

# The Pittsburgh Legal Journal

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## CIVIL DIVISION

### General Docket

**Pitcairn Borough** vs Barnishin Thomas A, Willforth Amy L; GD-22-009561; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1681.65; Atty(s): McCabe Michael G.

**Ahkami Mina** vs Cedar Ridge Apartments GP LLC, Cedar Ridge Apartments LP, Laurel Real Estate Services LLC, Peak Landscape Management LLC; GD-22-009562; Against Property Owner; Complaint; Atty(s): Talarico Richard G.

**Ross Township** vs Hess Blane E; GD-22-009563; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1734.63; Atty(s): McCabe Michael G.

**Ross Township** vs Regional Development Partners-McKnight Road LP; GD-22-009564; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1089.29; Atty(s): McCabe Michael G.

**Dean Robert** vs State Farm Insurance Companies; GD-22-009565; Contract - Other; Praecepte for Writ of Summons; Atty(s): Sommer Brad N

**Kane William T.** vs Kane William A., Veneris Hercules; GD-22-009566; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Cooney Ryan J.

**Kiesinger Benjamin, Wilson Sarah** vs Oceanfront Contracting LLC, Auberzinski Anthony, Prisbylla Hannah; GD-22-009567; Contract - Other; Complaint; Atty(s): Giannetti Ashley J.

**McVay Plumbing Company Inc.** vs CBS PA QRS 14-12 Inc.; GD-22-009568; Mechanic's Lien; Certificate of Location; 3825.25; Atty(s): Droskey Blair N.

**Deutsche Bank National Trust Company** vs Freet Daniel H.; GD-22-009576; Mortgage Foreclosure; Praecepte for Appearance; 44177.80; Atty(s): Crawley Robert James

**U.S. Bank Trust National Association** vs Hoak Blair W.; GD-22-009581; Mortgage Foreclosure; Praecepte for Appearance; 51976.59; Atty(s): Crawley Robert James

**Commonwealth of PA Department of Labor & Industry** vs Michael Lauterbach Plumbing LLC; GD-22-101115; Unemployment Compensation Lien; Unemployment Compensation Lien; 10626.12

**Nationstar Mortgage LLC** vs Antoszewski Sue R., Snipes Michael R.; MG-22-000559; Mortgage Foreclosure; Complaint; Atty(s): Hong Kimberly J

**Citizens Bank N.A.** vs Smithson Patricia; MG-22-000560; Mortgage Foreclosure; Complaint; 51705.71; Atty(s): Javardian Gregory

**Rocket Mortgage LLC** vs Jones Chantel Natasha; MG-22-000561; Mortgage Foreclosure; Complaint; 88250.52; Atty(s): Freedman M. Troy

## CIVIL DIVISION

### New Arbitration Suits

**Discover Bank** vs Digiacoimo Kristin M.; AR-22-002300; Contract - Credit Card; Exhibits; 2913.76; Atty(s): Pomy Matthew Weston

**Discover Bank** vs Gromek Jennifer A; AR-22-002301; Contract - Credit Card; Exhibits; 2924.49; Atty(s): Pomy Matthew Weston

**Crown Asset Management LLC** vs Fecsen Marcia; AR-22-002302; Contract - Other; Defendant's Appeal of MDJ; 856.10; Atty(s): Torchio Nicole M.

**Discover Bank** vs Hernandez Victoria; AR-22-002303; Contract - Credit Card; Exhibits; 2604.50; Atty(s): Pomy Matthew Weston

**Reed Ramei** vs Krupowicz Michelle A.; AR-22-002304; Motor Vehicle Accident; Complaint; Atty(s): Hollis Todd J

**Hudson Eldridge** vs Golling Melissa Nicole; AR-22-002305; Motor Vehicle Accident; Complaint; Atty(s): South James A.

**Discover Bank** vs Hough Jackie; AR-22-002307; Contract - Credit Card; Exhibits; 13297.42; Atty(s): Pomy Matthew Weston

**Dawson Tremont** vs Bankston Justin; AR-22-002308; Motor Vehicle Accident; Complaint; Atty(s): Pearl Kevin M.

**Parker Lisa** vs Credit Management Company; AR-22-002306; Contract - Debt Collection; Complaint; Atty(s): Pro Se

**T Construction Inc.** vs Iron Horse Productions Inc., Sherwood III Allen J; AR-22-002309; Contract - Other; Complaint; Atty(s): Brahan Jeffrey P

**Acosta Brittany** vs City Paper; AR-22-002310; Defamation; Petition to Proceed IFP; 3000.00; Atty(s): Pro Se

**Acosta Brittany** vs Dynamic Properties; AR-22-002311; Contract - Other; Petition to Proceed IFP; 3000.00; Atty(s): Pro Se

**Acosta Brittany** vs Logue Shawn; AR-22-002312; Contract - Other; Petition to Proceed IFP; 3000.00; Atty(s): Pro Se

**Volpe Rosamaria, Volpe Rosamaria** vs Lengyel Calvin P; AR-22-002313; Motor Vehicle Accident; Complaint; Atty(s): Frischman Craig E

**Discover Bank** vs Jackson Suzanne M.; AR-22-002315; Contract - Credit Card; Exhibits; 13792.39; Atty(s): Pomy Matthew Weston

**84 Lumber Company L.P.** vs Dare Repairs LLC, Werth Kenneth; AR-22-002317; Contract - Other; Complaint; 3344.29; Atty(s): Blick William E

**Discover Bank** vs Lane Russell J.; AR-22-002319; Contract - Credit Card; Exhibits; 4037.48; Atty(s): Pomy Matthew Weston

## ORPHANS' COURT

### Wills

**Donna Mell, deceased;** Tammy Mell, Extrx.; 04804 of 2022.

**Bruce W. Swanson, deceased;** Lori Jean Putnam, Extrx.; Atty: Anthony R. Fantini; 04807 of 2022.

**William J. Krall, Jr., deceased;** Jill E. Krall, Extrx.; Atty: Slade R. Miller; 04808 of 2022.

**Gaetano Melocchi, deceased;** Wanda M. Kozler, Co-Extrx., Linda Lingenfelter, Co-Extrx.; Atty: Anthony R. Fantini; 04809 of 2022.

**J. William Paul, Jr., deceased;** Gregory G. Paul, Co-Extr., Joseph W. Paul, III, Co-Extr.; Atty: Craig Wynn; 04810 of 2022.

**Mark B. Thomas, deceased;** Linda S. Burkardt; Atty: Graydon R. Brewer; 04811 of 2022.

**Barbara A. Reichert, deceased;** Michael W. Snyder, Extr.; Atty: Meg L. Burkardt; 04814 of 2022.

**Laurel Ann Coppersmith, deceased;** Ilene H. Fingeret, Extrx.; Atty: Ilene H. Fingeret; 04815 of 2022.

**Helen M. Sopcak, deceased;** Marie E. Kacin, Extrx.; Atty: Brenda B. Sebring; 04832 of 2022.

**Kathryn M. Beck, deceased;** Marcia A. Rodgers, Extrx.; Atty: Sean J. Carmody; 04833 of 2022.

**Dorothy M. Schopf, deceased;** Max D. Schopf, Extr.; Atty: Michael D. Seymour; 04834 of 2022.

**Maureen Klingensmith, deceased;** John P. Klingensmith, Extr.; Atty: James J. Lestitian; 04836 of 2022.

**Joann McMurray, deceased;** Jason P. McMurray, Extr.; Atty: Gary M. Zyra; 04837 of 2022.

**Suzann R. Salvay, deceased;** Frank Salvay, III, Extr.; Atty: Nora Curley Peace; 04838 of 2022.

**Helen Dragana Maksimovic, deceased;** Ruzica Popovitch, Extrx.; Atty: Daniel M. Flynn; 04843 of 2022.

**Emilie A. Gillan, deceased;** Susan M. Dreves, Extrx.; Atty: Samantha J. Gagliardo; 04844 of 2022.

**Patricia Fike Buerger, deceased;** Thomas S. Buerger, Extr.; Atty: Carol Sikov Gross; 04845 of 2022.

**Sandra Poole, deceased;** Jason A. Birdsall, Extr.; Atty: Kassie Raye Gusarenko; 02832 of 2021.

**Joanna F. Vento, deceased;** William J. Cannata, Extr.; Atty: William F. Dannhardt; 04852 of 2022.

**Margot Osofsky, deceased;** Lisa Osofsky, Extrx.; Atty: Kimberly H. Tilghman; 04856 of 2022.

**Ruthann Frances Malloy, deceased;** Brian F. Malloy, Extr.; Atty: Lloyd A. Welling; 04866 of 2022.

## BANKRUPTCY COURT

### Eastern District

**Tabysus M. Walker;** PHILADELPHIA-PA; 22-11870; Atty: Georgette Miller; Chapter: 13; Filed 07/18/2022; Judge Frank

**Jorge Geraldo Lazaro;** LEHIGH-PA; 22-11871; Atty: Charles Laputka; Chapter: 13; Filed 07/18/2022; Judge Mayer

**Andrew Gudzelak, Jr.;** PHILADELPHIA-PA; 22-11872; Atty: Michael A. Cibik; Chapter: 13; Filed 07/18/2022; Judge Coleman

**Patricia N. Mellor;** MONTGOMERY-PA; 22-11873; Atty: Carol B. McCullough; Chapter: 7; Filed 07/18/2022; Judge Chan

**Michael A. Ulrich;** DELAWARE-PA; 22-11874; Atty: Sidney Tall; Chapter: 7; Filed 07/18/2022; Judge Frank

**Joseph Lomanno;** DELAWARE-PA; 22-11875; Atty: Brad J. Sadek; Chapter: 13; Filed 07/19/2022; Judge Chan

**Griselda DeJesus Espinal;** BERKS-PA; 22-11876; Atty: David W. Tidd; Chapter: 13; Filed 07/19/2022; Judge Mayer

**Tonya E. Lewis;** PHILADELPHIA-PA; 22-11877; Atty: Henry Alan Jefferson; Chapter: 7; Filed 07/19/2022; Judge Coleman

**Melissa Ann Hudak and Scott S. Hudak;** LEHIGH-PA; 22-11878; Atty: Lynn E. Feldman; Chapter: 13; Filed 07/19/2022; Judge Mayer

**Christine M. Moore;** CHESTER-PA; 22-11879; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 07/20/2022; Judge Coleman

**Robert Edward Childs;** CHESTER-PA; 22-11880; Atty: Pro Se; Chapter: 13; Filed 07/20/2022; Judge Coleman

**Paul D. Hagen and Karen K. Hagen;** DELAWARE-PA; 22-11881; Atty: Michael A. Cataldo; Chapter: 13; Filed 07/20/2022; Judge Chan

**Rebecca C. Ecker;** PHILADELPHIA-PA; 22-11882; Atty: Pro Se; Chapter: 13; Filed 07/20/2022; Judge Chan

**Jacquelyn M. Kane;** PHILADELPHIA-PA; 22-11883; Atty: Leslie Beth Baskin; Chapter: 7; Filed 07/20/2022; Judge Chan

**John Hendricks;** BERKS-PA; 22-11884; Atty: Joseph T. Bambrick, Jr.; Chapter: 13; Filed 07/20/2022; Judge Mayer

**William P. Brennan;** BUCKS-PA; 22-11885; Atty: Paul H. Young; Chapter: 13; Filed 07/20/2022; Judge Frank

**John P. Dehaven;** CHESTER-PA; 22-11886; Atty: Joseph F. Claffy; Chapter: 13; Filed 07/20/2022; Judge Chan

**Colton A. Piccolo and Cayla B. Piccolo;** BERKS-PA; 22-11887; Atty: David S. Gellert; Chapter: 13; Filed 07/21/2022; Judge Mayer

**Helene Tracy Reason;** CHESTER-PA; 22-11888; Atty: Pro Se; Chapter: 13; Filed 07/21/2022; Judge Coleman

(Continued on Page 9, Column 4)

COURT NOTICES

Pennsylvania  
Supreme Court

Orphans' Court Procedural  
Rules Committee

NOTICE OF  
PROPOSED RULEMAKING

Proposed Amendment  
of Pa.R.O.C.P. 14.8

The Orphans' Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.O.C.P. 14.8 governing guardianship reporting. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to include the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be officially adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Pamela S. Walker, Counsel**  
Orphans' Court Procedural  
Rules Committee  
Supreme Court of Pennsylvania  
Pennsylvania Judicial Center  
PO Box 62635  
Harrisburg, PA 17106-2635  
FAX: 717-231-9546  
orphanscourtproceduralrules@pacourts.us

All communications in reference to the proposal should be received by **October 11, 2022**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via

mail. The Committee will acknowledge receipt of all submissions.

By the Orphans' Court Procedural Rules Committee,  
Hon. Emil A. Giordano (ret.)  
Chair

To view the proposed amendment please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.  
22-03469

Pennsylvania  
Supreme Court

IN RE: FINANCIAL INSTITUTIONS  
APPROVED AS DEPOSITORIES FOR  
FIDUCIARY ACCOUNTS

NO. 228  
DISCIPLINARY RULES DOCKET

ORDER  
PER CURIAM

AND NOW, this 5th day of August, 2022, it is hereby Ordered that multiple financial institutions are approved as depositories for fiduciary accounts in accordance with Pa.R.D.E. 221.

To view the list of financial institutions please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.  
22-03487

Court of Common Pleas  
of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **TUESDAY, AUGUST 30, 2022**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **TUESDAY, OCTOBER 11, 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  
22-03388

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse  
9:00 a.m.

Wednesday  
August 17, 2022

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

Judge Bruce R. Beemer  
Courtroom 510

**CR-0012290-19**; Cameron Marichalle Ashe; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph E. Hudak**

**CR-0002946-22**; Tyesha Renee Dorsey; Access Device Used To Obtain Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jake Daniel Morrison**

**CR-0008261-20**; Antoine Lamon Gibson; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

**CR-0006499-21**; Donnette Marie Halerz; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0008757-21**; Jameel Mohammad Jackson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

**CR-0002632-22**; Darryl Kennedy; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jake Daniel Morrison**

**CR-0002637-22**; Darryl Kennedy; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jake Daniel Morrison**

**CR-0002640-22**; Darryl Kennedy; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jake Daniel Morrison**

**CR-0001871-21**; Daniel Nelson; Rape Forcible Compulsion; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brandon Michael Herring**

**CR-0002914-22**; Kevin Howard Smith; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jake Daniel Morrison**

Judge Alexander P. Bicket  
Courtroom 321

**CR-0003185-22**; Jamir Terrell Alston; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

**CR-0007909-20**; Louis Anthony Barber Jr.; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Emily Jane Zacherl**

**CR-0007106-21**; Michael Chase; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

**CR-0002858-22**; Kevin Kaiser; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Diferderfer**

**CR-0008235-21**; Rachel Marie Mautino; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

**CR-0001101-22**; Rachel Marie Mautino; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

**CR-0003184-22**; Malik Jamal Trent-Moran; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Criminal Division Allegheny County Public Defender's Office**

**CR-0007626-20**; Raymond R. Williams; Access Device Used To Obtain Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

**CR-0002989-22**; Mykasia Wright; Tamper With/Fabricate Physical Evidence; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

Judge Kelly Bigley  
Courtroom 525

**CR-0002082-22**; Barry Edward Busbey; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Kenneth Nightingale**

**CR-0001060-22**; Cayla Combs; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jake Daniel Morrison**

**CR-0000108-22**; William Randolph; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Tirza Ann Mullin**

Judge Susan F. Evashavik Dilucente  
Courtroom 530

**CR-0002413-22**; Fehmi Kadir Abdullah; Makes Any Materially False Oral Statement; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

**CR-0002410-22**; Erika Denise Chapple; Aggravated Assault - Fear of Imminent SBI designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

**CR-0002585-22**; Phillip Gray; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

**CR-0002599-22**; Phillip Gray; Communications with 911; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

**CR-0008098-21**; Matthew William Gribshaw; DUI: High Rte of Alc (Bac.10 - < .16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael B. Kalocay**

**CR-0002252-22**; Sean M. Hamilton; Simple Assault - Grading, Victim Under 12 Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Phillip Carlos Hong-Barco**

**CR-0002414-22**; Shanelle Marie Melton; Makes Any Materially False Oral Statement; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rodney Blaine Jones II**

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

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

**CR-0003668-21;** James Richel; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Sarah Eileen Linder

**Judge Thomas Flaherty  
Courtroom 324**

**CR-0008499-20;** Frederick Knight; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Casey David White

**Judge Elliot Howsie  
Courtroom 533**

**CR-0001780-22;** Amber Cicchitello; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Phillip Carlos Hong-Barco

**Judge Anthony M. Mariani  
Courtroom 316**

**CR-0006253-19;** Christopher Bable; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0008302-21;** Kahill Tyrone Burch; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Jeanne Marie Emhoff

**CR-0009105-21;** Jammal James Grisham; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Luke Joshua Wilson

**CR-0001687-22;** Anthony Lee Miller; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Benjamin Matthew Jackson

**CR-0001452-22;** Robert Lewis Moore; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0000939-22;** Paul Pearson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Benjamin Matthew Jackson

**CR-0001266-22;** Eric Darnell Tabb; Accident Invol Damage Attended Vehicle/Prop; ADA: Rachel Marie Geizura; D-atty: Benjamin Matthew Jackson

**Judge Jill E. Rangos  
Courtroom 527**

**CR-0004648-21;** Christina Collier; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Kathryn Simmers

**CR-0003404-22;** Jonathan V. Hart; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003405-22;** Joseph Hart; Contraband/Controlled Substance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Tirza Ann Kyes

**CR-0008622-20;** Joseph Hart; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Patrick Thomassey

**CR-0000528-21;** Joseph Hart; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Patrick Thomassey

**CR-0007077-21;** Joseph Hart; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Patrick Thomassey

**CR-0007252-21;** Joseph Hart; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Patrick Thomassey

**CR-0007483-21;** Joseph Hart; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: Rachel Marie Geizura; D-atty: Patrick J. Thomassey

**CR-0006078-20;** John Marshall; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Kevin Vance Horne

**CR-0009189-21;** Harry B. Suders; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Christopher Philip Thomas

**Judge Jennifer Satler  
Courtroom 527**

**CR-0009299-21;** Eyrk Kane Burgess; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Kenneth Jay Haber

**Judge Randal B. Todd  
Courtroom 310**

**CR-0002213-20;** Myles Alexander Eanes; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Robert Lewis Downey Jr.

**CR-0007425-21;** Maranda Lee George; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Matthew Ronald Capan

**CR-0002212-20;** Douglas David McArthur; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Domenic Joseph Pietropaolo

**CR-0003045-19;** Anthony Miegilitz; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003039-19;** Anthony Miegilitz; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Patrick Thomassey

**CR-0003040-19;** Anthony Miegilitz; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Patrick Thomassey

**CR-0008551-19;** Anthony Miegilitz; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Patrick Thomassey

**CR-0006914-18;** Anthony Miegilitz; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Patrick J. Thomassey

**CR-0001225-22;** Joshua Michael Poole; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0007419-21;** Joshua Michael Poole; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Michael Edward Ovens

**CR-0002380-22;** Joshua Michael Poole; Aggravated Harassment By Prisoner; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Samantha Elizabeth Smyth

## LEGAL ADS

### Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Tuesday, September 6, 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 TUESDAY, SEPTEMBER 6, 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. WEDNESDAY, SEPTEMBER 7, 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, SEPTEMBER 12, 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 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."

## Baldwin Borough

### 28. Timothy D. Hackel

MG-22-000198—\$104,136.58  
Matthew Fissel, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3636 Oakleaf Rd., Pittsburgh, PA 15227. Deed Book Volume 15976, Page 422. Block and Lot Number 0136-P-00012-0000-00.

### 63. Julie Trbovich

MG-19-000576—\$212,276.48  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Parcel 1: Having erected a dwelling being

known and numbered as 742 Lechner Lane, Pittsburgh, PA 15227, Deed Book Volume 17353, Page 534, Block and Lot Number 0136-B-00020-0000-00.

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

### Bellevue

#### 65. John Mills a/k/a John R. Mills

MG-22-000081—\$83,386.98  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 102 South Fremont Avenue, Pittsburgh, PA 15202. Document Number 23179, Deed Book Volume 9039, Page 32. Block and Lot Number 0160-R-00284-0000-00.

### Bethel Park

#### 66. Joseph A. Roberts and Rachel M. Palastro

MG-19-000600—\$70,794.62  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 2544 Highland Circle, Bethel Park, PA 15102. Document Number 2012-10937, Deed Book Volume 14883, Page 378. Block and Lot Number 0392-N-00087-0000-00.

### Brentwood

#### 59. Christopher Blazeyewski and Diane Blazeyewski

MG-20-000057—\$122,142.97  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 111 Kaplan Avenue, Pittsburgh, PA 15227. Deed Book 13179, Page 427. Block and Lot Number 137-J-101.

### Bridgeville

#### 26. Sheila D. Johnson

MG-17-001131—\$36,580.52  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having thereon erected a dwelling known and numbered as 322 Center Street, Bridgeville, PA 15017. Deed Book 9512, Page 23. Block/Lot 255-L-136.

### City of Clairton

#### 8. Lori A. Adams-Lewis

MG-20-000320—\$59,885.62  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 129 Constitution Cir., Clairton, PA 15025. Deed Book Volume 13960, Page 586. Block and Lot Number 0879-R-00012-0000-00.

#### 82. Jacqualene Sumpter

GD-17-005602—\$3,050.73  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a commercial retail building being known as 330 State Street, Clairton, PA 15025. Deed Book Volume 5808, Page 371. Block & Lot No. 878-C-31.

#### 91. Jeanne Roberts Laughlin, Known Heir of Elva M. Roberts, Deceased and The Unknown Heirs of Elva M. Roberts, Deceased

GD-21-013528—\$7,926.12  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two story brick and stucco dwelling house being known as 514 Walnut Avenue, Clairton, PA 15025. Deed Book Volume 4666, Page 494. Block & Lot No. 764-B-232.

### Coraopolis

#### 37. Patrick R. Walsh and Edward P. Walsh

MG-22-000211—\$71,081.11  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1610 Vance Avenue, Coraopolis, PA 15108. Document Number 2010-8866, Deed Book Volume 14232, Page 151. Block and Lot Number 0341-C-00091-0000-00.

#### 46. The Unknown Heirs of Mark Richards, Deceased & the Unknown Heirs of Georgiann Richards, Deceased

GD-22-002660—\$2,767.21  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a one story frame house being known as 607 Chess Street, Coraopolis, PA 15108. Deed Book Volume 5826, Page 389. Block & Lot No. 419-B-86.

### Crafton

#### 70. Walter F. Damits and Barbara A. Palchak

MG-19-001311—\$42,894.13  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a single family residential dwelling being known and numbered as 60 Parke Street, Pittsburgh, PA 15205. Deed Book Volume 10417, Page 77. Block and Lot Number 69-R-8.

### Crescent

#### 4. James A. Stokes, Deceased, With Notice to Heirs & Assigns

GD-19-011876—\$33,017.07  
Danielle Guarascio, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Crescent Township: Having erected thereon a one-story commercial building, known as 5 McGovern Boulevard, Crescent, PA 15046. Deed Book 8210, Page 480. Block and Lot Number 701-H-296.

### Duquesne

#### 52. Kazaya Henderson

GD-21-006233—\$2,018.47  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 2: Having erected thereon a two

story commercial building being known as 525 Grant Avenue, Duquesne, PA 15110. Deed Book Volume 10143, Page 301. Block & Lot No. 305-H-144.

### East McKeesport

#### 20. Joel J. Schuneman and Jane Schuneman

GD-21-008663—\$16,672.20  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 394 Lincoln Highway, East McKeesport, PA 15035. Deed Book 16081, Page 319. Block and Lot Number 547-E-259.

#### 56. Edward Kutz, as Surviving Heir of Stacey M. Orsulak, Deceased, Bernice Kutz, as Surviving Heir of Stacey M. Orsulak, Deceased, Unknown Surviving Heirs of Stacey M. Orsulak, Deceased, Alex Orsulak, as Surviving Heir of Edmund Orsulak, Deceased, Jessica Orsulak, as Surviving Heir of Edmund Orsulak, Deceased, and Unknown Surviving Heirs of Edmund Orsulak, Deceased

MG-21-000044—\$22,697.44  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a single family residential dwelling being known and numbered as 325 Edna Street, East McKeesport, PA 15035. Deed Book Volume 12965, Page 210. Block and Lot Number 546-H-92.

#### 87. Michael Robert Ebbitt, as Possible Heir to the Estate of Robert C. Ebbitt; Michael Robert Ebbitt, as Possible Administrator to the Estate of Robert C. Ebbitt; Unknown Heirs to the Estate of Robert C. Ebbitt; Unknown Administrators to the Estate of Robert C. Ebbitt

GD-20-000440—\$24,962.85  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 360 Edna Street, East McKeesport, PA 15035. Deed Book Volume 4130, Page 256. Block and Lot Number 0546-M-00070-0000-00.

### Elizabeth Borough

#### 89. June Elizabeth Bickerton, as believed Heir to the Estate of Jaime Bickerton; Unknown Heirs to the Estate of Jaime Bickerton; Unknown Administrators to the Estate of Jaime Bickerton; Gary Dean Bickerton, as believed Heir to the Estate of Jaime Bickerton

GD-22-001674—\$100,082.16  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 933 5th Avenue, Elizabeth, PA 15037. Document Number 2014-13197, Deed Book Volume DE-15610, Page 431. Block and Lot Number 1272-B-00097-0000-00.

### Elizabeth Township

#### 34. Lawrence William Latta, Sr., as Executor to the Estate of Mary B. Latta a/k/a Mary Latta

GD-21-013597—\$31,366.60  
Manley Deas Kochalski LLC  
614-220-5611

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

Having erected thereon a dwelling being known and numbered as 310 Donna Drive, Elizabeth, PA 15037. Deed Book Volume 3700, Page 442. Block and Lot Number 1129-J-00310-0000-00.

#### 64. Matthew W. Crownover and Juley R. Crownover

GD-22-003322—\$68,936.07  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 1211 Bunker Hill Road, McKeesport, PA 15135. Document Number 2004-35093, Deed Book Volume 12218, Page 512. Block and Lot Number 0759-B-00253-0000-00.

### Glassport

#### 16. Robert Price and Dorothy Price

GD-22-000744—\$10,347.34  
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 525 Delaware Avenue, Glassport, PA 15045. Deed Book 14559, Page 229. Block and Lot Number 467-S-3.

#### 17. Randy J. Knapp and Lisa A. Knapp

GD-21-013899—\$7,990.35  
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 509 Vermont Ave., Glassport, PA 15045. Deed Book 9790, Page 494. Block and Lot Number 467-R-85.

#### 62. Brandon D. Villi

GD-21-008211—\$35,420.23  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a commercial dwelling being known and numbered as 500-502 6th Street, Glassport, PA 15045. Deed Book 16356, Page 82. Block and Lot Number 558-C-236.

### Hampton

#### 53. Virginia M. Thompson

GD-11-001286—\$2,209.05  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a two story masonry frame house being known as 2866 Harts Run Road, Allison Park, PA 15011. Deed Book Volume 3901, Page 68, Block & Lot 831-P-85.

### Homestead

#### 35. Troy Garth, as Believed Heir to the Estate of Milligan Garth, Jr.; Unknown Heirs to the Estate of Milligan Garth, Jr.; Adrian Dyke, as Believed Heir to the Estate of Milligan Garth, Jr.; Richard Garth, as Believed Heir to the Estate of Milligan Garth, Jr.; David Garth, as Believed Heir to the Estate of Milligan Garth, Jr.; Milligan Garth, as Believed Heir to the Estate of Milligan Garth, Jr.; Lonnie Garth, as Believed Heir to the Estate of Milligan Garth, Jr.; Redina White, as Believed Heir to the Estate of Milligan Garth, Jr.; Unknown Administrators to the Estate of Milligan Garth, Jr.

GD-22-000108—\$52,738.33  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 117 West 14th Avenue, Homestead, PA 15120. Document Number 2015-28867, Deed Book Volume 16128, Page 152. Block and Lot Number 0131-B-00242-0000-00.

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### Indiana

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**85. Amy Thomas, as Believed Heir of the Estate of Diana Hewitt a/k/a Diana L. Hewitt; Amy Thomas, as Believed Administrator of the Estate of Diana Hewitt a/k/a Diana L. Hewitt; Jessica Price, as Believed Heir of the Estate of Diana Hewitt a/k/a Diana L. Hewitt Jessica Price, as Believed Administrator of the Estate of Diana Hewitt a/k/a Diana L. Hewitt Samantha Hewitt, as Believed Heir of the Estate of Diana Hewitt a/k/a Diana L. Hewitt Rachel Desch, as Believed Heir of the Estate of Diana Hewitt a/k/a Diana L. Hewitt; Rachel Desch, as Believed Administrator of the Estate of Diana Hewitt a/k/a Diana L. Hewitt; Unknown Heirs of the Estate of Diana Hewitt a/k/a Diana L. Hewitt; Unknown Administrators of the Estate of Diana Hewitt a/k/a Diana L. Hewitt**  
GD-19-014255—\$161,305.38  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Indiana Township: Having erected thereon a dwelling being known and numbered as 5004 Lea Drive, Cheswick, PA 15024. Document Number 2016-15395, Deed Book Volume 16400, Page 434. Block and Lot Number 0957-C-00321-0000-00.

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### Marshall

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**61. Adam Mahon Randall**  
GD-21-011861—\$47,258.71  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Parcel One: Having erected thereon a dwelling being known and numbered as 100 Seneca Place, Mars, PA 16046. Deed Book 15243, Page 354. Block and Lot Number 2372-L-122.

And  
Parcel Two: Being all that vacant land known and numbered as 510 Knob Road, Wexford, PA 15090. Deed Book 15199, Page 249. Block and Lot Number 2179-L-20.

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### City of McKeesport

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**24. George Stepanovich a/k/a George R. Stepanovich**  
MG-19-000714—\$187,092.99  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of McKeesport Having erected thereon a dwelling being known and numbered as 313 Beckman Dr., McKeesport, PA 15132. Deed Book Volume 8506, Page 64. Block and Lot Number 0463-P-00083-0000-00.

**33. Christopher J. Brown a/k/a Christopher James Brown a/k/a Christopher Brown**  
MG-21-000196—\$19,570.76  
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 1521 Manor

Avenue, McKeesport, PA 15132. Document Number 2021-22469, Deed Book Volume 18512, Page 188. Block and Lot Number 0382-C-00269-0000-00.

**68. Tanya R. Berger and Kenneth B. Berger**  
MG-19-000951—\$32,111.45  
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 2413 McCarrell Street, McKeesport, PA 15132-5908. Document Number 2005-253, Deed Book Volume 12311, Page 5. Block and Lot Number 0464-C-00241-0000-00.

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### McKees Rocks

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**69. Steven H. Dietz a/k/a Stephen H. Dietz**  
GD-21-013775—\$8,981.35  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a single family residential dwelling being known and numbered as 710 Boquet Street, McKees Rocks, PA 15136. Deed Book Volume 10782, Page 649. Block and Lot Number 43-K-276.

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### Millvale

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**48. Scott P. Buszinski**  
GD-19-002344—\$2,363.90  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a two story brick commercial retail building being known as 205 Grant Avenue, Pittsburgh, PA 15209. Deed Book Volume 16868, Page 101. Block & Lot No. 79-G-67.

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### Monroeville

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**23. Michael Jones**  
MG-22-000226—\$194,432.26  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1154 Colgate Dr., Monroeville, PA 15146. Deed Book Volume 18603, Page 335. Block and Lot Number 0858-D-00261-0000-00.

**38. Lohra Wilson, as Heir to the Estate of Dennis Pitt, Rebecca Jochems, as Heir to the Estate of Dennis Pitt, Nicholas Jeunelot, as Heir to the Estate of Dennis Pitt, Ryan Pitt, as Heir to the Estate of Dennis Pitt, Edward Jeunelot, as Heir to the Estate of Dennis Pitt, and Any/All Unknown Heirs to the Estate of Dennis Pitt**  
MG-20-000326—\$202,614.79  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 189 Shackelford Drive, Monroeville, PA 15146. Deed Book Volume 12475, Page 433, Instrument No. 2005-18528. Block and Lot Number 977-E-76.

**77. David Charles Siegel**  
GD-05-009332—\$8,423.38  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of

Monroeville: Being thereon vacant residential land being known as Pinevue Drive, Monroeville, PA 15146 f/k/a 317 Pinevue Drive, Monroeville, PA 15146. Deed Book Volume 5090, Page 185, Block & Lot 742-M-77.

**78. Ricardo Simonelli, as believed Heir to the Estate of Ricardo B. Simonelli; Ricardo Simonelli, as Believed Administrator to the Estate of Ricardo B. Simonelli; Lisa Martz, as believed Heir to the Estate of Ricardo B. Simonelli; Lisa Martz, as Believed Administrator to the Estate of Ricardo B. Simonelli; Dina Nice, as believed Heir to the Estate of Ricardo B. Simonelli; Dina Nice, as Believed Administrator to the Estate of Ricardo B. Simonelli; Unknown Heirs to the Estate of Ricardo B. Simonelli; Unknown Believed Administrators to the Estate of Ricardo B. Simonelli**

GD-21-014807—\$178,485.07  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1208 Harvest Drive, Monroeville, PA 15146. Document Number 74496, Deed Book Volume 6178, Page 907. Block and Lot Number 0859-D-00093-0000-00.

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### Moon

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**2. Randall J. Rider, with Notice to heirs, owners, and reputed owners**  
GD-19-008943—\$28,047.66  
Danielle Guarascio, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a one-story dwelling, known as 106 Mercury Drive, Coraopolis, PA 15108. Deed Book 15415, Page 282. Block and Lot Number 924-L-164.

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### Mt. Oliver

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**36. Michael T. Vojtash and Rachel E. Karamas**  
GD-22-003327—\$48,853.93  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 106 Church Avenue, Pittsburgh, PA 15210. Document Number 2018-31957, Deed Book Volume 13780, Page 249. Block and Lot Number 0033-D-00276-0000-00.

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### Munhall

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**31. Joyce A. Pastor and Stephen K. Pastor**  
MG-19-001063—\$118,639.93  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1222 Commonwealth Avenue, Homestead, PA 15120. Deed Book Volume 12277, Page 77, Block and Lot 0182-P-00056-0000-00.

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### North Versailles

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**7. Bernice A. Tytko**  
MG-21-000200—\$29,093.26  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 323 Foster Road, North Versailles, PA 15137. Deed Book Volume 12955, Page 116, Block and Lot 0548-H-00117-0000-00.

**30. Trevor A. Grimes**  
MG-16-001139—\$89,578.66  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 186 Central Avenue, North Versailles, PA 15137. Deed Book Volume 13373, Page 329, Block and Lot 0456-L-00124-0000-00.

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### Oakmont

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**54. David J. Horvat**  
GD-17-008705—\$6,519.47  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a two story frame house being known as 308 9th Street, Oakmont, PA 15139. Deed Book Volume 8265, Page 560. Block & Lot No. 363-M-274.

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### O'Hara

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**55. Louis K. Hauber and the United States of America**  
MG-22-000195—\$370,660.43  
David W. Raphael, Esq.  
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Township of O'Hara: Having erected thereon a condominium unit with attached garage, being known and numbered as 104 Saint Charles Court, Pittsburgh, PA 15238, Deed Dated November 15, 2007, Recorded on November 16, 2007 in Department of Real Estate of Allegheny County at Book Volume 13442, Page 15, Instrument No.: 2007-36742. Block 292-M, Lot 10-0305.

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### Penn Hills

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**10. Jerry Lobianco**  
GD-15-020172—\$23,062.00  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story dwelling being known and numbered as 1013 6th Street, Verona, PA 15147. Deed Book 12255, Page 159. Block and Lot Number 445-A-182.

**57. Danielle Coppola**  
GD-21-012827—\$114,428.67  
Nathalie Paul, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 191 Vetter Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 17240, Page 250, Block & Lot No. 0632-N-00092-0000-00.

**71. Monica Reynolds**  
MG-18-001370—\$255,880.38  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 128 Cypress Hill Drive, Pittsburgh, PA 15235. Deed Book Volume 12423, Page 328. Block and Lot Number 634-H-253.

**79. Robert Shaner**  
AR-11-002251—\$29,612.69  
Keri P. Ebeck, Esq.  
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a residential dwelling being known and numbered as 166 Crescent Hills Road, Pittsburgh, PA 15235 Road Deed Book Volume 16484, Page 343, Block and Lot Number 0449-B-00391-0000-00.

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### Port Vue

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#### 22. Steven Ochs

MG-21-000261—\$49,304.57  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 803 Romine Avenue, McKeesport, PA 15133 f/k/a 803 Romain Avenue, Port Vue, PA 15133. Deed Book Volume 11807, Page 434, Block and Lot 0308-R-00249-0000-00.

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### Ross

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#### 25. Jennifer D. Irwin

MG-18-000646—\$97,339.04  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling known and numbered as 330 Siebert Road, Pittsburgh, PA 15237. Deed Book 13019, Page 130. Block/Lot 431-N-315.

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### Scott

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#### 21. David J. Sveizkas

MG-19-001339—\$88,956.18  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 590 Hope Street, Pittsburgh, PA 15220. Deed Book Volume 13067, Page 136, Block and Lot 0100-A-00024-0000-00.

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### Sewickley

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#### 83. David M. Vybiral a/k/a David Vybiral and United States of America

MG-21-000244—\$150,190.16  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 752 Ohio River Boulevard a/k/a 752 Ohio River Blvd., Sewickley, Pennsylvania 15143. Deed Book Volume 17312, Page 231, Instrument No. 2018-24281, Block and Lot Number 421-J-271.

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### Shaler

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#### 6. Laurie J. O'Day a/k/a Laurie O'Day

GD-22-002637—\$113,089.43  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 213 Marzolf Road Extension, Pittsburgh, PA 15223. Deed Book Volume 14383, Page 356, Block and Lot 0284-E-00260-0000-00.

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### South Park

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#### 74. John E. Nickoloff a/k/a John Nickoloff

MG-21-000014—\$156,144.69  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Park: Having erected thereon a dwelling being known and numbered as 1660 Queens Drive, South Park, PA 15129. Deed Book Volume 5755, Page 971. Block and Lot 0663-G-00080-0000-00.

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#### 84. South Park Clubhouse, Ltd., M.E. Morosetti, Ltd. and the United States of America

GD-20-002996—\$983,581.67  
William Buchanan, Esq.  
Cohen Seglias Pallas Greenhall & Furman, P.C.  
412-227-5946

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a commercial building being known and numbered as 2200 Brownsville Road, South Park, PA 15129, Deed Book Volume 18388, Page 428, Block and Lot Number 770-J-30.

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### Springdale

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#### 42. Matthew W. Berkoben

GD-20-010462—\$71,829.04  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling being known and numbered as 441 Rosslyn Ave., Springdale, PA 15144. Deed Book Volume 12306, Page 551. Block and Lot 0627-H-00302-0000-00.

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### Stowe

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#### 75. Colleen Chiavetta, Executrix of the Estate of Dolores A. Truskowski, Deceased and the United States of America

GD-11-009025—\$22,068.61  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story commercial apartment building being known as 212 McCoy Road, McKees Rocks, PA 15136. Deed Book Volume 13619, Page 335, Block & Lot No. 73-L-170.

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### Tarentum

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#### 73. Nicholas M. Gordon and Cheri A. Gordon

MG-19-000852—\$70,437.85  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 529 East 9th Avenue, Tarentum, PA 15084. Deed Book Volume 13365, Page 588, Block and Lot 1223-H-00317-0000-00.

#### 90. Heidi J. Yohe, as Executrix to the Estate of Brian D. Yohe a/k/a Brian Yohe

GD-22-001731—\$80,970.09  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 114 Conwell Avenue, Tarentum, PA 15084. Document Number 2013-11690, Deed Book Volume 15232, Page 38. Block and Lot Number 1366-P-00030-0000-00.

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### Upper St. Clair

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#### 9. Valerie H. Miller

GD-22-000985—\$63,730.36  
Keri P. Ebeck, Esq.  
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper Saint Clair: Having erected thereon a residential

dwelling being known and numbered as 2361 Morrow Road, Pittsburgh, PA 15241 Deed Book Volume 14910, Page 410, Block and Lot Number 396-L-00066-0000-00.

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### Verona

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#### 29. Anna E. King

MG-21-000158—\$124,675.25  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a 2 story dwelling being known and numbered as 614-616 1st St., Verona, PA 15147. Deed Book 9685, Page 408, Block and Lot Number 364-R-343.

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### West Deer

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#### 3. Robert A. Bock

MG-22-000302—\$114,289.14  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story single-family dwelling known as 53 Itinger Road, Cheswick, PA 15024, Being Lot No. 1 in the Fleischer Plan of Lots as recorded in Plan Book Volume 132, Page 142 and Deed Book Volume 7580, Page 247, Block and Lot Number 1216-H-394.

#### 27. Beth Ann Bonner and Joseph A. Bonner

MG-16-001225—\$93,860.97  
Matthew Fissel, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being known and numbered as 6 Crest St., Russellton, PA 15076. Deed Book Volume 9060, Page 79. Block and Lot Number 1512-S-00277-0000-00

#### 81. Michael S. McCourt a/k/a Michael McCourt and Sandra J. McCourt a/k/a Sandra McCourt

GD-21-013730—\$90,407.66  
Nathalie Paul, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel 1: Having erected thereon a dwelling being known and numbered as 2016 Saxonburg Blvd., Tarentum, Pennsylvania 15084. Deed Book Volume 13244, Page 582. Block and Lot Number 1511-C-00336-0000-00.

Parcel 2: Being vacant land being known as Saxonburg Blvd., Tarentum, Pennsylvania 15084. Deed Book Volume 13244, Page 582. Block and Lot Number 1511-C-00351-0000-00.

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### West Mifflin

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#### 44. Stephanie Macsurak, Administratrix of the Estate of Linda M. Macsurak

GD-22-005623—\$123,888.23  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a brick dwelling known as 2234 Vermont Ave., West Mifflin, PA 15122. DBV 18215, PG 279, B/L #241-M-57.

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### Whitaker

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#### 41. Cynthia L. Toth a/k/a Cynthia Toth

MG-18-000816—\$46,661.63  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 179 Magnolia Street, Homestead, PA 15120. Deed Book 11559, Page 350. Block and Lot Number 180-R-82.

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### Wilkins

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#### 45. Jeremy R. Stark and Kimberly A. Stark

MG-22-000335—\$123,863.02  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling known and numbered as 152 Queenston Dr., Pittsburgh, PA 15235. DBV 15715, PG 131, B/L #541-K-70.

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### Wilksburg

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#### 11. Jeffrey L. Jackson

GD-21-014859—\$37,021.17  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a rowhouse dwelling being known and numbered as 1455 1/2 Cresson St., Pittsburgh, PA 15221. Deed Book 14703, Page 486. Block and Lot Number 232-K-75.

#### 12. Notre Dame Townes, with Notice to Heirs and Assigns

GD-22-001802—\$36,461.22  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two and one-half story frame dwelling being known and numbered as 1000 Wallace Avenue, Pittsburgh, PA 15221. Deed Book 4502, Page 730. Block and Lot Number 233-A-12.

#### 13. George H. Wright and Patricia W. Wright

GD-21-014966—\$30,560.09  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two story brick dwelling being known and numbered as 2375 Sebring Place, Pittsburgh, PA 15235. Deed Book 5539, Page 577. Block and Lot Number 297-G-90.

#### 14. Tejohn L. Taylor

GD-21-013578—\$35,508.48  
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 1885 Fairlawn Street, Pittsburgh, PA 15221. Deed Book 18372, Page 183. Block and Lot Number 232-G-32.

#### 15. Jesse Robert Booker IV and the United States of America

GD-21-012987—\$24,248.08  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1537 Montier St., Pittsburgh, PA 15221. Deed Book 11942, Page 366. Block and Lot Number 232-L-328.

#### 18. Opportunity Inc. - Greater Baltimore Opportunities Industrialization Center Inc.

GD-21-013869—\$14,490.53  
Jennifer L. Cerce, Esq.  
412-242-4400

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

Wilksburg: Having erected thereon a single dwelling being known and numbered as 543 Montview Place, Pittsburgh, PA 15221. Deed Book 14867, Page 334. Block and Lot Number 233-K-248.

**19. Kimberly Minard, Executrix for the Estate of Eugene Minard, Deceased**  
GD-21-014335—\$49,849.54  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1456 Foliage St., Pittsburgh, PA 15221. Deed Book 10753, Page 599. Block and Lot Number 232-J-222.

**40. Bria M. Slade, Administratrix of the Estate of Marjorie Y. Overton, Deceased**  
GD-22-002074—\$16,421.62  
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 517 Holmes Street, Pittsburgh, PA 15221. Deed Book 8220, Page 168. Block and Lot Number 175-M-211.

**58. Beth Ann Padden, Known Surviving Heir of John J. Padden, Sean Padden, Known Surviving Heir of John J. Padden, and Unknown Surviving Heirs of John J. Padden**  
GD-21-014632—\$182,223.65  
Nathalie Paul, Esq.

McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1728 Arlington Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 8552, Page 646, Block & Lot No. 0297-C-00122-0000-00.

### Pittsburgh—12th Ward

**50. Lavelle Snead & Jerome Womack & the United States of America**  
GD-17-002427—\$82,650.81  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 12: Having erected thereon a two story masonry frame house being known as 1321-1323 Paulson Avenue, Pittsburgh, PA 15206. Deed Book Volume 10359, Page 81. Block & Lot No. 124-H-151.

### Pittsburgh—16th Ward

**43. Regina I. McPeake a/k/a Regina McPeake and Rhett J. McPeake**  
MG-22-000146—\$17,439.91  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2704 Cobden Street, Pittsburgh, PA 15203. Deed Book Volume 5904, Page 679. Block and Lot 0013-G-00228-0000-00.

### Pittsburgh—20th Ward

**5. Troy Kelso**  
MG-17-000403—\$96,162.51  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as

3540 Middletown Road, Pittsburgh, PA 15204. Deed Book Volume 9096, Page 130, Block and Lot 0071-L-00270-0000-00.

### Pittsburgh—24th Ward

**72. Noelle C. Smith**  
MG-16-000518—\$31,516.39  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 24th Ward of the City of Pittsburgh Having erected thereon a dwelling being known and numbered as 2145 Straubs Ln., Pittsburgh, PA 15212. Deed Book Volume 11068, Page 485. Block and Lot Number 0048-B-00054-0000-00.

### Pittsburgh—26th Ward

**80. Andrea Lee Manna**  
MG-22-000052—\$191,266.63  
Nathalie Paul, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3646 Perrysville Avenue, Pittsburgh, Pennsylvania 15214. Deed Book Volume 13244, Page 345, Block & Lot No. 0116-J-00148-0000-00.

### Pittsburgh—27th Ward

**49. Carson Holdings LLC**  
GD-18-0004962—\$12,019.13  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 27: Having erected thereon a two story frame house being known as 3915 Shoreham Street, Pittsburgh, PA 15212. Deed Book Volume 14851, Page 115. Block & Lot No. 114-G-198.

### Pittsburgh—28th Ward

**67. Stephen A. Eck**  
MG-21-000243—\$64,576.85  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 28: Having erected thereon a dwelling being known and numbered as 103 Clairtonica Street, Pittsburgh, PA 15205. Document Number 2017-16914, Deed Book Volume 16826, Page 382. Block and Lot Number 0040-G-00042-0000-00.

### Pittsburgh—31st Ward

**88. Rosalie Cibula, Deceased and Lynn Cibula, Terre Tenant**  
MG-19-000042—\$71,016.82  
Jeffrey R. Lalama, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, the City of Pittsburgh, 31st Ward: Having erected thereon a brick dwelling being known and numbered as 4548 Gates Drive, Homestead, Pennsylvania 15120, Deed Book Volume 17848, Page 63. Block/Lot Number 91-M-335

#### AMENDED NOTICE

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

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

Allegheny County Bar Association  
412-261-0518

Lawyer Referral Services  
412-261-5555

Neighborhood Legal Services  
412-255-6700

Do not delay. If you delay, fees, cost and interest can increase significantly. An example of what can occur is as follows:  
*A 2004 property with an original delinquent tax amount owed of \$325.02 had a final amount due at sale of \$2,133.26.*

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

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

For more information and updates, please visit our website at [www.sheriffalleghenycounty.com](http://www.sheriffalleghenycounty.com).

Sheriff's Office, Pittsburgh, PA.  
Kevin M. Kraus, Sheriff  
Aug 11, 2022  
Aug 12, 19, 26, 2022

**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:

Abbato, Vincent J. a/k/a Vincent Joseph Abbato, deceased, of Green Tree, PA. No. 04635 of 2022. Tomasine G. Abbato, Extr., 1138 Greenridge Lane, Green Tree, PA 15220 or to Brian J. Kahle, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

22-03453 Aug 12, 19, 26, 2022

Bennett, Christine Margery a/k/a Christine M. Bennett, deceased, of Pittsburgh, PA. No. 01909 of 2022. Laura June Knight, Co-Extr., 214 Mountain Ave., Pittsburgh, PA 15210 and Dean Robert Bennett, Co-Extr., 505 E. Railroad Ave., Verona, PA 15147 or to Susan A. Ott, Esq., Owen Law Group, LLC, 310 Grant St., Suite 2200, Pittsburgh, PA 15219.

22-03451 Aug 12, 19, 26, 2022

Cansler, Dorothy Mae, deceased, of Pittsburgh, PA. No. 05125 of 2022. Tina Cansler, Admr., c/o Albert G. Reese, Jr., Esq., Law Office of Albert G. Reese, Jr., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

22-01333w Aug 12, 19, 26, 2022

Durler, Patricia L., deceased, of Pleasant Hills, PA. No. 04626 of 2022. Charles A. Durler, Admr., 500 E. Bruceton Road, Apartment 701, Pleasant Hills, PA 15263 or to James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

22-03454 Aug 12, 19, 26, 2022

Evankovich, Andrew J., deceased, of McCandless, PA. No. 05104 of 2022. Michael Evankovich, Extr., 2520 Alydar Drive, Wexford, PA 15090 or to Thea G. Evankovich, Esq., McCann, Garland, Ridall & Burke, 11 Stanwix St., Ste. 1030, Pittsburgh, PA 15222.

22-01335w Aug 12, 19, 26, 2022

Matesic, Betty B., deceased, of Pittsburgh, PA. No. 04898 of 2022. Cynthia Lang, Extr., 2460 Tanglewood Drive, Allison Park, PA 15101 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

22-01331w Aug 12, 19, 26, 2022

McAfee, Michael Edward a/k/a Edward M. McAfee, deceased, of Pittsburgh, PA. No. 4768 of 2022. John G. Goetze, Extr., 1000 Locharron Court, Pittsburgh, PA 15239 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

22-03458 Aug 12, 19, 26, 2022

Micklos, Lawrence J., deceased, of Mount Lebanon, PA. No. 4769 of 2022. Mary Louise Vargo, Extr., 2256 Glendale Drive, Pittsburgh, PA 15241 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

22-03459 Aug 12, 19, 26, 2022

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[ACBA.org/calendar](http://ACBA.org/calendar)

Monteverde, Marianne B., deceased, of Ross Twp., PA. No. 05590 of 2021. Marianne Gaus, Admr., 436 Wallace Road, Wexford, PA 15090 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.  
22-03456 Aug 12, 19, 26, 2022

Morris, Robert N., deceased, of Pleasant Hills, PA. No. 04760 of 2022. Robert K. Morris, Admr., 4039 Castor Lane, Finleyville, PA 15332 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.  
22-03457 Aug 12, 19, 26, 2022

Plazek, Joseph S., deceased, of Ross Township, PA. No. 04503 of 2022. Cynthia A. Plazek, Extrx., 1111 Brandt Street, Pittsburgh, PA 15237 or to Michael E. Fiffik, Esq., Fiffik Law Group, Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.  
22-01330w Aug 12, 19, 26, 2022

Preston, Kenneth R., deceased, of Cheswick, PA. No. 05187 of 2022. Clarence J. Preston, Admr., 614 Deer Lane, Rochester, PA 15074 or to Edward Leymarie, Jr., Esq., Leymarie Clark Long, P.C., 423 Sixth Street, Ellwood City, PA 16117.  
22-01336w Aug 12, 19, 26, 2022

Wagner, Ruth G., deceased, of Mount Lebanon, PA. No. 4413 of 2022. Meg L.

Burkardt, Extrx. and Atty., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
22-03452 Aug 12, 19, 26, 2022

Wyzykowski, Edward, deceased, of Pittsburgh, PA. No. 04926 of 2022. Raz L. Berger, Admr., 1050 Creedmoor Avenue #101, Pittsburgh, PA 15226 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.  
22-03455 Aug 12, 19, 26, 2022

Caputo, Grace M., deceased, of Pittsburgh, PA. No. 01706 of 2022. Frank P. Caputo, Extrx., 148 Morrison Drive, Pittsburgh, PA 15216.  
22-01299w Aug 5, 12, 19, 2022

Dutka, Dorothy Mae a/k/a Dorothy M. Dutka, deceased, of Monroeville, PA. No. 01270 of 2020. Cheryl J. Dutka, Extrx., 106 Lynnwood Avenue, Monroeville, PA 15146 or to Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.  
22-01301w Aug 5, 12, 19, 2022

Faisant, Elizabeth L., deceased, of Scott Township, PA. No. 04021 of 2022. John S. Faisant, Admr., c/o Mark E. Casper, Jr., Esq., Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219.  
22-01290w Aug 5, 12, 19, 2022

Gibson, Hugh Russell, deceased, of Pittsburgh, PA. No. 04557 of 2022. Karen G. Considine, Extrx., c/o Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.  
22-03384 Aug 5, 12, 19, 2022

Hogan, Hilary J., deceased, of Monroeville, PA. No. 05006 of 2022. Diane Hogan, Extrx., 1323 Woodland Drive, Monroeville, PA 15146 or to Charles J. Avalli, Esq., Gentile, Horoho & Avalli, P.C., 310 Grant Street, Suite 1000, Pittsburgh, PA 15219.  
22-01298w Aug 5, 12, 19, 2022

Kavalir, Francis J. a/k/a Frank J. Kavalir, deceased, of Pittsburgh, PA. No. 04897 of 2022. Raymond Kavalir, Extrx., c/o Kevin M. Hanley, Esq., 367 Indian Ridge Drive, Moon Township, PA 15108.  
22-03381 Aug 5, 12, 19, 2022

Klingensmith, Maureen a/k/a Maureen Therese Klingensmith, deceased, of Pittsburgh, PA. No. 04836 of 2022. John P. Klingensmith, Extrx., c/o James J. Lestitian, Esq., Alpernschubert, P.C., 310 Grant Street, 2727 Grant Bldg., Pittsburgh, PA 15219.  
22-03382 Aug 5, 12, 19, 2022

Kruger, Maxine R., deceased, of Pittsburgh, PA. No. 4863 of 2022. Kathy L. Kruger, Admr., 818 Kewanna Avenue,

Pittsburgh, PA 15234 or to Alan I. Farber, Esq., Caste Village, 5301 Grove Rd., Ste. M-106, Pittsburgh, PA 15236.  
22-01293w Aug 5, 12, 19, 2022

Long, Susan A., deceased, of Pittsburgh, PA. No. 4899 of 2022. Linda L. McClory, Extrx., 410 Antenor Avenue, Pittsburgh, PA 15210 or to Alan I. Farber, Esq., Caste Village, 5301 Grove Rd., Ste. M-106, Pittsburgh, PA 15236.  
22-01294w Aug 5, 12, 19, 2022

Mostyn, Leo Patrick a/k/a Leo P. Mostyn, deceased, of Pittsburgh, PA. No. 04792 of 2022. Stacy Ann Mostyn, Extrx., 300 Sebring Avenue, Pittsburgh, PA 15216.  
22-03383 Aug 5, 12, 19, 2022

Schlieper, Amy R., deceased, of Town of McCandless, PA. No. 4788 of 2022. Matthew Schlieper, Admr., 805 Skyline Drive, Ellwood City, PA 16117 or to John T. Richards, III, Esq., Richards & Richards, LLP, 16020 Perry Hwy., Warrendale, PA 15086.  
22-03380 Aug 5, 12, 19, 2022

Vogt, Joanne Patricia, deceased, of Pittsburgh, PA. No. 03819 of 2022. Sharon Takos, Admr., 4116 Francis Street, West Mifflin, PA 15122 or to Kiersten L. Lane, Esq., DeMarco Negle & Lane, LLP, P.O. Box 38667, Pittsburgh, PA 15238.  
22-01296w Aug 5, 12, 19, 2022



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Ziatyk, Helen, deceased, of Tarentum, PA. No. 04953 of 2022. Julianne Dailey, Extr., 335 E. 11th Avenue, Tarentum, PA 15084 or to Michael J. Girardi, Esq., Law Office of Michael J. Girardi, 2773 Leechburg Road, Lower Burrell, PA 15068.

22-01300w Aug 5, 12, 19, 2022

Bridges, Joan B. a/k/a Joan Beth Bridges, deceased, of Upper St. Clair Township, PA. No. 04731 of 2022. Brad S. Bridges, Extr., c/o Michael A. Carr, Esq., Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Ave., Ste. 1200, Pittsburgh, PA 15219.

22-01255w Jul 29; Aug 5, 12, 2022

Burkhart, Cheryl J., deceased, of Pittsburgh, PA. No. 03933 of 2022. Allen Petras, Admr., 4056 Briarwood Drive, Jeannette, PA 15644 or to Mallard S. George, Esq., Law Office of Bumbaugh & Nicola, 10526 Old Trail Road, Suite 1, North Huntingdon, PA 15642.

22-03258 Jul 29; Aug 5, 12, 2022

Carman, Culver B., deceased, of Bridgeville, PA. No. 4831 of 2022. Bruce C. Carman, Co-Admr. c.t.a., 305 Wylie Avenue, Houston, PA 15342 and Susan M. Witwicki, Co-Admr. c.t.a., 2102 Crestview Drive, McDonald, PA 15057 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.

22-01258w Jul 29; Aug 5, 12, 2022

Denovi, Annette D., deceased, of Monroeville, PA. No. 4766 of 2022. Robert Devnove, Extr., 5 Allegheny Ave., Oakmont, PA 15139 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

22-03272 Jul 29; Aug 5, 12, 2022

Evans, Jr., John S., deceased, of Pittsburgh, PA. No. 04857 of 2022. Karen V. Evans, Admr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.

22-01256w Jul 29; Aug 5, 12, 2022

Eyerman, Arline L., deceased, of Marshall Township, PA. No. 04640 of 2022. Carol Colleen Eyerman, Co-Extr. and Charles Peter Eyerman, III, Co-Extr., c/o Claire Johnson Saénz, Esq., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

22-03255 Jul 29; Aug 5, 12, 2022

Jordan, Patricia A., deceased, of Munhall, PA. No. 04654 of 2022. Robert M. Jordan, Extr., c/o Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

22-03257 Jul 29; Aug 5, 12, 2022

Lugar, LaVerne M. a/k/a LaVerne Mary Anne Sippel Lugar, deceased, of Pittsburgh, PA. No. 04594 of 2022. Ruth F. Weiford, Extr., 2039 Plainview Avenue, Pittsburgh, PA 15226 or to Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.

22-03277 Jul 29; Aug 5, 12, 2022

Luketic, Linda L., deceased, of Port Vue, PA. No. 04600 of 2022. Diana L. Luketic, Extr., 1010 Highland Avenue, Port Vue, PA 15133 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

22-03274 Jul 29; Aug 5, 12, 2022

Manning, Jean E., deceased, of Pittsburgh, PA. No. 04422 of 2022. James R. Manning, Extr., c/o Claire Johnson Saénz, Esq., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

22-03256 Jul 29; Aug 5, 12, 2022

Mazza, Stephen, deceased, of Kennedy Township, PA. No. 04859 of 2022. Leslie Marie Kelley, Admr., c/o Joseph M. Kulik,

Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

22-01259w Jul 29; Aug 5, 12, 2022

Nemes, Carol Ann, deceased, of Pittsburgh, PA. No. 04708 of 2022. Alex J. Nemes, Extr., 6308 Crestview Drive, South Park, PA 15129 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

22-03278 Jul 29; Aug 5, 12, 2022

Nicol, Marcia J. a/k/a Marcia Nicol, deceased, of Hampton Township, PA. No. 04349 of 2022. Matthew F. Nicol, Admr. c/o Richard J. Bosco, Esq., 512 Market Street, P.O. Box 309, Freeport, PA 16229.

22-03254 Jul 29; Aug 5, 12, 2022

Oelschlager, Lois D. a/k/a Lois Geraldine Oelschlager, deceased, of Scott Township, PA. No. 04616 of 2022. Corinne O. Potter, Extr., 8325 Lake Street, Sodus Point, NY 14555 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

22-03279 Jul 29; Aug 5, 12, 2022

Pritchard, Mary A., deceased, of Pittsburgh, PA. No. 04828 of 2022. Kristopher Pritchard, Admr., 2917 N. Capitol St., NE, Washington, DC 20002 or to David Nagel, Esq., WPENNLAW, PO Box 7984, Pittsburgh, PA 15216.

22-01254w Jul 29; Aug 5, 12, 2022

Reed, Mark C., deceased, of Plum Boro, PA. No. 03685 of 2022. Thomas C. Reed, Sr., Extr., 612 College Ave., Oakmont, PA 15139 or to Anthony R. Sosso, Esq., 1310 Freeport Rd., Pittsburgh, PA 15238.

22-01257w Jul 29; Aug 5, 12, 2022

Sabo, Ernest F. a/k/a Ernest Sabo, deceased, of Green Tree Borough, PA. No. 05718 of 2021. Gerard Sabo, Admr., 1057 Arbor Drive, Pittsburgh, PA 15220.

22-03259 Jul 29; Aug 5, 12, 2022

Sweeney, Geraldine A. a/k/a Geraldine Ann Sweeney, deceased, of Munhall, PA. No. 04293 of 2022. Kathryn Cannavale, Co-Extr., 1000 Beechland Street, Pittsburgh, PA 15207 and Lorraine Augustine, Co-Extr., 3166 Morningside Drive, Allison Park, PA 15101 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

22-03253 Jul 29; Aug 5, 12, 2022

Trent, Ruth E., deceased, of Ben Avon Borough, PA. No. 04720 of 2022. Kristin Toberman, Co-Extr., 136 Esther Lane, Piney Creek, NC 28663 and Kathryn Lee Trent, Co-Extr., 226 Locust Street, Pittsburgh, PA 15202 or to John F. Meck, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.

22-03273 Jul 29; Aug 5, 12, 2022

Williamson, Samuel C. a/k/a Samuel Carlson Williamson, deceased, of Wilkins Township, PA. No. 04490 of 2022. Russell W. Porter, Jr., Extr., 535 Beville Place, The Villages, FL 32163 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 535 Smithfield St., Ste. 800, Pittsburgh, PA 15222.

22-03276 Jul 29; Aug 5, 12, 2022

Winkler, Joseph E., deceased, of Shaler, PA. No. 04175 of 2022. David M. Winkler, Extr., 961 Pearce Mill Road, Wexford, PA 15090 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238.

22-03281 Jul 29; Aug 5, 12, 2022

Zlokas, Jr., Paul B., deceased, of Whitehall, PA. No. 04001 of 2022. Dale P. Frayer, Admr. Pro Tem and Atty., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

22-03280 Jul 29; Aug 5, 12, 2022

## Notice of Sale

Bankruptcy Sale  
In Re: V. Walter Popovski  
Case No. 21-20403  
Residential Property Located at  
2636 Library Road  
Pittsburgh, PA 15234  
Listing Price \$50,000.00, higher and  
Better offers are accepted  
Sale to be held: August 23, 2022 at 11:00  
a.m.

Courtroom B, 54th Floor  
U.S. Steel Tower, 600 Grant Street  
Pittsburgh, PA 15219 - ZOOM Hearing  
Available  
Objections to the sale are due by August 15,  
2022

Contact: Lawrence Willis, Esquire  
201 Penn Center Boulevard  
Suite 310  
Pittsburgh, PA 15235  
(412)-235-1721  
Ecf@westernpabankruptcy.com  
For information: www.pawb.uscourts.gov/  
Electronic-access-sales-information EASI #  
1781

22-03490 Aug 12, 2022

## Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-005886. In re: Petition of Olivia Arner, for change of name to Oliver Sampson Arner. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, August 26, 2022, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

22-01329w Aug 12, 2022

## Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No: MG-21-000105

HSBC Bank USA, National Association, as Trustee, in Trust for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates vs. Nyla Renee Holmes, as Surviving Heir of Mary Staton a/k/a Mary L. Staton, Deceased and Unknown Surviving Heirs of Mary Staton a/k/a Mary L. Staton, Deceased  
Notice Of Sheriff's Sale Of Real Property To The Defendants and All Other Parties of Interests:

By virtue of a Writ of Execution No. MG-21-000105 issued out of the Court of Common Pleas of Allegheny County, PA., the following described Real Estate will be sold at Public Sale on October 3, 2022 at 9:00 a.m. prevailing time, in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the judgment of \$68,352.02.

Location of Property: 9208 Vantine Street, Pittsburgh, PA 15235  
Being Tax Parcel No: 296-B-38  
Improvements consists of residential property.

Seized and taken in execution of the property of Mary Staton a/k/a Mary L. Staton, Deceased

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.

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

Plaintiff's Attorney: Stephen M. Hladik, Esquire, Hladik, Onorato, & Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454, 215-855-9521

22-03470 Aug 12, 2022

## CIVIL DIVISION

### New Arbitration Suits

(Continued from Page 1, Column 2)

**Discover Bank vs Lewis Brandon;** AR-22-002320; Contract - Credit Card; Exhibits; 4454.85; Atty(s): Pomy Matthew Weston

**Discover Bank vs Liu Zhi;** AR-22-002321; Contract - Credit Card; Exhibits; 6837.01; Atty(s): Pomy Matthew Weston

**Gao Zhenxia, Lin Jinliang vs Besco-bar LLC, Chi Shengli;** AR-22-002322; Contract - Buyer Plaintiff; Complaint; Atty(s): Gesk Jonathan M

**G. Kidd Inc. vs Inovative Construction Solutions Inc.;** AR-22-002314; Contract - Other; Complaint; 6811.25; Atty(s): Kidd Timothy J

**Absolute Resolutions Investments LLC vs Berlinger Michelle;** AR-22-002316; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Stevens Sean Patrick

**Schwesinger Michael vs Pryzbylski Michelle, Pryzbylski Timothy;** AR-22-002318; Contract - Other; Plaintiff's Appeal of MDJ; Atty(s): Pro Se

**Young Zachary, Young Tiffany vs Peters Star, Haston Matthew;** AR-22-002323; Motor Vehicle Accident; Notice of Change of Address; 8696.63; Atty(s): Pro Se

**Century Safety Instruments and Supply Corp, Mamatat John vs Alternative Staffing, Contingent Workforce, Harmar Notary, HB Leasing LLC, Land and Sea Customs and Detailing, Stiehler Brandon, Stiehler Hunter, Stiehler Jeff, Stiehler Linda;** AR-22-002324; Other Tort; Defendant's Appeal of MDJ; 10388.63; Atty(s): Pro Se

**Allstate Property & Casualty Insurance Company vs Turner Dairy Farms Inc., Streussing Thomas J., Santiago Hernandez Jose, Irlanda Caldero Luz Roseshalie;** AR-22-002326; Motor Vehicle Accident; Complaint; 7868.98; Atty(s): Grear Kenneth B

**Portfolio Recovery Associates LLC vs Shannon Lacy;** AR-22-002327; Contract - Debt Collection; Exhibits; 1593.18; Atty(s): Polas Jr. Robert N.

**Discover Bank vs Morgan Emily;** AR-22-002328; Contract - Credit Card; Exhibits; 2274.04; Atty(s): Pomy Matthew Weston

**Portfolio Recovery Associates LLC vs Richardson Jessica L.;** AR-22-002329; Contract - Debt Collection; Exhibits; 1535.26; Atty(s): Polas Jr. Robert N.

**Discover Bank vs Payne Tavasha;** AR-22-002330; Contract - Credit Card; Exhibits; 2021.97; Atty(s): Pomy Matthew Weston

**Portfolio Recovery Associates LLC vs Skoog Robert M.;** AR-22-002332; Contract - Debt Collection; Exhibits; 2060.14; Atty(s): Polas Jr. Robert N.

(Continued on Page 10, Column 1)

## CIVIL DIVISION

## New Arbitration Suits

(Continued from Page 9, Column 4)

**Portfolio Recovery Associates LLC** vs Rhawn Sarah G.; AR-22-002334; Contract - Debt Collection; Exhibits; 1815.56; Atty(s): Polas Jr. Robert N.

**Portfolio Recovery Associates LLC** vs Addy Maxwell; AR-22-002336; Contract - Debt Collection; Exhibits; 2640.89; Atty(s): Polas Jr. Robert N.

**Discover Bank** vs Pellegrino Brian J.; AR-22-002337; Contract - Credit Card; Exhibits; 3057.63; Atty(s): Pomy Matthew Weston

**Discover Bank** vs Petrillo Alexandra; AR-22-002338; Contract - Credit Card; Exhibits; 14134.18; Atty(s): Pomy Matthew Weston

**Discover Bank** vs Robinson Devon; AR-22-002339; Contract - Credit Card; Exhibits; 1900.71; Atty(s): Pomy Matthew Weston

**Discover Bank** vs Smith Jennifer A.; AR-22-002340; Contract - Credit Card; Exhibits; 16557.17; Atty(s): Pomy Matthew Weston

**Absolute Resolutions Investments LLC** vs Loris-Uremovich Barbara A.; AR-22-002331; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Volk Michael B

**Acosta Brittany** vs AirbnB; AR-22-002333; Contract - Credit Card; Order of Court - IFP Granted; 3000.00; Atty(s): Pro Se

**Acosta Brittany** vs McVay Jr. John T.; AR-22-002335; Malicious Prosecution; Order of Court - IFP Denied; 3000.00; Atty(s): Pro Se

**Richardson Marie C.** vs Hargrave James; AR-22-002342; Other Tort; Defendant's Appeal of MDJ; 2634.75; Atty(s): Halley John A

**Ashe Cameron** vs Hargrave James; AR-22-002343; Other Tort; Defendant's Appeal of MDJ; 2134.75; Atty(s): Halley John A

**S. B., Darcy April** vs Huemme Kasey L.; AR-22-002344; Motor Vehicle Accident; Confidential Information Form; Atty(s): Giannetti Anthony J.

**Brown Frances** vs Edson Jones Enterprises LLC, Pesci Beth Ann; AR-22-002345; Other Tort; Defendant's Appeal of MDJ; 1430.63; Atty(s): Pro Se

**JPMorgan Chase Bank N.A.** vs Richardson Eric D.; AR-22-002346; Contract - Debt Collection; Exhibits; 3547.12; Atty(s): Goodchild Julie E.

**Bank of America N.A.** vs Carmichael J. David; AR-22-002348; Contract - Credit Card; Exhibits; 24443.53; Atty(s): Weinberg Frederic I.

**JPMorgan Chase Bank N.A.** vs Ewsichek Brandon L.; AR-22-002349; Contract - Debt Collection; Exhibits; 17419.03; Atty(s): Goodchild Julie E.

**Hill Lisa Danice, Taylor Antoinette** vs General Motors LLC; AR-22-002350; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Hinton Christina M.** vs W & S Vehicles LLC; AR-22-002347; Contract - Other; Defendant's Appeal of MDJ; 2201.21; Atty(s): McKinnon Laurie A

**Allen Linda** vs Englert Kellen, Jones Richard; AR-22-002357; Motor Vehicle Accident; Complaint; Atty(s): Pro Se, Frost Eric M

**Cherry Diane L.** vs Hall Brian Kenneth; AR-22-002358; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Pro Se

**Cavanaugh Edward** vs Comfort Inn Confernece Center Pittsburgh East; AR-22-002359; Other Tort; Defendant's Appeal of MDJ; Atty(s): Sochats Laverne Lair

**Bank of America N.A.** vs Prusko Andrea L.; AR-22-002361; Contract - Credit Card; Exhibits; 10032.64; Atty(s): Hannum Kellie T

**Bureaus Investment Group Portfolio No 15 LLC** vs Hopkinson Judith A.; AR-22-002371; Contract - Other; Complaint; 1515.23; Atty(s): Apothaker David J

**84 Lumber Company L.P.** vs M Resources LLC, Massimo Dennis; AR-22-002372; Contract - Other; Complaint; 3973.51; Atty(s): Blick William E

**JP Morgan Chase Bank N.A.** vs Richardson Eric D.; AR-22-002373; Contract - Debt Collection; Exhibits; 5241.88; Atty(s): Goodchild Julie E.

**Klick Rebecca** vs Midland Credit Management Inc. Melissa; AR-22-002374; Contract - Debt Collection; Exhibits; Atty(s): Gordon Travis A.

**Wells Fargo Bank N.A.** vs Crenshaw Jill R; AR-22-002376; Contract - Credit Card; Complaint; 21569.34; Atty(s): Cirino Timothy A.

**American Express National Bank** vs Crosier Marla; AR-22-002377; Contract - Credit Card; Praecept for Appearance; 9126.97; Atty(s): Felzer Jordan W.

**Davis Victoria** vs Bureaus Inc.; AR-22-002378; Contract - Debt Collection; Exhibits; Atty(s): Gordon Travis A.

**Lynch Barry** vs Midland Credit Management Inc. Melissa; AR-22-002380; Contract - Debt Collection; Exhibits; Atty(s): Gordon Travis A.

**American Express National Bank** vs Alruwaili Mohammed; AR-22-002382; Contract - Credit Card; Praecept for Appearance; 16797.38; Atty(s): Felzer Jordan W.

**Cavalry SPV I LLC** vs MacLean George W; AR-22-002383; Contract - Credit Card; Complaint; 6655.34; Atty(s): Apothaker David J

**First National Bank of Pennsylvania** vs Hecker Jr. Howard E., Niver Brandon P.; AR-22-002375; Replevin; Complaint; Atty(s): Donaher Donna M

**Discover Bank** vs Mccrum David J.; AR-22-002379; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Urban Matthew D.

**Midland Credit Management Inc.** vs Stoughton Beverly; AR-22-002381; Contract - Debt Collection; Exhibits; 14501.60; Atty(s): Cusick Robert W

**Cavalry SPV I LLC** vs Meighen Meagan; AR-22-002384; Contract - Credit Card; Complaint; 1360.64; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Bledsoe Devawn F.; AR-22-002385; Contract - Credit Card; Complaint; 25004.64; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Yingling Doug C.; AR-22-002386; Contract - Credit Card; Complaint; 11841.00; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Vassil Jacob; AR-22-002387; Contract - Credit Card; Complaint; 9081.39; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Marcus Avraham D; AR-22-002388; Contract - Credit Card; Complaint; 2679.62; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Patellis Jonathan; AR-22-002389; Contract - Credit Card; Complaint; 1853.84; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Rojas Benito; AR-22-002390; Contract - Credit Card; Complaint; 6505.14; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Capps Ashley R.; AR-22-002391; Contract - Credit Card; Complaint; 19495.82; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Goggins Trina; AR-22-002392; Contract - Credit Card; Complaint; 2924.76; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Edmunds Christopher J.; AR-22-002393; Contract - Credit Card; Complaint; 6271.07; Atty(s): Apothaker David J

**Midland Credit Management Inc.** vs Bailey Karl F.; AR-22-002394; Contract - Debt Collection; Exhibits; 17673.78; Atty(s): Cusick Robert W

**Cavalry SPV I LLC** vs Austin Michael L.; AR-22-002395; Contract - Credit Card; Complaint; 6368.06; Atty(s): Apothaker David J

**Discover Bank** vs Miller Cierra M.; AR-22-002396; Contract - Credit Card; Confidential Information Form; 3707.45; Atty(s): Nolan Thomas J.

**Midland Credit Management Inc.** vs Abel Jeremy W.; AR-22-002397; Contract - Debt Collection; Exhibits; 13888.70; Atty(s): Cusick Robert W

**Lyons Michael M.** vs Fieschko Jr. Joseph E.; AR-22-002398; Contract - Other; Complaint; Atty(s): Pro Se

**Discover Bank** vs Lynch Daniel; AR-22-002399; Contract - Debt Collection; Confidential Information Form; 10906.07; Atty(s): Nolan Thomas J.

**Dick Andrew, Dick Courtney** vs Second Avenue Property Management Se-gave Company LLC; AR-22-002400; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Carr Alisa N.

**LVNV Funding LLC** vs Peterson Michaela; AR-22-002401; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Torchio Nicole M.

**Hastings Neighborhood Association** vs Smith Eric, Smith Kelly A.; AR-22-002402; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

**Hastings Neighborhood Association** vs Kendrick Steven Michael; AR-22-002403; Contract - Other; Complaint; 2241.00; Atty(s): Jug Jr. Fred C.

**Hastings Neighborhood Association** vs An Ran; AR-22-002404; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

**Lape Brandon** vs Midland Credit Management Inc. Melissa; AR-22-002405; Contract - Debt Collection; Exhibits; Atty(s): Gordon Travis A.

**Rodgers Jayden, Williams Ruby** vs Hill William; AR-22-002406; Motor Vehicle Accident; Complaint; Atty(s): Giannetti Anthony J.

**Discover Bank** vs Marak April; AR-22-002407; Contract - Credit Card; Exhibits; 6840.07; Atty(s): Nolan Thomas J.

**Hunting Ridge Community Services Association** vs Lichwala Brian; AR-22-002408; Contract - Other; Complaint; 997.83; Atty(s): Jug Jr. Fred C.

**LCS Capital LLC** vs Osborne Mark, Cortese Patricia; AR-22-002409; Contract - Debt Collection; Complaint; 26961.12; Atty(s): Raker Nicholas J.

**Citibank N.A.** vs Zechender David C.; AR-22-002413; Contract - Credit Card; Confidential Information Form; 3020.62; Atty(s): Pomy Matthew Weston

**Cavalry SPV I LLC** vs Ficarri Anthony F.; AR-22-002410; Contract - Credit Card; Complaint; 3720.77; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Klous Alan J.; AR-22-002411; Contract - Credit Card; Complaint; 7317.56; Atty(s): Apothaker David J

**Terry-White Kimberly** vs Jones Catherine S.; AR-22-002412; Other Tort; Defendant's Appeal of MDJ; Atty(s): Pro Se

**Cavalry SPV I LLC** vs Hufnagel Robert; AR-22-002414; Contract - Credit Card; Complaint; 17788.44; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Robinson Jaime L.; AR-22-002415; Contract - Credit Card; Complaint; 2515.86; Atty(s): Apothaker David J

**Acosta Brittany** vs Cairo Nightclub; AR-22-002416; Employment Dispute - Other; Order of Court - IFP Granted; Atty(s): Pro Se

**Cavalry SPV I LLC** vs Consolmagno Terri L.; AR-22-002417; Contract - Credit Card; Complaint; 7256.91; Atty(s): Apothaker David J

**Iverson Kelly** vs Covert Jeffrey D; AR-22-002418; Motor Vehicle Accident; Complaint; Atty(s): Pollock-Avery Elizabeth

**Cavalry SPV I LLC** vs Hinda John F; AR-22-002419; Contract - Credit Card; Complaint; 4019.71; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Elliott Kurt J; AR-22-002420; Contract - Credit Card; Complaint; 1603.11; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Eisel Darren K.; AR-22-002421; Contract - Credit Card; Complaint; 2849.65; Atty(s): Apothaker David J

**Chusko James, Chusko Janice A.** vs McCaffery William D.; AR-22-002422; Motor Vehicle Accident; Complaint; Atty(s): Chiurazzi Wayne M

**JPMorgan Chase Bank N.A.** vs Tus-chak Brandon J.; AR-22-002423; Contract - Debt Collection; Exhibits; 7105.03; Atty(s): Goodchild Julie E.

**Hayes Eric** vs Simon Property Group Inc.; AR-22-002424; Against Property Owner; Complaint; Atty(s): Frischman Craig E

**Acosta Brittany** vs Folino Penny; AR-22-002425; Employment Dispute - Other; Petition to Proceed IFP; Atty(s): Pro Se

**Acosta Brittany** vs Savini Lia; AR-22-002426; Malicious Prosecution; Petition to Proceed IFP; Atty(s): Pro Se

**Acosta Brittany** vs Mantini Matthew; AR-22-002427; Employment Dispute - Other; Petition to Proceed IFP; Atty(s): Pro Se

**Acosta Brittany** vs Kamaras Peter Dean; AR-22-002428; Employment Dispute - Other; Petition to Proceed IFP; Atty(s): Pro Se

**Discover Bank** vs Mural Jr. Steven; AR-22-002429; Contract - Credit Card; Exhibits; 12926.70; Atty(s): Pomy Matthew Weston

**TD Bank USA N.A.** vs Cox Marcy; AR-22-002430; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Morris Gregg L

**Crown Asset Management LLC** vs Karcher Robert D.; AR-22-002431; Contract - Debt Collection; Exhibits; 25992.10; Atty(s): Martello Matthew J.

**Mistovich Ronald J., Mistovich Keili** vs Liberty Mutual Insurance; AR-22-002432; Contract - Buyer Plaintiff; Complaint; Atty(s): Corcoran Jr. John P.