

NOTICE OF CONDEMNATION
TURTLE CREEK BOROUGHS
TO:
David Calos, 519 Larimer Ave., Turtle Creek, PA 15145; AND 49 Kenric Ave., Donora PA 15033-1421
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
Andrea Easley, P.O. Box 169, Knightsen, CA 94548
PROPERTY: Turtle Creek Borough, Allegheny Co., PA. A two story frame dwelling k/a 519 Larimer Ave.; Lot No. 41 in the Mellon Plan of Upper Turtle Creek Lots, PBV 4, p 158. 455-F-281. DBV 15838, p 103.
TO:
Robert and Robin Lambermont, 311 Brown Ave., Turtle Creek, PA 15145; AND 262 7th Street Extension, New Kensington, PA 15068-5221
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
PNC Bank National Assoc., Mortgage Servicing, Mailstop P5-PCLC-01-I, 2730 Liberty Avenue, Pgh, PA 15222
MHM Management Advisors LLC, mortgage, P.O. Box 4158, Broadlands, VA 20148
PROPERTY: Turtle Creek Borough, Allegheny Co., PA. A two story frame dwelling k/a 311 Brown Ave.; Lot No. 400 in a plan of Lots laid out by Abraham L. Trevaskis Terrace, Second Addition Plan of Lots, PBV 18 p 172. 455-J-138. DBV 15838, p 103.
TO:
Clayton L. Hall, 924 Oak Ave., Turtle Creek, PA 15145; AND 850 Main Street, Apt. 303, East Pittsburgh, PA 15112
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
Palisades Collection LLC, c/o David Apothaker, 520 Fellowship Road, C306, Mount Laurel, NJ 08054; AR 08-005150
TO:
Thomas K. Krug, Sr., 923 Oak Ave., Turtle Creek, PA 15145; AND 8342 Route 219, Brockway PA, 15824-5948 AND 1872 Bucktail Trail, St. Marys, PA 15857
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
First Commonwealth Bank, mortgagor, 3880 Old William Penn Highway, Murrysville, PA 15668
PROPERTY: Turtle Creek Borough, Allegheny Co., PA. A dwelling k/a 923 Oak Ave.; Lot No. 231 in the Electric Plan of Lots of Turtle Creek Land and Improvement Company, PBV 20, p 120-121. 455-R-42. DBV 12417, p. 264.
TO:
Deborah J. Honsperger, 311-313 Highland Ave., Turtle Creek, PA 15145; AND 426 Old Hickory Drive, Pittsburgh, PA 15235-2622 AND 3216 Kress Drive, Pittsburgh, PA 15239
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
Mortgage Electronic Registration Systems, mortgagor, P.O. Box 2026 Flint MI, 48501
PROPERTY: Turtle Creek Borough, Allegheny Co., PA. A two story frame dwelling k/a 311-313 Highland Ave.; being part of Lot No. 45 in the plan of lots laid out by Mrs. C. Zischkau, PBV 19, p 47. 455-J-332. DBV 13839, p. 75.
TO:
Helen Staymates, 379 Stewart St., Turtle Creek, PA 15145; AND 7 Melvin Drive, Pittsburgh, PA, 15236-1408
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
Citizens Bank, Mortgagor, Consumer Loan Operations RJW 215, 1 Citizens Drive, Riverside, RI, 02915
TO:
Carol Miller Fetsick, 546 Negley Ave., Turtle Creek, PA 15145; AND 4702 Havana Drive, Pittsburgh, PA 15239-2418 AND P.O. Box 128 Drive, Monroeville, PA 15146
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
Federal Housing Administration, Title I Loans, Washington D.C., 20410
PROPERTY: Turtle Creek Borough, Allegheny Co., PA. A dwelling k/a 546 Negley Ave.; being part of Lots No. 121-122 5 in Mellon's Plan of Old Turtle Creek, PBV 4, p 158. 455-B-163. DBV 7510, p. 561.
TO:
Jeffrey D. Goldmann, 736-738 Church Street Ext. Turtle Creek, PA 15145; AND 4372 Old William Penn Highway, Monroeville, PA 15146-1441 AND 118 Five Oaks Drive, Nashville, TN 37217-1219
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
PNC Bank Consumer Loan Center, Mortgage Servicing, Mailstop P5-PCLC-01-I, 2730 Liberty Avenue, Pittsburgh, PA 15222
C.R. Hall, mortgagor, Orion Financial Group, Inc., 2860 Exchange Blvd., #100, Southlake, TX, 76092
PROPERTY: Turtle Creek Borough, Allegheny Co., PA. A dwelling k/a 736-738 Church Street Ext.; being Lot No. 22 in the Duncan Hamilton Plan, PBV 4, p 24. 454-R-92. DBV 10865, p. 350.
TO:
Ronald R. Cole, 119 Line Way, Turtle Creek, PA 15145
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
PROPERTY: Turtle Creek Borough, Allegheny Co., PA. A 2 1/2 story frame dwelling k/a 119 Line Way; being parts of Lots Nos. 11 and 12 in Block No. 55 in the East Pittsburgh Improvement Company's Plan of first addition to Wilmerding, PBV 10, p 24. 456-D-303 DBV 12862, p. 88.
TO:
Paul Kukic, 123 Line Way, Turtle Creek, PA 15145;
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
PROPERTY: Turtle Creek Borough, Allegheny Co., PA. A two-story frame dwelling k/a 123 Line Way; being part of Lot No. 14 in Block No. 55 in the East Pittsburgh Improvement Company's Plan called "First Addition to Wilmerding", PBV 10, p. 24. 455-B-163. DBV 7510, p. 561.
TO:
Amy Fenyus, 272 Seneca St., Turtle Creek, PA 15145 AND 1307 Maple Street, Apt. B, Turtle Creek, PA 15145
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
Federal Housing Administration, Title I Loans, Washington D.C., 20410
Citi Financial Services, Inc., 4251 Northern Pike, Ste. B-1, Monroeville, PA 15146
PROPERTY: Turtle Creek Borough, Allegheny Co., PA. A dwelling k/a 272 Seneca St.; being Lot No. 110 in T. C. Robinson's "Albyn" Plan of Lots, PBV 16, p 130, 455-J-48. DBV 9875, p. 80.
TO:
Elias W. Krivjanski and Elmer D. Park, 244 Wilbur Avenue, Turtle Creek, PA 15145 AND 2235 Haymaker Road, Monroeville, PA 15146-4323 AND 101 Chatham Lane, Monroeville, PA 15146
WITH NOTICE TO:
Woodland Hills School District, 531 Jones Avenue, N. Braddock, PA 15104-2418 Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219
Jordan Tax Services, 102 Rahway Road, McMurray, PA 15317
PROPERTY: Turtle Creek Borough, Allegheny Co., PA. A 2 story frame dwelling k/a 244 Wilbur Ave.; being part of Lot No. 71 in T. C. Robinson's Plan, PBV 10, p 97. 455-J-119. DBV 5751, p. 817.
Take notice that this building may be declared to be a public nuisance and hazard. A hearing will be held in Council Chambers in the Turtle Creek Borough Municipal Building at 125 Monroeville Avenue, Turtle Creek, PA 15145 on the 20th day of May, 2024, at 7:00 p. m. Evidence will be presented to Borough Council regarding the condition of the premises. Any interested person may be present and be heard. Borough administration will contend that the building is in a rundown, irreparable condition and is structurally unsound; health and safety hazards exist owing to debris and litter. Portions of the building are in a state of collapse. A fire hazard is present. The building is alleged to be in violation of Borough health, safety and building codes. Available at the Office of the Borough Building Inspector is a copy of the inspection report regarding the property. If a health hazard, a nuisance or a dangerous condition is found to exist, the property may be razed, or some other appropriate remedy may be ordered. All expenses will be billed against the property and litigation may be instituted against the owners.
You have been sued. If you wish to defend against the claims set forth herein, you must take action within twenty (20) days after this notice is posted and advertised, by entering a written appearance personally or by attorney and notify the Borough of your defenses or objections to the claims set forth above. You are warned that if you fail to do so the case will proceed without you and a judgment may be entered against you without further notice for any costs of razing and liens and any claim or other relief requested by the Borough. 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 OR KNOW A LAWYER, THEN YOU SHOULD GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.
LAWYER REFERRAL SERVICE
THE ALLEGHENY COUNTY BAR ASSOCIATION
920 CITY-COUNTY BUILDING
PITTSBURGH, PA 15219
TELEPHONE: (412) 261-0519