14 - No Motions

January 17 - Court Holiday

**January 18 - Bubash, J. REMOTE
at 2:00 PM**

**January 19 - Regan, J. REMOTE #2
at 2:00 PM**

**January 20 - Eaton, J. REMOTE
at 2:00 PM**

**January 21 - McGough, J. REMOTE
at 10:30 AM**

**January 24 - Satler, J. REMOTE
at 2:00 PM**

**January 25 - McGinley, J. REMOTE
at 2:00 PM**

**January 26 - Hens-Greco, J. REMOTE #2
at 10:00 AM; Cozza, J. REMOTE #3
at 10:00 AM and Bubash, J. REMOTE
at 2:00 PM**

**January 27 - Regan, J. REMOTE
at 2:00 PM**

**January 28 - Eaton, J. REMOTE
at 10:30 AM**

**January 31 - McGough, J. REMOTE
at 2:00 PM**

**JAN. 14: TBD (Emergency Only)
000 Judge Mulligan, 001 Judge Bush,
002 Judge McGinley, 003 Judge Cozza,
004 Judge Hens-Greco, 005 Judge
McGough, 006 Administrative Judge
Eaton, 007 Judge Howsie, 008 Judge
Bubash, 009 Judge Regan, 010 Judge
Clark, 011 Judge Tranquilli, 012 Judge
Marmo, 014 Judge DeAngelis, 015
Judge Woodruff, 016 Judge Walko,
Jr., 017 Judge Satler, 018 Judge
McCrady, 019 Judge Spurgeon**

21-04736

**Court of Common Pleas
of Allegheny County**

**Orphans' Court Judges Motions
Schedule for the Month of
January 2022**

Week of

January 3 - Judge McCarthy

January 10 - Judge Williams

January 17 - Judge O'Toole

January 24 - Judge McCarthy

January 31 - Judge Williams

21-04885

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning January 13, 2022, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

Judge Klein will hear general asbestos motions on the following dates and times:

**Thursday, January 13, 2022
at 9:00 a.m.**

**Thursday, February 10, 2022
at 9:00 a.m.**

**Thursday, March 10, 2022
at 9:00 a.m.**

21-04731

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Alan D. Hertzberg

Beginning January 20, 2022, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Alan D. Hertzberg.

Judge Hertzberg will hear general asbestos motions in person in Courtroom 816 on the following dates and times:

**Thursday, January 20, 2022
at 12:00 p.m.**

**Thursday, February 17, 2022
at 12:00 p.m.**

**Thursday, March 17, 2022
at 12:00 p.m.**

21-04732

**Court of Common Pleas
of Allegheny County**

NOTICE TO ALL LAWYERS

You are hereby notified that **Tuesday, January 4, 2022**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **Monday, February 14, 2022**, General Argument and Equity Argument List.

No motions for Summary Judgment or Judgment on the Pleadings will be accepted where the case appears on a published trial list, except by Leave of Court for cause shown.

**Patrick M. Connelly
Calendar Control Judge**
21-04525

COURT SCHEDULES

Criminal Division

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

**Wednesday
December 22, 2021**

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 527**

CR-0004461-21; Samika Brass; Arson-Danger Of Death Or Bodily Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Roger Howard**

**Judge Beth A. Lazzara
Courtroom 510**

CR-0001980-21; Michael Kristen Bennett; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0001982-21; Michael Kristen Bennett; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0005456-21; Kevin Doubt Young; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0001983-21; Jordan Filsinger; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

CR-0001984-21; Jordan Filsinger; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

CR-0011420-18; Jason Vaughn Grady; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0011446-18; Jason Vaughn Grady; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0005439-21; Pamela Hartzog; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0005277-21; Bernard Thomas Jackson; Possession Of Firearm Prohibited;

ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0006666-21; Bernard Thomas Jackson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0006865-21; Bernard Thomas Jackson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0006861-21; Aaron Ray; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carrie Shannon O'Connell**

CR-0005440-21; Rachel Volk; Theft By Unlaw Taking-Immovable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**Arbitration Trial
List**

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

**Wednesday
December 22, 2021**

GD-19-018265; Henehan, Extrx. vs Vitas Healthcare Corporation Atlantic; P-atty: **Katelyn D. Edwards;** D-atty: **Rachel C. Bekerman, Michael K. Feeney**

AR-21-004563; Citizens Bank N.A. vs Marven; P-atty: **Demetrios H. Tsarouhis**

AR-21-004562; Bank of America N.A. vs James-Ducore; P-atty: **Bryan J. Polas**

AR-21-004550; Duquesne Light Company vs Shaw; P-atty: **Lauren N. Rulli**

AR-21-004549; Cavalry SPV I LLC vs Herlinger; P-atty: **John B. Claffey**

AR-21-004535; Shaffer, et al vs Ford Motor Company; P-atty: **David J. Gorbarg;** D-atty: **Rachel Monaghan**

AR-21-004531; Allegheny County Southwest Tax Collection District vs A&S Recovery LLC; P-atty: **Christopher C. Malloy;** D-atty: **Pro Se**

AR-21-002522; Synchrony Bank vs King; P-atty: **Gregg L. Morris;** D-atty: **Alexander L. Holmquist**

AR-20-002915; Truist Financial Corporation vs Allen; P-atty: **Matthew Weston Pomy;** D-atty: **Michael P. Petro**

AR-20-000709; Unifund CCR LLC vs Gans; P-atty: **Demetrios H. Tsarouhis**

AR-20-000566; Unifund CCR LLC vs Jackson; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Pro Se**

AR-19-003946; Shahidi, et al vs Peoples Natural Gas; P-atty: **Pro Se;** D-atty: **Lauren N. Rulli, Jacob T. Leyland**

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Tuesday, January 11 | Noon | Rivers Club

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**In-person only, no webinar option*

Local Civil Rules for Allegheny County and Other Western Pa. Counties

Wednesday, January 12 | Noon | Live Webinar

1 Substantive, 1 Ethics credits

Challenges of Banking Related to Medical Marijuana

Tuesday, January 18 | Noon | Live Webinar

1 Substantive credit

Utilizing Experts on Complex Large Property Loss

Thursday, January 20 | Noon | Live Webinar

1 Substantive credit

Medicare Part D: Don't be Blindsided by Hidden Changes to Prescription Drug Coverage Laws

Friday, January 21 | 9 a.m. | Live Webinar

1.5 Substantive credits

Game On: Name, Image and Likeness in College Athletics

Monday, January 24 | Noon | Live Webinar

1 Substantive credit

The Future of the Gig Economy: An Intersection of the Law and Innovation

Thursday, January 27 | 10 a.m. | Live Webinar

2 Substantive credits

Introduction to IEP Meetings: How to Advocate for Children with Disabilities

Monday, January 31 | Noon | Live Webinar

1 Substantive credit

Environmental Law Update: 2021 Year in Review

Wednesday, February 2 | Noon | Live Webinar

1 Substantive credit

How to Comply with Rule 8.4(g) and Advance Professionalism in Your Firm

Thursday, February 3 | Noon | Live Webinar

1 Ethics credit

Medical Evidence in Social Security: Practical and Ethical Considerations

Wednesday, February 9 | Noon | Live Webinar

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Accessing In-Patient Care Under the Medicare System

Friday, February 11 | 9 a.m. | Live Webinar

3 Substantive credits

Basics of the Freedom of Information Act and Pa.'s Right-to-Know-Law

Friday, February 18 | Noon | Live Webinar

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LEGAL ADS

Sheriff's Sale

William P. Mullen, 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 William P. Mullen, Sheriff of Allegheny County, Pennsylvania, Monday, January 3, 2022 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, JANUARY 3, 2022 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, JANUARY 4, 2022, 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, JANUARY 10, 2022 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 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."

Avalon

2. Daniel J. Aubel a/k/a Daniel Aubel and Roberta L. Aubel a/k/a Roberta Aubel
MG-19-000442—\$31,703.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 111 Marie Avenue, Pittsburgh, PA 15202. Deed Book 12258, Page 593. Block and Lot Number 214-L-155.

19. Breon A. Roberts a/k/a Breon Roberts and Deloris E. Roberts
MG-15-001180—\$147,838.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 928 California Avenue, Pittsburgh, PA 15202. Deed Book 14838, Page 434. Block and Lot Number 160-E-61.

65. Adam Birch and Maureen Birch
GD-21-003209—\$24,691.05
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story brick and shingle dwelling being known as 231 S. Starr Ave., Pittsburgh, PA 15202. Deed Book Volume 13429, Page 376, Block and Lot 160-K-368.

77. Claire Borlak, in Her Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr., Deceased; Alexander Borlak, in His Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr., Deceased; William Borlak, Jr. a/k/a Billy Borlak, Jr., in His Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr., Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William J. Borlak a/k/a William J. Borlak, Sr., Deceased
MG-17-000871—\$153,154.02
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

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

Baldwin Borough

48. Margaret A. Mueller
GD-16-015829—\$10,245.21
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one-story ranch single family brick dwelling with integral garage known and numbered as 437 Macassar Drive, Pittsburgh, PA 15236, Deed Book Volume 12663, Page 183, Block and Lot Number 389-B-244.

57. Margaret McMonagle, With Notice to Heirs and Assigns
GD-19-015378—\$4,927.31
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one-story Cape Cod single family brick dwelling known and numbered as 3610 Oakleaf Road, Pittsburgh, PA 15227, Deed Book Volume 4640, Page 189, Block and Lot Number 136-K-40.

Bellevue

15. Nicholas A. Lefcakis
MG-20-000011—\$45,413.23
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 69 Kendall Avenue, Pittsburgh, PA 15202. Deed Book Volume 12564, Page 10. Block and Lot Number 0113-H-00227-0000-00.

62. Travis S. Cowher
MG-17-000384—\$44,213.03
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 69 Union Avenue, Pittsburgh, PA 15202. Deed Book 10866, Page 238. Block and Lot Number 215-K-231.

66. William Edward Thomas, III and Shelby Lee Ann Thomas

GD-21-003199—\$96,634.06
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two story frame house being known as 614 Monroe Ave., Pittsburgh, PA 15202 Deed Book Volume 13429, Page 376, Block and Lot 160-K-46.

Ben Avon

61. Brian D. Foley
GD-19-018006—\$202,801.25
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Having erected thereon a dwelling being known and numbered as 7219 Perrysville Avenue, Pittsburgh, PA 15202. Deed Book 15150, Page 533. Block and Lot Number 213-D-34.

Brentwood

106. Unknown Heirs of the Estate of Debra Blair; and Unknown Administrators of the Estate of Debra Blair
GD-20-004188—\$37,416.96
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 536 East Garden Road, Pittsburgh, PA 15227. Document Number 2008-27092, Deed Book Volume 13734, Page 63. Block and Lot Number 0188-D-00033-0000-00.

Bridgeville

7. Ronald C. Stalma, Jr.
MG-20-000039—\$103,637.81
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 710 Coulter Street, Bridgeville, PA 15017. Deed Book Volume 13461, Page 509, Instrument No. 2007-38896. Block and Lot Number 256-S-10.

Carnegie

76. Lindsey E. Joseph and Christopher A. Goodman
MG-19-001130—\$81,538.32
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 123 Wabash Ave., Carnegie, PA 15106. Deed Book Volume 11207, Page 115. Block and Lot Number 0066-K-00184-0000-00.

82. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of James W. Schulze, Deceased
GD-20-002626—\$43,504.90
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story frame dwelling house and a frame garage being known and numbered as 818 Logan Street, Carnegie, PA 15106. Deed Book Volume 14546, Page 402. Block and Lot Number 102-E-6.

Castle Shannon

12. Brian S. Vogel and Jill E. Vogel a/k/a Jill E. Auth
MG-20-000385—\$97,464.04
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 4225 Greenridge Road, Pittsburgh, PA 15234. Deed Book Volume 12587, Page 77. Block and Lot Number 251-S-60.

26. Alfred Falcone a/k/a Alfred D. Falcone a/k/a Alfred D. Falcone, Jr. and Madeleine Amman
MG-20-000360—\$116,207.36
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Parcel 1: Having erected thereon a dwelling being known and numbered as 1220 Shady Run Avenue, Pittsburgh, PA 15234 a/k/a 1220 Shady Run Avenue, Castle Shannon, PA 15234. Deed Book Volume 12218, Page 8, Instrument No. 2004-34993. Block and Lot Number 250-C-214.

Parcel 2: Being vacant land being known as Shady Run Avenue, Pittsburgh, PA 15234 a/k/a Shady Run Avenue, Castle Shannon, PA 15234. Deed Book Volume 12218, Page 8, Instrument No. 2004-34993. Block and Lot Number 250-C-214-1.

97. Christina Cardiello, with Notice to Heirs and Assigns
GD-20-010842—\$14,813.12
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3216 Broadway Avenue, Pittsburgh, PA 15234. Deed Book 3703, Page 495. Block and Lot Number 190-L-38.

East Deer

16. Paul E. Losh
GD-20-005586—\$44,248.64
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a dwelling being known and numbered as 323 Freeport Road, Creighton, PA 15030. Deed Book Volume 11755, Page 583. Block and Lot Number 0841-K-00166-0000-00.

Edgewood

67. Patricia Jean Gusic, Administratrix of the Estate of Richard A. Gusic
GD-21-007841—\$77,377.93
Joseph I. Foley, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 225 Chestnut Street, Pittsburgh, Pennsylvania 15218. Deed Book Volume 17283, Page 359, Block & Lot No. 0234-E-00062-0000-00.

Elizabeth Borough

63. Aletha Howard a/k/a Aletha Howard Batch
GD-20-011203—\$19,644.05
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two-story frame dwelling being known and numbered as 124 Clay Street, Elizabeth, PA 15037. Deed Book 3269, Page 610. Block and Lot Number 1132-E-42.

Franklin Park

20. Jeffrey Siegel a/k/a Jeffrey G. Siegel
MG-20-000443—\$296,237.83
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a dwelling being known and numbered as 1525 West Ingomar Road, Pittsburgh, PA 15237. Deed Book 11540, Page 150. Block and Lot Number 942-G-76.

107. William F. Vogel a/k/a William Vogel, Executor and known heir, devisee, and/or distribute of the Estate of Rose M. Vogel, Deceased, Thomas P. Vogel, in his capacity as known heir, devisee, and/or distribute of the Estate of Rose M. Vogel, Deceased and Judith M. Pappalardo, in her capacity as known heir, devisee, and/or distribute of the Estate of Rose M. Vogel, Deceased
GD-20-009404—\$123,616.91
Alicia Sandoval, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a residential dwelling being known and numbered as 1503 Terry Lane, Wexford, PA 15090. Deed Book Volume 3519, Page 460. Block and Lot Number 1069-F-207.

Glassport

93. Denise C. Baker
GD-21-008406—\$16,179.81
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 539 Vermont Ave., Glassport, PA 15045. Deed Book 9367, Page 152. Block and Lot Number 558-C-38.

Green Tree

71. Richard A. Sterrett
MG-14-001668—\$93,569.33
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 110 Poplar Street, Pittsburgh, PA 15205. Deed Book Volume 14353, Page 387. Block and Lot Number 0039-M-00194-0000-00.

Homestead

8. Virginia Howard a/k/a Virginia Epps a/k/a Virginia Epps Howard
MG-21-000077—\$30,023.49
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Third Ward of the Borough of Homestead: Having erected thereon a dwelling being known and numbered as 313 West 13th Avenue, Homestead, PA 15120. Deed Book Volume 11901, Page 558. Block and Lot Number 131-F-325.

84. Cougar Holdings, Inc.
GD-19-016514—\$16,519.36
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Parcel I: Having erected thereon a brick commercial building known and numbered as 601-611 Amity Street, Homestead, Pennsylvania 15120, Deed Book Volume 16664, Page 401, Block and Lot Number 130-K-83.

Parcel II: Being a 3,952 square foot vacant commercial lot known and numbered as 601-611 Amity Street (lot), Homestead, Pennsylvania 15120, Deed Book Volume 16664, Page 401, Block and Lot Number 130-K-80.

85. Steven J. Vais
GD-20-010424—\$8,790.41
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two-story single-family old-style frame dwelling known and numbered as 1514 Mifflin Street, Homestead, Pennsylvania 15120, Deed Book Volume 14079, Page 428, Block and Lot Number 131-D-28.

Leetsdale

75. Leonard Smith
GD-20-003144—\$50,199.30
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a dwelling being known and numbered as 189 Beaver Street, Leetsdale, PA 15056. Deed Book Volume 10152, Page 53. Block and Lot Number 0815-N-00065-0000-00.

Liberty

29. Timothy W. Sloss
MG-20-000171—\$105,193.04
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2811 B Street, McKeesport, PA 15133. Deed Book Volume 11167, Page 623. Block and Lot Number 0465-S-00225-0000-00.

102. A Minor, L.R.G., Solely in His Capacity as Heir of Robert Brian Gagich, Deceased, A Minor, W.S.G., Solely in His Capacity as Heir of Robert Brian Gagich, Deceased
GD-21-000615—\$57,509.96
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 308 Latrobe Street, McKeesport, PA 15133. Deed Book 14922, Page 331. Block and Lot Number 465-F-377.

Town of McCandless

1. Rosemarie D. Forlano
MG-18-000051—\$311,483.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Parcel One: Having erected thereon a dwelling being known and numbered as 9540 Valley Road, Pittsburgh, PA 15237. Deed Book 12460, Page 509, Block and Lot Number 824-C-194.

Parcel Two: Having erected thereon a vacant land being known as Valley Road, Pittsburgh, PA 15237. Deed Book 12460, Page 509, Block and Lot Number 824-C-141.

94. Donald W. Short, II
GD-19-015748—\$15,361.22
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 137 Montclair Ave., Pittsburgh, PA 15237. Deed Book 5805, Page 625. Block and Lot Number 714-R-59.

City of McKeesport

27. Dominick G. Cicchinelli and Brenda S. Cicchinelli
GD-20-004181—\$48,972.39
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Parcel One: Having erected thereon a commercial structure being known and numbered as 3915 Maplewood Street, McKeesport, PA 15132. Deed Book 11542, Page 426. Block and Lot Number 555-D-322.

Parcel Two: Having erected thereon vacant land being known and numbered as Greenwood Avenue, McKeesport, PA 15132. Deed Book 11542, Page 426. Block and Lot Number 555-D-103.

30. Geoffrey David Ledford
GD-21-007994—\$57,546.10
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 3603 Miller Avenue, McKeesport, PA 15132 a/k/a 3603 Miller Street, McKeesport, PA 15132. Document Number 2017-31135, Deed Book Volume 16966, Page 502. Block and Lot Number 0380-D-00399-0000-00.

74. Alexandra Juarez
GD-20-002095—\$25,424.53
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2409 Harrison Street, McKeesport, PA 15132. Deed Book Volume 12763, Page 536. Block and Lot Number 0381-S-00212-0000-00.

81. Brian Chandler and Tiffany Chandler
MG-17-000458—\$99,647.80
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of McKeesport: Having erected thereon a single family dwelling being known and numbered as 419 31st Street, McKeesport, PA 15132. Deed Book Volume 13673, Page 9. Block and Lot Number 464-F-63.

83. Adrian Hrynyk, solely as Heir to the Estate of Valerie Barnes a/k/a Valerie Ann Hrynyk, Deceased and Any/All Known and Unknown Heir(s), Executor(s), Administrator and Devisee(s) of the Estate of Valerie Barnes a/k/a Valerie Ann Hrynyk, Defendants
MG-20-000305—\$71,312.99
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1225 Evans Avenue, McKeesport, PA 15132. Deed Book Volume 10907, Page 348. Block and Lot Number 381-A-103.

103. Ethel M. Acton a/k/a Ethel May Acton
GD-21-008637—\$217,474.80
Robert P. Wendt, Esq.
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward, City of McKeesport: Having erected thereon a dwelling being known and numbered as 804 Park Street, McKeesport, PA 15132. Deed Book Volume 10023, Page 632. Block and Lot 307-M-269.

Monroeville

4. Jill M. Vovaris and Michael V. Vovaris
MG-20-000161—\$77,160.67
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1919 Glencrest Drive, Monroeville, PA 15146. Deed Book 12040, Page 584. Block and Lot Number 639-P-192.

59. John I. Park and Sarah S. Park
MG-21-000130—\$701,530.51
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Parcel No. 1: Being vacant land, known and numbered as Red Oak Court, Monroeville, Pennsylvania 15146. Deed Book Volume 13021, Page 61. Block/Lot Number 744-M-226.

Parcel No. 2: Having erected thereon a two and one-half story dwelling with attached garage, being known and numbered as 326 Red Oak Court, Monroeville, Pennsylvania 15146. Deed Book Volume 13021, Page 61. Block/Lot Number 744-H-310.

Munhall

49. Stanley A. Kreczmer
GD-15-007385—\$5,480.85
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story brick rowhouse known and numbered as 203 E. 20th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 11503, Page 635. Block and Lot Number 131-H-244.

51. Connie Wiehagen and Vision TCS Contracting
GD-19-016470—\$12,445.83
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a one-story single family frame bungalow known and numbered as 4101 Superior Street, Homestead, Pennsylvania 15120, Deed Book Volume 16542, Page 210. Block and Lot Number 133-H-293.

54. Paul N. Gyurina
GD-20-011484—\$31,072.98
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a one-and-one-half-story old-style single family frame dwelling known and numbered as 614 E. 16th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 13140, Page 567. Block and Lot Number 131-D-273.

55. Cynthia L. Johnson
GD-20-011433—\$21,820.79
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story old style frame dwelling known and numbered as 608 E. 13th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 11754, Page 154. Block and Lot Number 130-S-198.

58. Unknown Heirs of Patricia A. Luft, Deceased
GD-19-015964—\$11,776.98
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story old-style single-family frame dwelling known and numbered as 1219 Margaret Street, Homestead, Pennsylvania 15120, Deed Book Volume 5843, Page 547. Block and Lot Number 130-S-321.

79. Joseph M. Sedlak
MG-20-000232—\$84,259.98
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 354 Vine St., Homestead, PA 15120. Deed Book Volume 13025, Page 536. Block and Lot Number 0180-A-00016-0000-00.

86. Unknown Heirs of Shirley Esseny, Deceased
GD-20-012312—\$20,242.45
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Being a 3,300 square foot vacant parcel of land known and numbered as 415 Caroline Street, Homestead, Pennsylvania 15120, Deed Book Volume 6573, Page 628. Block and Lot Number 133-H-125.

North Versailles

5. Kassandra A. Montedoro
MG-18-000349—\$97,304.26
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 651 Overhill Drive, North Versailles, PA 15137. Deed Book 15862, Page 378. Block and Lot Number 459-A-67.

10. Donna Davis, as heir to the Estate of Connie Wiggins, deceased, Cheryl Wiggins, as heir to the Estate of Connie Wiggins, deceased, Leonard Wiggins, Jr., as heir to the Estate of Connie Wiggins, deceased, Robert Wiggins as heir to the Estate of Connie Wiggins, deceased, and The Unknown Heirs of the Estate of Connie Wiggins, deceased
GD-21-000453—\$68,650.00
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 617 Overhill Drive, North Versailles, PA 15137. Deed Book Volume 12134, Page 248, Instrument No. 2004-25489. Block and Lot Number 459-E-182.

11. Dolores May
MG-21-000124—\$61,142.16
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 341 McKee Road, North Versailles, PA 15137. Deed Book Volume 11374, Page 153. Block and Lot Number 646-B-81.

14. Janice Milligan, in Her Capacity as Executrix and Devisee of the Estate of George Milligan a/k/a George Mulligan
GD-19-016278—\$23,518.35
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 3706 Lodge Ave., North Versailles, PA 15137. Deed Book Volume 7726, Page 423. Block and Lot Number 0549-B-00355-0000-00.

40. Loretta J. Perri
GD-19-003798—\$7,800.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel #1: Having erected thereon a two story commercial building known as 501 East Pittsburgh McKeesport Boulevard, North Versailles, PA 15137. Deed Book Volume 8428, Page 34. Block & Lot No. 459-J-38.

Parcel #2: Being thereon vacant commercial land known as East Pittsburgh McKeesport Boulevard, North Versailles, PA 15137. Deed Book Volume 8428, Page 34. Block & Lot No. 459-J-40.

Penn Hills

9. Kristin L. Corr and Michael J. Corr
MG-11-000789—\$82,756.47
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 224 Saylong Drive, Pittsburgh, PA 15235. Deed Book Volume 9474, Page 605. Block and Lot Number 369-S-311.

31. James R. Wilhoit, II a/k/a James Wilhoit
MG-19-001138—\$36,994.26
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 154 Glenfield Drive, Pittsburgh, PA 15235. Document Number 202153523, Deed Book Volume 11418, Page 085. Block and Lot Number 0448-K-00114-0000-00.

95. The Unknown Heirs of Wayne Richard Edwards, Deceased
GD-20-010685—\$14,097.91
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one and one-half story brick veneer dwelling being known and numbered as 149 Rose Ave., Pittsburgh,

PA 15235. Deed Book 13144, Page 97. Block and Lot Number 369-S-148.

96. Heather L. Calfo and Nicholas R. Calfo
GD-20-010672—\$14,022.27
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one and one-half story dwelling being known and numbered as 650 Valemont Drive, Verona, PA 15147. Deed Book 17288, Page 265. Block and Lot Number 534-N-88.

98. Teresa Nobile and the United States of America
GD-19-002490—\$12,654.65
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 206 University Street, Verona, PA 15147. Deed Book 15066, Page 527. Block and Lot Number 632-B-255.

101. Meredith McConnell, in her capacity as heir of Alexandria R. Simons, Michael Newton Simons, in his capacity as heir to Alexandria R. Simons and Unknown Heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Alexandria R. Simons
MG-19-000230—\$247,842.94
Jonathan M. Etkowicz, Esq.
Alicia Sandoval, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a residential dwelling being known and numbered as 527 Pennview Drive, Pittsburgh, PA 15235. Deed Book Volume 9364, Page 123. Block and Lot Number 451-J-258.

Pine

92. Edward J. Chiodo, Cynthia L. Chiodo and the United States of America
MG-18-000870—\$326,630.04
Danielle M. Dileva, Esq.
724-776-8000

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a dwelling being known and numbered 505 Colony Court, Gibsonsia, PA 15044. Deed Book 10211, Page 565. Block and Lot Number 1662-N-2.

Plum

64. Wendy A. Gibson
MG-19-000565—\$62,723.08
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a single family dwelling being known and numbered as 513 Crestview Drive, Pittsburgh, PA 15239. Deed Book 13773, Page 293. Block and Lot Number 739-B-132.

105. Victoria L. Digiannurio a/k/a Victoria Lynn Digiannurio a/k/a Victoria Digiannurio; Ryan H. Freeman a/k/a Ryan Harold Freeman a/k/a Ryan Freeman
MG-20-000027—\$116,662.25
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 126 Sherrie Drive, Pittsburgh, PA 15239. Document Number 2014-20744, Deed Book Volume 15683, Page 570. Block and Lot Number 0738-C-00234-0000-00.

Port Vue

23. Marjorie C. Diffendal, with Notice to Heirs and Assigns
GD-21-004577—\$28,963.58
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Being all that vacant land known and numbered as Romine Avenue, McKeesport, PA 15133. Deed Book 3800, Page 378. Block and Lot Number 308-R-291.

Scott

91. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Delvon Anderson, Deceased and Michelle Anderson, Solely in Her Capacity as Heir of Delvon Anderson, Deceased
GD-21-003281—\$75,070.52
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 1835 Hughes Street, Bridgeville, PA 15017. Deed Book Volume 8004, page 514. Block and Lot Number 195-C-80.

Swissvale

32. Louis F. Bednarczyk, Jr. a/k/a Loui F. Bednarczyk
MG-20-000172—\$29,896.73
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7515 Ormond Street, Pittsburgh, PA 15218 a/k/a 7515 Ormond Avenue, Pittsburgh, PA 15218. Document

Number 28549, Deed Book Volume 4401, Page 353. Block and Lot Number 0178-M-00022-0000-00.

34. Thomas J. Farrell and Juliette Farrell
MG-15-001715—\$360,868.48
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Parcel 1: Vacant land being known as Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-145.

Parcel 2: Vacant land being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-143.

Parcel 3: Having erected a dwelling being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208, Block and Lot No. 177-N-00144.

90. Donna L. Moon a/k/a Donna L. Ross
MG-19-001279—\$68,285.27
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7701 Francis Street, Pittsburgh, PA 15218 a/k/a 7701 Francis Avenue, Pittsburgh, PA 15218. Deed Book Volume 16169, Page 76. Block & Lot No. 0178-D-00073-0000-00.

Turtle Creek

21. Paula Hutchinson, in Her Capacity as Executrix and Devisee of the Estate of Cyril Dugas a/k/a Cyril P. Dugas and Philip Dugas, in His Capacity as Devisee of the Estate of Cyril Dugas a/k/a Cyril P. Dugas
MG-18-001002—\$36,414.48
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 1627 Oak Avenue Ext., Turtle Creek, PA 15145. Deed Book 17540, Page 382. Block and Lot Number 544-J-130.

Verona

28. Travis W. McDonough a/k/a Travis W. McDonough a/k/a Travis McDonough
MG-20-000022—\$133,380.27
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 736 - 738 1st Street, Verona, PA 15147. Document Number 2012-13890, Deed Book Volume 14911, Page 535. Block and Lot Number 0364-L-00340-0000-00.

West Homestead

56. Herbert J. Strobel, Jr. and James Caterino
GD-21-005286—\$4,162.93
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Being a 915 square foot vacant lot known and numbered as W. 7th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 15460, Page 320. Block and Lot Number 90-D-181.

West Mifflin

13. Kelley J. Todd a/k/a Kelley J. Todd Flaherty a/k/a Kelley J. Flaherty and Known and Unknown Administrators, Heirs, Executors, and/or Devisees of the Estate of Kevin J. Todd, Defendants
MG-19-001222—\$109,193.63
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4624 Greensprings Avenue, West Mifflin, PA 15122. Deed Book Volume 15575, Page 262. Block and Lot Number 238-N-109.

50. Stanley A. Kreczmer
GD-20-012559—\$29,147.29
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two-story semi-attached single family brick dwelling with integral garage known and numbered as 4419 Inland Avenue, West Mifflin, Pennsylvania 15122, Deed Book Volume 11808, Page 190. Block and Lot Number 238-M-94.

52. Do It Yourself Homes LLC
GD-20-012540—\$21,577.97
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story single family frame ranch dwelling with integral garage known and numbered as 1707 Ohio Avenue, West Mifflin, Pennsylvania 15122, Deed Book Volume 18003, Page 547. Block and Lot Number 305-P-82.

53. Brian Haenze and Denise Haenze
GD-20-008550—\$28,143.47
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel I: Having Erected thereon a brick commercial building consisting of 3.8230 acres known and numbered as 4821 Buttermilk

Hollow Road, West Mifflin, Pennsylvania 15122, Deed Book Volume 17487, Page 324. Block and Lot Number 243-P-140.

Parcel II: Being a 17550 square foot vacant lot known as Buttermilk Hollow Road (Vacant Lot), West Mifflin, Pennsylvania 15122, Deed Book Volume 17487, Page 324. Block and Lot Number 243-P-105.

72. David S. Wagner a/k/a David Steven Wagner
MG-19-001151—\$83,133.37
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1700 Highland Avenue, West Mifflin, PA 15122. Deed Book Volume 14805, Page 550. Block and Lot Number 0306-B-00202-0000-00.

78. Lori Gamble
MG-19-001302—\$48,453.20
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 505 Bellwood Rd., West Mifflin, PA 15122. Deed Book Volume 11347, Page 135. Block and Lot Number 0181-P-00127-0000-00.

87. Chad M. Cherevka
GD-19-015177—\$16,170.26
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel I: Having erected thereon a one-story single family Cape Cod brick dwelling known and numbered as 2002 Homestead Duquesne Road, West Mifflin, Pennsylvania 15122, Deed Book Volume 14775, Page 60. Block and Lot Number 241-D-194.

Parcel II: Being an 11,294 square foot vacant lot known and numbered as 2002 Homestead Duquesne Road (Vacant Lot), West Mifflin, Pennsylvania 15122, Deed Book Volume 14775, Page 60. Block and Lot Number 241-D-193.

89. Thomas Stephen Ignatz and Janet Ignatz
GD-16-015649—\$5,051.28
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two-story old style single family frame dwelling known and numbered as 3706 Home Street, West Mifflin, Pennsylvania 15122, Deed Book Volume 4596, Page 477. Block and Lot Number 181-H-241.

99. Michael Vellky
MG-19-001304—\$63,533.32
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 627 McGowan Avenue, West Mifflin, PA 15122 a/k/a 627 McGowan Avenue, Pittsburgh, PA 15122. Document Number 2017-32690, Deed Book Volume 16983, Page 140. Block and Lot Number 0385-H-00042-0000-00.

West View

69. Charles Sheehan
MG-19-001150—\$154,419.63
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 8 Yale Avenue, Pittsburgh, PA 15229. Deed Book Volume 16814, Page 34. Block and Lot Number 0279-G-00243-0000-00.

73. Carolyn Jones, in Her Capacity as Heir of Eugene Jones a/k/a Eugene R. Jones, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eugene Jones a/k/a Eugene R. Jones, Deceased
MG-19-000467—\$88,081.87
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 117 Ridgewood Ave., Pittsburgh, PA 15229. Deed Book Volume 8259, Page 617. Block and Lot Number 0280-L-00095-0000-00.

White Oak

108. Marilyn Shoben
GD-21-007416—\$3,800.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Being thereon vacant land known as Summit Street, McKeesport, PA 15131. Deed Book Volume 12271, Page 544. Block & Lot No. 461-S-66.

Whitehall

70. Kurt Cofano
MG-20-000257—\$93,976.66
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

known and numbered as 3067 Woodridge Drive, Pittsburgh, PA 15227. Deed Book Volume 14386, Page 177. Block and Lot Number 0138-P-00164-0000-00.

Wilkins

17. Antoinette M. Didiano

MG-17-001346—\$74,316.41
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a one-story frame dwelling being known and numbered as 333 Cline Street, East Pittsburgh, PA 15112. Deed Book Volume 4526, Page 553. Block and Lot Number 373-S-108.

Wilksburg

18. Linda L. Gustine and Frank W. Gustine, Jr.

MG-20-000010—\$37,604.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1305 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 10368, Page 599. Block and Lot Number 233-G-200.

22. Levine Properties

GD-20-009890—\$13,398.96
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a commercial building being known and numbered as 1679 Laketon Road, Pittsburgh, PA 15201. Deed Book 16019, Page 96. Block and Lot Number 232-H-201.

44. Ray Como, Trustee of Land Trust 3 Wood

GD-20-007432—\$8,595.19
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two story commercial building with apartments over being known as 722 Wood Street, Pittsburgh, PA 15221. Deed Book Volume 13906, Page 188. Block & Lot No. 176-D-136.

47. Devin L. Gastion, with Notice to Heirs and Assigns

GD-21-002506—\$17,837.92
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 509 Reed Street, Pittsburgh, PA 15221. Deed Book 13887, Page 589. Block and Lot Number 233-L-44.

Wilmerding

68. Sean Kerrigan

MG-21-000005—\$32,913.21
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Wilmerding: Having currently erected thereon a single family dwelling being known as 418 Middle Avenue, Wilmerding, PA 15148, Deed Book 13059 Page 99 Block and Lot 0545-R-0387-0000-00.

Pittsburgh—2nd Ward

35. Chesapeake Freestate Holdings LLC

GD-16-008401—\$22,601.95
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 2: Having erected thereon a condominium unit containing 18 units being known as 320 Fort Duquesne Boulevard, Pittsburgh, PA 15222. Deed Book Volume 13483, Page 220. Block & Lot No. 1-C-1661-E031.

39. Chesapeake Freestate Holdings LLC

GD-16-008400—\$31,800.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 2: Having erected thereon a condominium unit containing 26 units being known as 320 Fort Duquesne Boulevard, Suite 325, Pittsburgh, PA 15222. Deed Book Volume 13483, Page 220. Block & Lot No. 1-C-1661-B038.

46. Chesapeake Freestate Holdings LLC

GD-16-008395—\$49,570.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 2: Having erected thereon a condominium unit containing 33 units being known as 320 Fort Duquesne Boulevard, Pittsburgh, PA 15222. Deed Book Volume 13483, Page 220. Block & Lot No. 1-C-1661-A038.

Pittsburgh—6th Ward

104. Richard Zielanski

MG-20-000149—\$29,260.85
Robert P. Wendt, Esq.
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2920 Leander St., Pittsburgh, PA 15219, Deed Book Volume 11161, Page 463, Block and Lot 25-S-72.

Pittsburgh—8th Ward

36. Joseph M. Catania and Kathleen Catania

GD-20-002054—\$14,874.44
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 8: Parcel #1: Having erected thereon a three story commercial building known as 4700 Penn Avenue, Pittsburgh, PA 15224. Deed Book Volume 12366, Page 254. Block & Lot No. 50-J-120.

Parcel #2: Having erected thereon a three story commercial building known as 4702 Penn Avenue, Pittsburgh, PA 15224. Deed Book Volume 12366, Page 254. Block & Lot No. 50-J-121.

Pittsburgh—10th Ward

100. Alfredo F. Russo

MG-19-000373—\$55,188.26
Richard M. Squire & Associates, LLC
215-886-8790

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

Pittsburgh—12th Ward

38. Silver Lake Associates

GD-20-001385—\$21,618.99
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 12: Having erected thereon a one story industrial light manufacturing building being known as 10 Silver Lake Drive, Pittsburgh, PA 15206. Deed Book Volume 8713, Page 287. Block & Lot No. 125-D-225.

Pittsburgh—13th Ward

43. Annette Angel

GD-20-002492—\$38,424.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 13: Having erected thereon an industrial mini warehouse being known as 8030 Bennett Street, Pittsburgh, PA 15221. Deed Book Volume 18266, Page 531. Block & Lot No. 231-N-235.

Pittsburgh—17th Ward

41. Building at 1109 LLC

GD-18-000568—\$46,633.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 17: Having erected thereon a three story commercial retail building being known as 1109 East Carson Street, Pittsburgh, PA 15203. Deed Book Volume 13971, Page Number 90, Block and Lot Number 3-G-146.

42. 44 Pius LP

GD-20-001477—\$5,609.44
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 17: Having erected thereon a four story commercial church building being known as 44 Pius Street, Pittsburgh, PA 15203. Deed Book Volume 15533, Page 377. Block & Lot No. 3-S-164.

Pittsburgh—18th Ward

60. The Unknown Heirs of Mary H. Worthy, Deceased, Angela Michelle Morgan a/k/a Angie Morgan, Solely in Her Capacity as Heir of Mary H. Worthy, Deceased, Kenneth E. Morgan, Solely in His Capacity as Heir of Mary H. Worthy, Deceased

GD-19-013754—\$35,326.19
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 512 Delmont Avenue, Pittsburgh, PA 15210. Deed Book 11819, Page 541. Block and Lot Number 15-L-258.

Pittsburgh—24th Ward

6. Unknown Heirs of Theresa Urbanec, Deceased

GD-21-002846—\$54,053.47
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 24th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1825 Rialto Street, Pittsburgh, PA 15212. Deed Book 6032, Page 631. Block and Lot Number 47-M-211.

Pittsburgh—27th Ward

3. The Unknown Heirs of Cathlyn Yvonne Muldrow, Deceased and Wayne Muldrow Solely in His Capacity as Heir of Cathlyn Yvonne Muldrow, Deceased

MG-19-001288—\$31,516.95
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2713 Brighton Road, Pittsburgh, PA 15212. Deed Book 10119, Page 10. Block and Lot Number 45-B-225.

24. Sahara Bey

MG-17-000293—\$56,051.32
Powers Kirm, LLC
215-942-2090

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 3238 Richardson Avenue, Pittsburgh, PA 15212. Deed Book Volume 13115, Page 339. Block and Lot Number 75-M-20.

25. Jill L. McGlothlin a/k/a Jill L. McGlothlin

MG-21-000096—\$55,354.59
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 3604 Brighton Road, Pittsburgh, PA 15212. Deed Book Volume 12513, Page 5. Block and Lot Number 114-S-302.

Parcel 2: Having erected thereon a residential auxiliary building being known and numbered as 3604 Brighton Road, Pittsburgh, PA 15212. Deed Book Volume 12513, Page 5. Block and Lot Number 114-S-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.

Sheriff's Office, Pittsburgh, PA.
William P. Mullen, Sheriff
Dec 9, 2021
Dec 10, 17, 23, 2021

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:

Asche, Virginia, deceased, of Pittsburgh, PA. No. 0196 of 2019. Linda Asche, Extr., 310 Shenandoah Drive, Valencia, PA 16059 or to Michael S. Butler, Esq., Heritage Elder Law & Estate Planning LLC, 318 South Main Street, Butler, PA 16001.
21-01996w Dec 17, 23, 30, 2021

Catullo, Raymond A., deceased, of Allison Park, PA. No. 08491 of 2021. Linette Voytovich, Extr., c/o Michael K. Parrish, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143.
21-04852 Dec 17, 23, 30, 2021

Cichinelli, William F., deceased, of Monroeville, PA. No. 08581 of 2021. Marlene Rodriguez, Extr., 4312 S. Coolidge Avenue, Tampa, FL 33611 or to Christopher M. Swart, Esq., 1151 Old Freeport Rd., Pittsburgh, PA 15238-3108.
21-04853 Dec 17, 23, 30, 2021

Clark, Albert W. a/k/a Albert Wilson Clark, deceased, of Pittsburgh, PA. No. 05025 of 2021. Barbara C. Rickard, Extr., 575 Cambria Mills Road, Fallentimber, PA 16639 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.
21-04856 Dec 17, 23, 30, 2021

Conard, Darlene T., deceased, of North Versailles, PA. No. 08169 of 2021. Jeremy Conard, Admr., 183 Trouttown Rd., Hunker, PA 15639 or to Paul L. Berg, Jr., Esq., Talarico Paladino Berg, 436 7th Ave., 2150 Koppers Bldg., Pittsburgh, PA 15219.
21-01995w Dec 17, 23, 30, 2021

Dudash, Thomas F., deceased, of Plum, PA. No. 8689 of 2021. Meg L. Burkardt, Extr. and Atty., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
21-04858 Dec 17, 23, 30, 2021

Evanko, Mary L., deceased, of McKeesport, PA. No. 3150 of 2021. Michael J. Evanko, Admr., 43139 Whelplehill Terrace, Ashburn, VA 20148 or to Colleen D. Bratkovich, Esq., Zacharia Brown P.C., 4500 Walnut St., McKeesport, PA 15132.
21-04861 Dec 17, 23, 30, 2021

Ferber, Janet O., deceased, of Pittsburgh, PA. No. 08804 of 2021. Von S. Ferber, Extr., 133 Crescent Drive, Tarentum, PA 15084 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
21-01994w Dec 17, 23, 30, 2021

Giovannitti, Rose, deceased, of Baldwin, PA. No. 8889 of 2021. Joseph A. Giovannitti, Jr., Co-Extr. and Lorraine A. Simmeth, Co-Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
21-01997w Dec 17, 23, 30, 2021

Haas, Eileen M. a/k/a Eileen Marie Haas, deceased, of Bellevue Borough, PA. No. 8721 of 2021. Sharon Sikora, Extr., 113 Heath Drive, Baden, PA 15005 or to Howard S. Auld, Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonia, PA 15044.
21-04860 Dec 17, 23, 30, 2021

Mercier, John, deceased, of South Fayette, PA. No. 05589 of 2019. Celeste Davidson, Extr., 118 Campbell Avenue, Cuddy, PA 15031 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.
21-04857 Dec 17, 23, 30, 2021

Rabe, Wyatt James, deceased, of Ross Township, PA. No. 08453 of 2021. Bradley Rabe, Co-Admr. and Sarah Rabe, Co-Admr., c/o Michael A. Murphy, Esq., Ogg, Murphy & Perkosky, PC, 245 Fort Pitt Blvd., Pittsburgh, PA 15222.
21-04855 Dec 17, 23, 30, 2021

Tadda, Shirley Ann, deceased, of Pittsburgh, PA. No. 08389 of 2021. Gregory T. Tadda, Extr., 110 South Bryant Avenue, Pittsburgh, PA 15202 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.
21-04854 Dec 17, 23, 30, 2021

Treger, Albert a/k/a Albert Treger, M.D. a/k/a Dr. Albert Treger, deceased, of Pittsburgh, PA. No. 08476 of 2021. Rosalyn Treger, Extr., c/o Jonathan M. Schmerling, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152.
21-04859 Dec 17, 23, 30, 2021

Du Pilka, Janet P., deceased, of Oakdale, PA. No. 08456 of 2021. Georgene Dodd, Extr., 3324 Kenmore Drive, Sarasota, FL 34231 or to Sarah A. Scott, Esq., 375 Valley Brook Road, Suite 112, McMurray, PA 15317.
21-01948w Dec 10, 17, 23, 2021

Ebbert, Bridget Teresa, deceased, of Allison Park, PA. No. 08536 of 2021. Thomas J. Ebbert, Admr., 4030 Gwynedd Drive, Allison Park, PA 15101 or to Edward F. Voelker, Jr., Esq., Voelker & Associates, P.C., Hampton Stoneworks Professional Bldg., 3960 Rte. 8, Ste. 200, Allison Park, PA 15101.
21-04745 Dec 10, 17, 23, 2021

Fulwood, Leola B., deceased, of Clairton, PA. No. 08265 of 2021. Deverdine Fulwood, Admr., c/o Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.
21-04747 Dec 10, 17, 23, 2021

Halper, Jean B., deceased, of Ross Township, PA. No. 08489 of 2021. Craig Halper, Extr., 130 Cherrington Drive, Pittsburgh, PA 15237 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., Pittsburgh, PA 15219.
21-04746 Dec 10, 17, 23, 2021

Heasley, Joseph R., deceased, of West Mifflin, PA. No. 08685 of 2021. Carol Mancuso, Extr., c/o Jason R. Johns, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15129.
21-01954w Dec 10, 17, 23, 2021

Henke, Robert R., deceased, of Scott Township, PA. No. 01691 of 2016. Judith Ann Webster, Extr., 200 Railroad Ave., Apt. 208, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
21-04750 Dec 10, 17, 23, 2021

Huber, Elizabeth Ann, deceased, of Pittsburgh, PA. No. 08632 of 2021. Kathleen M. Cheney, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
21-01949w Dec 10, 17, 23, 2021

Kabbert, Richard Joseph, deceased, of Ross Township, PA. No. 8600 of 2021. Kathleen Dawn Kabbert, Extr., 107 Radcliff Drive, Pittsburgh, PA 15237 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.
21-04748 Dec 10, 17, 23, 2021

Kopy, Stephen Ronald, deceased, of Bethel Park, PA. No. 08515 of 2021. Sharon M. Kopy, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.
21-04751 Dec 10, 17, 23, 2021

Palmieri, Clementina, deceased, of Oakdale, PA. No. 08629 of 2021. George C. Palmieri, Extr., 3049 Old Oakdale Road, McDonald, PA 15057 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
21-01955w Dec 10, 17, 23, 2021

Rosiak, Catherine M., deceased, of Pittsburgh, PA. No. 02896 of 2021. Ronald P. Rosiak, Extr., 2401 Jane Street, Pittsburgh, PA 15203 or to Allan J. Opsitnick, Esq., Opsitnick & Associates, 564 Forbes Avenue, Suite 1201, Pittsburgh, PA 15219.
21-01943w Dec 10, 17, 23, 2021

Vrabel, Joseph S., deceased, of White Oak, PA. No. 08313 of 2021. Kurt K. Pawlak, Extr., 133 Penncrest Circle, White Oak, PA 15131 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.
21-04749 Dec 10, 17, 23, 2021

Wheat, William Ellis, deceased, of Monroeville, PA. No. 8703 of 2021. Teresa Wright, Extr., 2400 Tilbrook Road, Monroeville, PA 15146 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.
21-01947w Dec 10, 17, 23, 2021

Woodring, Linda L., deceased, of McKeesport, PA. No. 08367 of 2021. Tish Grimm, Admr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.
21-04752 Dec 10, 17, 23, 2021

Yunt, Jr., George J., deceased, of Tarentum, PA. No. 08614 of 2021. Susan L. Janssen, Admr., 308 Forestwood Drive, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
21-01944w Dec 10, 17, 23, 2021

Balog, Alexander K. a/k/a Alexander Kalman Balog, deceased, of McKeesport, PA. No. 08041 of 2021. Terry Wilt, Admr., 821 Walnut St., McKeesport, PA 15132 or to Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317.
21-04631 Dec 3, 10, 17, 2021

Baur, Lois J., deceased, of Richland Township, PA. No. 08570 of 2021. Richard P. Baur, Extr., 150 Manor Rd., Wexford, PA 15090 or to Russell C. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
21-01915w Dec 3, 10, 17, 2021

Delien, Sr., Harry W., deceased, of Shaler Township, PA. No. 8349 of 2021. Melissa L. Delien, Extrx., c/o James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.

21-04637 Dec 3, 10, 17, 2021

DePasquale, Donato, deceased, of Bethel Park, PA. No. 08343 of 2021. Maria C. Wright, Extrx., 5017 Dolores Drive, Pittsburgh, PA 15227 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

21-04636 Dec 3, 10, 17, 2021

Handler, Melinda S., deceased, of Pittsburgh, PA. No. 08087 of 2021. Richard S. Handler, Extr., 5802 Northumberland Street, Pittsburgh, PA 15217 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

21-04634 Dec 3, 10, 17, 2021

Kirchner, Deborah Joann, deceased, of Pittsburgh, PA. No. 08565 of 2021. Zan Ivan Hodzic, Admr. and Atty., Hodzic & Porach LLC, 1100 Washington Avenue, Suite 209, Carnegie, PA 15106.

21-01916w Dec 3, 10, 17, 2021

Kosmal, Reed a/k/a Reed P. Kosmal, deceased, of Pittsburgh, PA. No. 08319 of 2021. Jennifer L. Miceli, Extrx., c/o Wendy Denton Heleen, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.

21-04640 Dec 3, 10, 17, 2021

Krebs, Margaret H., deceased, of Pittsburgh, PA. No. 03382 of 2021. Robert Lester Krebs, Admr., 1244 Stoltz Road, Bethel Park, PA 15102 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

21-04630 Dec 3, 10, 17, 2021

Kurhansky, Stephen, deceased, of Pittsburgh, PA. No. 06993 of 2021. Timothy S. Kurhansky, Admr., 2701 Robbins Station Road, North Huntingdon, PA 15642 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

21-04635 Dec 3, 10, 17, 2021

Lenkner, Sr., Dennis A., deceased, of Pittsburgh, PA. No. 08560 of 2021. Dennis A. Lenkner, Jr., Extr., 914 Shadycrest Rd., Pittsburgh, PA 15216 or to Ross M. Thompson, Esq., Thompson Law, LLC, P.O. Box 304, Slippery Rock, PA 16057.

21-01919w Dec 3, 10, 17, 2021

Mrvos, Sally, deceased, of Oakmont, PA. No. 08063 of 2021. Mara Mrvos, Co-Extrx., 317 S. Dallas Avenue, Pittsburgh, PA 15208 or Diana Mrvos Rath, Co-Extrx., 400 Fairview Road, Pittsburgh, PA 15238 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

21-04627 Dec 3, 10, 17, 2021

Mullen, Thomas, deceased, of Pittsburgh, PA. No. 08315 of 2021. Mary Jane Mullen, Extrx., 5253 Carnegie Street, Pittsburgh, PA 15201 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

21-04629 Dec 3, 10, 17, 2021

Russaw, Randy Susan, deceased, of Pittsburgh, PA. No. 07289 of 2021. Charles Settles, Admr., 1521 Brighton Place, Apt. 1, Pittsburgh, PA 15212 or to Lori Capone, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

21-04638 Dec 3, 10, 17, 2021

Sardineer, Ronald W., deceased, of Castle Shannon, PA. No. 08335 of 2021. Katherine Sardineer, Extrx., 3052 Canbet Drive, Pittsburgh, PA 15234 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

21-04633 Dec 3, 10, 17, 2021

Scarpaci, Anne Welsh, deceased, of Pittsburgh, PA. No. 08593 of 2021. Michael Scarpaci, Admr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

21-01918w Dec 3, 10, 17, 2021

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
Case No. GD-21-013218
Robinson Peripheral Developers, LLC,
Plaintiff, vs Three Rivers Pipeline Corporation, Defendant.

Quiet Title and Declaratory Judgment Action regarding easements traversing real property situated in North Fayette Township (Block/Lot 413-P-3 at Casteel Drive, Coraopolis, PA 15108), Moon Township (Block/Lot 336-B-51 at Beaver Grade Road, Coraopolis, PA 15108), and Robinson Township (Block/Lots 413-M-10 at Sutherland Boulevard a/k/a Sutherland Drive, Pittsburgh, PA 15205; 336-J-20 at Robinson Town Centre Boulevard, Pittsburgh PA 15205; 336-B-51-1 at Robinson Centre Drive, Pittsburgh PA 15205; and 337-P-105 at Clever Road, Coraopolis, PA 15108).

Notice

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses 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 for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
Plaintiff's Attorney: Katherine M. Gafner, K&L Gates LLP, K&L Gates Center, 210 Sixth Avenue, Pittsburgh, PA 15222, 412-355-6500.
21-04906 Dec 17, 2021

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on October 20, 2021, with respect to a nonprofit corporation, Accessible Community Services Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

21-04888 Dec 17, 2021

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-17-002488. Notice is hereby given to All unknown heirs of Fiore DeJulius, Jr., Craig DeJulius, and all other parties of interest, that the tax sale scheduled for December 6, 2021 has been continued to February 7, 2022 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at Curry Hollow Road, Dravosburg, Allegheny County, Pennsylvania 15034, known as lot/block 384-B-150. This notice acts as service of the Rule 3129.3 pursuant to the April 12, 2017 and December 30, 2020 Orders of Court.

21-04851 Dec 17, 2021

Notice

Court of Common Pleas
Allegheny County
Case No. GD-20-003005
Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff

vs.
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret A. Sumney, Deceased and David Sumney, Known Heir of Margaret A. Sumney, deceased, Defendants

Notice Of Sheriff's Sale Of Real Property TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret A. Sumney, Deceased
172 Olde Orchard Drive
Bridgeville, PA 15017

This Firm Is A Debt Collector Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. If You Have Previously Received A Discharge In Bankruptcy, This Is Not And Should Not Be Construed To Be An Attempt To Collect A Debt, But Only Enforcement Of A Lien Against Property.

Your house (real estate) at: 172 Olde Orchard Drive, Bridgeville, PA 15017 is scheduled to be sold at Sheriff's Sale on February 7, 2022 at 9:00 AM, in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the court judgment of \$120,718.84 obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$127,108.61.

Notice of Owner's Rights
You May Be Able To Prevent This Sheriff's Sale

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to the mortgagee the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

2. You may be able to stop the sale through other legal proceedings.

3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below of how to obtain an attorney.)

You May Still Be Able To Save Your Property And You Have Other Rights Even If The Sheriff's Sale Does Take Place.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at: 412-350-4704.

4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings, if necessary, to evict you.

6. You may be entitled to a share of the proceeds, which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within thirty (30) days from the

date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of said schedule of distribution.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Allegheny County Bar Association
400 Koppers Bldg.
436 7th Avenue, 4th Floor
Pittsburgh, PA 15219
412-261-5555
Neighborhood Legal Services
928 Penn Avenue
Pittsburgh, PA 15222
412-255-6700

All That Certain piece, parcel or lot of ground, situate in the Township of South Fayette, County of Allegheny and Commonwealth of Pennsylvania, being UNIT G, a portion of Lot No. 301, in the Amended Olde Orchard Plan No. 3, as recorded in the Recorder's Office of Allegheny County in Plan Book Volume 132, Page 23, being more particularly bounded and described as follows:

Beginning at a point on the Southerly right of way line of Olde Orchard Drive, 50 feet wide, said point being North 45 degrees 17 minutes 30 seconds East, a distance of 103.75 feet from a point on said Southerly right of way line common to Lot 206 in Olde Orchard Plan Phase 2 and Lot 301 in Olde Orchard Plan Phase No. 3;

Thence from said point of beginning and continuing along the Southerly right of way line of Olde Orchard Drive, North 45 degrees 17 minutes 30 seconds East, a distance of 15.19 feet to a point;

Thence through Lot No. 301, South 49 degrees 46 minutes East, partly passing through a party wall, a distance of 120.48 feet to a point;

Thence by line of lands now or formerly of Metro Development Co., South 07 degrees 40 minutes 48 seconds East, a distance of 15.30 feet to a point;

Thence by line of lands known as Parcel "E", South 47 degrees 17 minutes 55 seconds West, a distance of 4.91 feet to a point;

Thence through Lot No. 301, North 49 degrees 46 minutes West, partially passing through a party wall, a distance of 132.57 feet to a point, the place of Beginning.

Being designated as Block and Lot 398-G-2, formerly known as Block and Lot No. 9946-X-83707 in the Allegheny County Deed Registry Office.

Under And Subject to grants of mineral rights, rights of way, building and use restrictions, easements, covenants, and conditions as set forth in prior instruments of record.

Being The Same Premises which Ruth M. Wright, unmarried, Joyce M. Bartolomeo, married, Judith Becker, unmarried, and James Wright, married by Deed dated March 16, 2013 and recorded April 2, 2013 at Instrument 2013-7793 in Book 15194, Page 337 in the Office of the Recorder of Deeds in and for the County of Allegheny, Pennsylvania granted and conveyed unto Margaret A. Sumney, unmarried, in fee.

And The Said Margaret A. Sumney departed this life on or about September 2, 2019 thereby vesting title unto David Sumney, Ellen Micenko and Peggy Prosseda, known heirs of Margaret A. Sumney and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Margaret A. Sumney, deceased.

Having erected thereon a dwelling being known and numbered 172 Olde Orchard Drive, Bridgeville, PA 15017
Block and Lot 0398-G-00002-0000-00
LOGS Legal Group LLP

By: Christopher A. DeNardo, PA I.D. No. 78447; Kristen D. Little, PA I.D. No. 79992; Elizabeth L. Wassall, PA I.D. No. 77788; Leslie J. Rase, PA I.D. No. 58365; Samantha Gable, PA I.D. No. 320695; Lily Calkins, PA I.D. No. 327356, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, Telephone: (610) 278-6800, E-mail: pahelp@logs.com, LLG File No. 20-064572

21-04886 Dec 17, 2021

Notice of Action in Mortgage Foreclosure

Court of Common Pleas
Allegheny County, PA
Civil Action-Law
NO. GD-20-010318

Wells Fargo Bank, National Association, As Trustee For Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1, Plaintiff

v.
William S. Robinson, in His Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; Jacqueline E. Robinson-Bailey a/k/a Jacqueline Bailey, in Her Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; et al., Defendants

TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John E. Robinson a/k/a John Edward Robinson, Deceased Defendant(s), 430 Mansion St., Pittsburgh, PA 15207

Complaint in Mortgage Foreclosure
You are hereby notified that Plaintiff, Wells Fargo Bank, National Association, As Trustee For Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. GD-

20-010318, seeking to foreclose the mortgage secured on your property located, 430 Mansion St., Pittsburgh, PA 15207.

Notice

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff
Jenine Davey, Esq. ID No. 87077, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

21-04839 Dec 17, 2021

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania

In Re: Condemnation by the Commonwealth of Pennsylvania, Department of Transportation, of the Right-Of-Way for State Route 2017, Section A11 in the Borough of Elizabeth

NO. 014579, Term 2021

Eminent Domain Proceeding in REM
Notice of Condemnation and Deposit of Estimated Just Compensation

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on December 3, 2021 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on 9/30/2021 a plan entitled Drawings Authorizing Acquisition of Right-of-Way for State Route 2017 Section A11, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on October 14, 2021, in Highway Plan Book 188, Page 53.

The purpose of the condemnation is to Slide Remediation.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No., 0202161000; Parcel No., 16; Name, Unknown and Unlocatable; Address, Blythedale Road, Buena Vista, PA 15018
Claim No., 0202163000; Parcel No., 18, Name, Unknown and Unlocatable; Address, Blythedale Road, Buena Vista, PA 15018

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

Furthermore, Notice Is Given That the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Jacqueline A. Evans, P.E.
District Right-of-Way Administrator
Engineering District 11-0
Pennsylvania Department of Transportation
21-04887 Dec 17, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Abriella Raquel Cowart a/k/a Abriella Cowart, a minor. No. CP-02-AP-255-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Natalie Eileen Fine a/k/a Natalie E. Fine a/k/a Natalie Fine, James Cowart a/k/a James R. Cowart a/k/a James Robert Cowart a/k/a William Cowart, and The Unknown Father, parents of Abriella Raquel Cowart a/k/a Abriella Cowart, a minor, born on April 19, 2018, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Abriella Raquel Cowart a/k/a Abriella Cowart. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, January 12, 2022 at 3:00 p.m., prevailing time, before the Honorable Eleanor L. Bush. This hearing may not take place in the courthouse but may be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Cassie McIlwain, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. Should the hearing take place virtually, the aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the Court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or:

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

Andrew F. Szefi, County Solicitor. Lilian A. Akin, Children, Youth & Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4720, Lilian.Akin@AlleghenyCounty.US, Attorneys for Petitioner.

21-04920 Dec 17, 23, 30, 2021

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

Post your employment opportunity
on jobs.acba.org.