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OCTOBER 21, 2022
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CIVIL DIVISION

General Docket

TD Bank USA N.A. vs Hawkins Nikkia L; GD-22-012855; MDJ Transcript; Notice of Judgment Mailed; 1528.07; Atty(s): Rutkowski Mychal Thomas

Professional Account Management LLC; GD-22-012856; Miscellaneous Order; Petition Initiating Case; Atty(s): Filek Jr. R. Rudy

Huhn Debra J. vs Curnow Ashley E.; GD-22-012857; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Zaremski Christine L

Sloan Geter, Sloan Ramona vs Sparks Richard, Sparks Richard; GD-22-012858; MDJ Transcript; Notice of Judgment Mailed; 12197.67; Atty(s): Pro Se

Midland Credit Management Inc. vs Washington Alexander; GD-22-012859; MDJ Transcript; Notice of Judgment Mailed; 967.07; Atty(s): Homoleski Kristina

Najim Robert vs Kloschen Daniel, Leffard Sean; GD-22-012861; Contract - Buyer Plaintiff; Complaint; Atty(s): Pro Se

Midland Credit Management Inc. vs Little Robert; GD-22-012862; MDJ Transcript; Notice of Judgment Mailed; 1958.16; Atty(s): Homoleski Kristina

Commonwealth of PA Department of Labor & Industry vs La Nova Pizzeria Llc; GD-22-101436; Unemployment Compensation Lien; Unemployment Compensation Lien; 9959.97

Commonwealth of PA Department of Labor & Industry vs Mero Installations Llc; GD-22-101437; Unemployment Compensation Lien; Unemployment Compensation Lien; 1600.15

Commonwealth of PA Department of Labor & Industry vs Ferrante Dry Cleaning Llc; GD-22-101438; Unemployment Compensation Lien; Unemployment Compensation Lien; 2544.12

Commonwealth of PA Department of Labor & Industry vs Kaywan Inc; GD-22-101439; Unemployment Compensation Lien; Unemployment Compensation Lien; 2091.58

Commonwealth of PA Department of Labor & Industry vs Depasquale Construction; GD-22-101440; Unemployment Compensation Lien; Unemployment Compensation Lien; 1000.00

Commonwealth of PA Department of Labor & Industry vs Kipp Llc; GD-22-101441; Unemployment Compensation Lien; Unemployment Compensation Lien; 1031.38

Commonwealth of PA Department of Labor & Industry vs Denny Civic Solutions Inc; GD-22-101442; Unemployment Compensation Lien; Unemployment Compensation Lien; 1832.30

CIVIL DIVISION

Arbitration Awards

Portfolio Recovery Associates LLC vs Dunn; AR-19-003075; P-atty: Matthew Weston Pomy; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$4,710.38. Defendant did not appear at 10:03 am. Dated 10/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39769

Bank Of America, N.A. vs Birch; AR-19-003902; P-atty: Frederic I. Weinberg; D-atty: Thomas J. Dausch; Award for Defendant/Plaintiff and against Defendant in the amount of \$6,667.06. Dated 10/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39769

McKenzie vs Rhoades; AR-22-001698; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 10/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39769

Warren vs Warren; AR-22-001739; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 10/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39769A

Patterson Veterinary Supply Inc. vs Neubert D.V.M.; AR-22-001868; P-atty: Richard W. Keifer, III; D-atty: Donald R. Calaiaro; Award for Plaintiff and against Defendant in the sum of \$9,006.80. Dated 10/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39769

Argonaut Great Central Insurance Company vs Huston; GD-20-004912; D-atty: Diane A. Blackburn; Award for Plaintiff/Defendant, Award for Plaintiff Argonaut G.C.I.C. in the amount of \$50,000.00, and against Defendant Huston in the amount of \$20,000.00, and against Defendant Thompson in the amount of \$30,000.00. Award on Defendant Huston crossclaim in the amount of \$30,000.00, award for Defendant Thompson crossclaim in the amount of \$20,000.00. Award for Defendants Huston and Marshall and against Plaintiff State Farm M.A.I.C. a/o Bart Thompson on its claim at AR-20-001422. Dated 10/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39768

Ally Bank vs Finfrock; AR-18-001579; P-atty: Frederic I. Weinberg; D-atty: Philip A. Fabiano; Award for Defendant and against Plaintiff. Dated 10/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39769

Bank of America N.A. vs Skerbetz; AR-18-004436; P-atty: Frederic I. Weinberg; D-atty: Joseph P. Murphy; Award for Plaintiff and against Defendant in the sum of \$27,274.42. Dated 10/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39769

ORPHANS' COURT

Letters

Don Jose Thompson, deceased; Stacey D. Green, Admrx.; Atty: Matthew Allen Bole; 06267 of 2022.

Gary Menin, deceased; Victor G. Menin, Admr.; Atty: Charles A. Frankovic; 04741 of 2022.

Elizabeth A. Goetz, deceased; Linda M. Pfeifer, Admrx.; Atty: Nora Curley Peace; 05820 of 2022.

Bethel G. DeSantis, deceased; Lisa R. Grese, Admrx.; Atty: Robert A. Felkay; 06275 of 2022.

Scott Joseph Giuffre, deceased; Zachary Adam Zimmer, Admr.; 06276 of 2022.

William Penman Numer, Jr., deceased; Colleen Cole, Admrx.; Atty: Sean J. Carmody; 06287 of 2022.

Philip G. Catalano, deceased; Robert C. Catalano, Admr.; Atty: Tracy Lynn Zihmer; 06288 of 2022.

Edgar Thomas Milsop, deceased; Mark E. Milsop, Admr.; 06293 of 2022.

Rosemary Skovran, deceased; Andrea Cummings, Admrx.; Atty: Rebecca Ann Olds; 06297 of 2022.

Jack R. Booth, deceased; Mary Catherine Dimarco, Admrx.; Atty: Daniel F. Bekavac, Sr.; 06314 of 2022.

Kevin Lee Christofel, deceased; Kathy L. Kosmatine, Admrx.; Atty: Daniel F. Bekavac, Jr.; 06316 of 2022.

Karen Elizabeth Jacky, deceased; Jon E. Knabenschuh, Admr.; Atty: Daniel F. Bekavac, Jr.; 06318 of 2022.

Donna Jean King, deceased; Edward C. King, Admr.; Atty: James Irwin; 06320 of 2022.

Carol A. Szymanski, deceased; Marilyn J. Cisty, Admrx.; Atty: Tracy Lynn Zihmer; 06325 of 2022.

Margaret K. Colosimo, deceased; Rebecca Colosimo-Zimmerman, Admrx.; Atty: James J. Loll; 06332 of 2022.

Dorothy Dolly Donato Fertal, deceased; Christine M. Fertal, Admrx.; Atty: Bryan P. Keenan; 06337 of 2022.

Charles C. Zsak, deceased; Thomas W. Zsak, Admr.; Atty: Bridget J. Laughery; 03183 of 2002.

William G. Zsak, deceased; Thomas W. Zsak, Admr.; Atty: Bridget J. Laughery; 06138 of 2008.

Edward John Maximovich, Jr., deceased; Lisa Maximovich, Admrx.; Atty: Michele P. Conti; 06356 of 2022.

Dennis E. Drum, Jr., deceased; Esther L. Drum, Admrx.; Atty: Scott B. Lang; 06360 of 2022.

Ralph T. Waibel, deceased; Ralph D. Waibel, Admr.; Atty: Laverne Sochats; 06362 of 2022.

BANKRUPTCY COURT

Western District

Cynthia Lee Shuttleworth; CRAWFORD-PA; 22-10444; Atty: Daniel P. Foster; Chapter: 7; Filed 10/05/2022; Judge Deller

Nikki L. Wild; MERCER-PA; 22-10445; Atty: Christian M. Rieger; Chapter: 7; Filed 10/05/2022; Judge Deller

Richard E. Hickman; CRAWFORD-PA; 22-10446; Atty: Kenneth Steidl; Chapter: 13; Filed 10/05/2022; Judge Taddonio

Gayle L. Wagner; ALLEGHENY-PA; 22-21967; Atty: Kenneth Steidl; Chapter: 7; Filed 10/05/2022; Judge Taddonio

Jennifer L. Caulkett; WASHINGTON-PA; 22-21968; Atty: Eugene D. Frank; Chapter: 7; Filed 10/05/2022; Judge Taddonio

Tamela Adelle Moore; ALLEGHENY-PA; 22-21969; Atty: Joseph Peter Nigro; Chapter: 7; Filed 10/05/2022; Judge Bohm

Jason J. Raleigh; ARMSTRONG-PA; 22-21970; Atty: Christian M. Rieger; Chapter: 7; Filed 10/05/2022; Judge Taddonio

Kelton Anderson; WASHINGTON-PA; 22-21971; Atty: Pro Se; Chapter: 7; Filed 10/05/2022; Judge Taddonio

Jamie Lee Ellis; WASHINGTON-PA; 22-21972; Atty: David A. Rice; Chapter: 7; Filed 10/05/2022; Judge Taddonio

Kimberly A. Anderson; FAYETTE-PA; 22-21973; Atty: Sarah Elizabeth Connely; Chapter: 7; Filed 10/05/2022; Judge Bohm

Sharon L. Bone; WESTMORELAND-PA; 22-21974; Atty: Maureen Kroll; Chapter: 7; Filed 10/05/2022; Judge Taddonio

Werner A. Ickes and Yvonne I. Ickes; BEDFORD-PA; 22-70341; Atty: Jeffrey A. Muriceak; Chapter: 7; Filed 10/05/2022; Judge Deller

David J. Bieda; INDIANA-PA; 22-70342; Atty: Katrina M. Kayden; Chapter: 7; Filed 10/05/2022; Judge Deller

Rachelle A. Plyler; JEFFERSON-PA; 22-10447; Atty: Sharon L. Smith; Chapter: 7; Filed 10/06/2022; Judge Deller

Andrew Wayne Alexas; WASHINGTON-PA; 22-21975; Atty: David A. Rice, Scott R. Lowden; Chapter: 13; Filed 10/06/2022; Judge Taddonio

Cullin A. Wasson; ALLEGHENY-PA; 22-21976; Atty: Matthew M. Brennan; Chapter: 7; Filed 10/06/2022; Judge Bohm

W. Faye Landis; ALLEGHENY-PA; 22-21977; Atty: Francis E. Corbett; Chapter: 7; Filed 10/06/2022; Judge Bohm

Shane M. Leska and Amy M. Leska; WASHINGTON-PA; 22-21978; Atty: Kenneth Steidl; Chapter: 13; Filed 10/06/2022; Judge Bohm

Otasha T. McPeters; LAWRENCE-PA; 22-21979; Atty: Brian J. Bleasdale; Chapter: 7; Filed 10/06/2022; Judge Bohm

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Clairton Community Properties LLC vs Stevenson Amber; GD-22-007231; MDJ Transcript; Notice of Judgment Mailed; 5901.60; Atty(s): Arnette Jennifer Oneal

Clairton Community Properties LLC vs Connor Michael, Ellis Charizma; GD-22-008069; MDJ Transcript; Notice of Judgment Mailed; 5871.10; Atty(s): Arnette Jennifer Oneal

Ash Jr. Damon Craig; GD-22-010592; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Citibank N.A. vs Alberts Nancy J.; GD-22-012716; MDJ Transcript; Notice of Judgment Mailed; 3253.08; Atty(s): Pomy Matthew Weston

Gito Inc. vs Iron Mountain Inc.; GD-22-012866; MDJ Transcript; Notice of Judgment Mailed; 5188.91; Atty(s): Favolito Dean F

Cincinnati Insurance Company vs Ambassador Tent Rental LLC, Event-source Inc., Asha Enterprises LLC; GD-22-012877; Other Tort; Complaint; 143606.99; Atty(s): Beech Jonathan C

Citibank N.A. vs Gantz Matthew; GD-22-012885; MDJ Transcript; Notice of Judgment Mailed; 2320.45; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Senate Sherri M.; GD-22-012886; MDJ Transcript; Notice of Judgment Mailed; 2249.03; Atty(s): Pomy Matthew Weston

Discover Bank vs Sobol Anne E.; GD-22-012887; MDJ Transcript; Notice of Judgment Mailed; 4675.17; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Whitehead Cathleen A.; GD-22-012889; MDJ Transcript; Notice of Judgment Mailed; 4464.60; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Phillips Scott; GD-22-012891; MDJ Transcript; Notice of Judgment Mailed; 2785.86; Atty(s): Pomy Matthew Weston

Department Stores National Bank vs Samaroo Timothy; GD-22-012892; MDJ Transcript; Notice of Judgment Mailed; 2071.54; Atty(s): Pomy Matthew Weston

Comenity Capital Bank vs Giacobello Eric; GD-22-012893; MDJ Transcript; Notice of Judgment Mailed; 3054.03; Atty(s): Pomy Matthew Weston

Discover Bank vs Hammonds Devontae; GD-22-012896; MDJ Transcript; Notice of Judgment Mailed; 4641.89; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Kotouch Terry D.; GD-22-012897; MDJ Transcript; Notice of Judgment Mailed; 3281.61; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Odell Mary C.; GD-22-012900; MDJ Transcript; Notice of Judgment Mailed; 3072.14; Atty(s): Pomy Matthew Weston

Varos Bonnie vs Marion Dennis, Marion Debra; GD-22-012902; Other Tort; Praecepte for Writ of Summons; Atty(s): Sweeney Rebecca A.

Citibank N.A. vs DiGiosio Gary; GD-22-012903; MDJ Transcript; Notice of Judgment Mailed; 2069.12; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Donohue Patricia M.; GD-22-012904; MDJ Transcript; Notice of Judgment Mailed; 4326.43; Atty(s): Pomy Matthew Weston

Landman Mark, Landman Annie vs Fitzgerald Richard, McKain William D., Allegheny County; GD-22-012924; Equity; Praecepte for Writ of Summons; Atty(s): Silvestri John M

Varos Bonnie S. vs Marion Dennis, Marion Debra; GD-22-012925; Other Tort; Praecepte for Writ of Summons; Atty(s): Sweeney Rebecca A.

Varos Bonnie S. vs Marion Dennis, Marion Debra; GD-22-012929; Against Property Owner; Complaint; Atty(s): Sweeney Rebecca A.

Colaianne Mary vs Smith Joshua O., Neffs Window Cleaning; GD-22-012931; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Carnevali Ronald Peter

Bailey Gloria vs Germain Carline N.; GD-22-012935; Motor Vehicle Accident; Complaint; Atty(s): Chiurazzi Wayne M

Plum Borough School District vs Shipman James L; GD-22-012939; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 9548.16; Atty(s): Guarasico Danielle M.

COURT NOTICES

Pennsylvania Supreme Court

IN RE: REESTABLISHMENT OF THE MAGISTERIAL DISTRICTS WITHIN THE 15th JUDICIAL DISTRICT OF THE COMMONWEALTH OF PENNSYLVANIA

NO. 517 MAGISTERIAL RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 13th day of October 2022, upon consideration of the Petition to Reestablish the Magisterial Districts of the 15th Judicial District (Chester County) of the Commonwealth of Pennsylvania, it is hereby ORDERED AND DECREED that the Petition, which provides for the realignment of Magisterial Districts 15-1-02, 15-2-03, 15-2-07, 15-4-01, and 15-4-02, within Chester County, to be effective December 1, 2022, is granted; and that the Petition, which provides for the reestablishment of Magisterial Districts 15-1-01, 15-1-03, 15-1-04, 15-2-01, 15-3-01, 15-3-04, 15-3-05, 15-3-06, 15-3-07, 15-4-03, and 15-4-04, within Chester County, to be effective immediately, is granted.

Said Magisterial Districts shall be as follows:

- Magisterial District 15-1-01 Magisterial District Judge Marc J. Lieberman
West Chester Borough, Wards 3, 6, 7, East Bradford Township, West Bradford Township
Magisterial District 15-1-02 Magisterial District Judge Mackenzie W. Smith
Malvern Borough, East Goshen Township, Easttown Township, Tredyffrin Township, Voting Districts East 1, 2, 5; Middle 1, 5, 6; West 4, Westtown Township, Voting District 2, Willistown Township
Magisterial District 15-1-03 Magisterial District Judge Gregory V. Hines
City of Coatesville, South Coatesville Borough
Magisterial District 15-1-04 Magisterial District Judge Marian T. Vito
West Chester Borough, Wards 1, 2, 4, 5
Magisterial District 15-2-01 Magisterial District Judge James C. Kovaleski
Phoenixville Borough, Charlestown Township, Schuylkill Township
Magisterial District 15-2-03 Magisterial District Judge Martin G. Goch
Thornbury Township, West Goshen Township, Westtown Township, Voting Districts 1, 3, 4, 5
Magisterial District 15-2-07 Magisterial District Judge N. Paige Simmons
East Caln Township, Upper Uwchlan Township, Uwchlan Township, West Pikeland Township
Magisterial District 15-3-01 Magisterial District Judge John A. Hipple
Spring City Borough, East Coventry Township, East Nantmeal Township,

- East Pikeland Township, East Vincent Township, North Coventry Township, South Coventry Township, Warwick Township, West Vincent Township
Magisterial District 15-3-04 Magisterial District Judge Albert M. Iacocca
Kennett Square Borough, Birmingham Township, East Marlborough Township, Kennett Township, Newlin Township, Pennsbury Township, Pocopson Township
Magisterial District 15-3-05 Magisterial District Judge Scott A. Massey
Oxford Borough, East Nottingham Township, Elk Township, Lower Oxford Township, New London Township, Penn Township, Upper Oxford Township, West Nottingham Township
Magisterial District 15-3-06 Vacant

- Elverson Borough, Honey Brook Borough, Honey Brook Township, Sadsbury Township, Wallace Township, West Brandywine Township, West Caln Township, West Nantmeal Township
Magisterial District 15-3-07 Magisterial District Judge Nancy A. Gill
Atglen Borough, Modena Borough, Parkesburg Borough, East Fallowfield Township, Highland Township, Londonderry Township, Valley Township, West Fallowfield Township, West Sadsbury Township
Magisterial District 15-4-01 Magisterial District Judge Lauren N. Holt
East Whiteland Township, Voting Districts 3, 4, 5, 6, Tredyffrin Township, Voting Districts East 3, 4; Middle 2, 3, 4, 7; West 1, 2, 3, 5
Magisterial District 15-4-02 Magisterial District Judge Ann M. Feldman
Downingtown Borough, Caln Township, East Brandywine Township
Magisterial District 15-4-03 Magisterial District Judge John R. Bailey
East Whiteland Township, Wards 1, 2, West Whiteland Township
Magisterial District 15-4-04 Magisterial District Judge Matthew Seavey
Avondale Borough, West Grove Borough, Franklin Township, London Britain Township, London Grove Township, New Garden Township, West Marlborough Township
22-04353

Court of Common Pleas of Allegheny County

UPDATED 10/19/2022

JUVENILE COURT

MOTIONS SCHEDULE

November 2022

- November 1 - Judge Bush
November 2 - Judge Bush
November 3 - Judge Bush
November 4 - Judge Bush
November 7 - Judge McCrady
November 8 - Judge McCrady
November 9 - Judge McCrady
November 10 - Judge McCrady
November 11 - Holiday

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

November 14 - Judge Middleman
 November 15 - Judge Middleman
 November 16 - Judge Middleman
 November 17 - Judge Middleman
 November 18 - Judge Middleman
 November 21 - Judge Bush
 November 22 - Judge Bush
 November 23 - Judge Bush
 November 24 - Holiday
 November 25 - Holiday
 November 28 - Judge Sizemore
 November 29 - Judge Sizemore
 November 30 - Judge Sizemore

22-04279

**Court of Common Pleas
 of Allegheny County**

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

NOVEMBER 2022

November 1 - Korb, J. REMOTE at 2:00 PM
 November 2 - Wagner, J. REMOTE at 2:00 PM
 November 3 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
 November 4 - McGough, J. REMOTE at 10:30 AM
 November 7 - Sizemore, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM
 November 8 - Middleman, J. in Courtroom 320 at 10:00 AM
 November 9 - Bubash, J. REMOTE at 9:00 AM
 November 10 - Costa, J. in Courtroom 425 at 2:00 PM
 November 11 - Court Holiday
 November 14 - Woodruff, J. in Courtroom 320 at 10:00 AM and Korb, J. REMOTE at 2:00 PM
 November 15 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM
 November 16 - Wagner, J. REMOTE at 2:00 PM
 November 17 - McGough, J. REMOTE at 2:00 PM
 November 18 - Eaton, J. in Courtroom 425 at 10:00 AM
 November 21 - Bubash, J. REMOTE at 9:00 AM
 November 22 - Korb, J. REMOTE at 2:00 PM
 November 23 - Wagner, J. REMOTE at 2:00 PM
 November 24 - Court Holiday
 November 25 - Court Holiday
 November 28 - McCrady, J. in Courtroom 320 at 10:00 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM
 November 29 - Bush, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM
 November 30 - Cozza, J. in Courtroom 320 at 10:00 AM; Hens-Greco, J. in Courtroom 404 at 10:00 AM and Wagner, J. REMOTE at 2:00 PM
 000 Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korb, 010 Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge

Walko, Jr., 017 Judge Wagner, 018 Judge McCrady, 019 Judge Spurgeon
 22-04280

**Court of Common Pleas
 of Allegheny County**

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

Week of

November 7 - Judge McCarthy
 November 14 - Judge Williams
 November 21 - Judge Marmo
 November 28 - Judge O'Toole
 22-04251

**Court of Common Pleas
 of Allegheny County**

CIVIL DIVISION

**GENERAL ASBESTOS MOTIONS
 Honorable Daniel D. Regan**

Beginning October 18, 2022, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

Tuesday, October 18, 2022 at 9:30 a.m.
 Tuesday, November 15, 2022 at 9:30 a.m.
 Tuesday, December 13, 2022 at 9:30 a.m.
 22-03926

**Court of Common Pleas
 of Allegheny County**

CIVIL DIVISION

**GENERAL ASBESTOS MOTIONS
 Honorable Arnold I. Klein**

Beginning October 6, 2022, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

Thursday, October 6, 2022 at 8:30 a.m.
 Thursday, November 10, 2022 at 8:30 a.m.
 Thursday, December 8, 2022 at 8:30 a.m.
 22-03870

**Court of Common Pleas
 of Allegheny County**

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, OCTOBER 31, 2022**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, DECEMBER 12, 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
 22-03917**

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
 9:00 a.m.

**Wednesday
 October 26, 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-0005574-22; Che Day; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

CR-0002996-22; Herkley Fields; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0005287-22; Herkley Fields; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0001340-21; Teonna Gracyk; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

CR-0011654-16; Montay Lamar Green; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Diana Lynn Stavroulakis**

CR-0002905-22; Madeline Leigh Klein; Photograph/Film/Depict on Computer Sex Act - Knowingly or Permitting Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0002907-22; Jacob J. Martin; Photograph/Film/Depict on Computer Sex Act - Knowingly or Permitting Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

CR-0010586-19; Brandon Schumaker; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0010587-19; Brandon Schumaker; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0011888-19; Brandon Schumaker; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0004995-21; Dante Marray Webb; Criminal Use Of Communication Facility; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Kelly Bigley
 Courtroom 525**

CR-0004859-20; Carli Battisti; DUI; High Rte of Alc (Bac.10 - < .16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0003086-19; Douglas Ewing Mickel; DUI; High Rte of Alc (Bac.10 - < .16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeanne Marie Emhoff**

CR-0001923-22; Jacquelyn Martha Pringle-Gendell; DUI; Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carl A. Parise**

CR-0003996-22; Malaysia Dominique Smith; DUI; Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0004309-20; Jeffrey Stephen Tokich; DUI; Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0004015-22; Darryl Washington; DUI; Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006364-20; Brandi L. Wolota; DUI; Gen Imp (BAC .08 - .10) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel William Esterman**

**Judge Thomas Flaherty
 Courtroom 324**

CR-0003795-22; Michael Cain; Cruelty to Animals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir Sarna**

CR-0004291-22; Daron Freeman; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Alexander Paletta**

CR-0004435-22; Brad Galletta; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

CR-0004603-22; Brad Galletta; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

CR-0006836-21; Richard Jeffrey Grice; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan-Henderson**

CR-0000723-22; Richard Jeffrey Grice; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan-Henderson**

CR-0004948-19; Ivy M. Kearse; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Alexander Paletta**

CR-0003723-22; Joseph Clifford Pinno; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel William Esterman**

**Judge Beth A. Lazzara
Courtroom 306A**

CR-0003655-22; Damon Edmonds; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert E. Pendergast**

CR-0004415-22; Damon Edmonds; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert E. Pendergast**

CR-0004346-22; Dana Lateshia Faulk; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0002859-22; Donnell Wesley Harrison; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District**

Attorney's Office; D-atty: **Joseph Wayne Turman**

CR-0004332-22; David Love; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0004541-22; Melvin T. Payne; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Nicholas Urbano**

CR-0004382-22; Ryan M. Stellitano; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0004586-22; Thomas Warvel; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0008825-21; Jeffrey M. Whewell; Aggravated Cruelty to Animals - Torture; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

**Judge Anthony M. Mariani
Courtroom 316**

CR-0003022-22; Nakia Dillard; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0003505-22; Joshua Wayne Findling; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0004555-22; Shartanai A. Hawkins; Aggravated Arson - Person Present Inside Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph J. Chester**

CR-0004543-22; Edward Johnson; Simple Assault - Grading, Victim Under 12 Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Dorothea S. Hall**

CR-0004397-22; John P. Matvia; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0004221-22; Demon Ronald Ross; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

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

CR-0013420-19; Wesley Walker; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0004159-20; Wesley Walker; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0004169-22; Michael Paul Wiatr; Robbery-Inflct Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Erika P. Kreisman**

**Judge Jill E. Rangos
Courtroom 327**

CR-0004214-22; Donte D. Bryant; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0008149-21; Samuel Gaines; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0006777-21; Michael Thomas Gamble; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jaime Marie Hickton**

CR-0003183-21; Arthur Clifford Long; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelly McLaughlin**

**Judge Kevin G. Sasinoski
Courtroom 506**

CR-0005171-19; Charmaine Denise Glenn; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0005010-22; Charmaine Denise Glenn; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0005147-19; Michael Glenn; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0005836-22; Cheyenne Marie Heihold; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0005652-22; Devin L. Jackson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0002245-22; Kenyetta Rayvonne Jones; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0004187-22; Brad Allen Nichols; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

CR-0005732-22; Tommie Randall; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0005514-22; Anthony W. Wilson; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

**Judge Jennifer Satler
Courtroom 527**

CR-0000019-22; Rochelle Lynn Pinkle; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael F. Santicola**

CR-0009386-21; Lu Wan; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

**Judge Randal B. Todd
Courtroom 310**

CR-0009685-21; Maurice Nelson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

CR-0001883-22; Kenyatta Thomas; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Giuseppe G. C. Rosselli**

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When attorneys, legal assistants, legal secretaries and paralegals are looking for job openings in the Pittsburgh Legal Community, one of the first places they turn to is the Allegheny County Bar Association (ACBA) Job Board located at jobs.acba.org. In fact, our job board averages nearly 10,000 views per month.

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Arbitration Trial List

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

**Wednesday
October 26, 2022**

AR-22-002098; Lennox Industries Inc. vs Parkway Plumbing and Heating Inc.; P-atty: **Raymond P. Wendolowski Jr.**

AR-22-002097; Tuk, et al vs General Motors LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

AR-22-002087; JP Morgan Chase Bank N.A. vs Garrett; P-atty: **Julie E. Goodchild**

AR-22-002079; Chiavetta vs Goodwill Plaza; P-atty: **Pro Se**

AR-22-002073; Gonzalez vs Jones; P-atty: **Patrick W. Murray;** D-atty: **Amanda C. Steffy**

AR-22-002070; Axos Bank vs Hultz; P-atty: **Matthew Weston Pomy**

AR-22-002066; Balogh, et al vs Valasiga; P-atty: **Marc J. Reiter;** D-atty: **Diana M. O'Connell**

AR-22-002009; Sleppy vs Metz; P-atty: **Jeffrey P. Myers;** D-atty: **Casey J. Hemphill**

AR-22-001980; Crosby vs William Anderson Pittsburgh Finest Auto Body; P-atty: **Pro Se;** D-atty: **Pro Se**

AR-21-005189; Davenport Concrete N At vs Colledge; P-atty: **Gary Kalmeyer;** D-atty: **Stephen A. Chesney**

AR-21-005034; Griffin vs Grazulis; P-atty: **Reed James Davis;** D-atty: **Howard F. Murphy**

AR-21-001153; Bank of America N.A. vs Frye; P-atty: **Frederic I. Weinberg;** D-atty: **Pro Se**

AR-21-000135; On Deck Capital Inc. vs Bingham, et al; P-atty: **Thomas J. Nolan;** D-atty: **Jonathan R. McCloskey**

AR-20-000928; Reck vs W&S Vehicles; P-atty: **Benjamin D. Webb;** D-atty: **Laurie A. McKinnon**

AR-19-004216; Discover Bank vs Wilson; P-atty: **Ian Zev Winograd**

GD-19-007967; Jordan vs Greene; P-atty: **Todd J. Hollis;** D-atty: **Sarah E. Cobbs**

GD-18-015567; Hutchinson vs Greene; P-atty: **Todd J. Hollis;** D-atty: **Sarah E. Cobbs**

AR-22-002137; Jackson vs Arnold; P-atty: **Anthony L. Rosner;** D-atty: **Mary Hancock**

AR-22-002109; Barnes vs Giovannitti; P-atty: **Christina E. McKaveney-Malkin;** D-atty: **Anthony R. Sosso Jr.**

AR-22-002105; Corretti vs TD Patinos Painting & Contracting, et al; P-atty: **Laura E. Balzarini;** D-atty: **Christopher S. Bouriat**

AR-22-002104; Schultheis vs Harshey; P-atty: **Pro Se**

AR-22-002103; Collier Foundation Systems Inc. vs Bonner; P-atty: **Mark F. McKenna**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, November 7, 2022 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, NOVEMBER 7, 2022 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, NOVEMBER 8, 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, NOVEMBER 14, 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

4. John Snow
GD-21-006952—\$5,176.93
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two-story old style single family frame dwelling known and numbered as 5395-5397 Chestnut Street, Pittsburgh, PA 15236, Deed Book Volume 7208, Page 499, Block and Lot Number 390-P-336.

6. Walter A. Fischer and Mary Lou Fischer
GD-21-006562—\$3,634.08
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one and one-half story Cape Cod style single family frame

dwelling known and numbered as 548 Penn Street, Pittsburgh, PA 15227, Deed Book Volume 4766, Page 241, Block and Lot Number 59-G-106.

9. Keith D. O'Kelly and Jamella R. O'Kelly
MG-22-000400—\$490,564.63
Jeff Calcagno, 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 1236 Camarta Dr., Pittsburgh, PA 15227. Deed Book Volume 17004, Page 152. Block and Lot Number 0093-B-00062-0000-00.

Bellevue

56. Tyler Willoughby, Administrator of the Estate of Wayne F. Willoughby
GD-22-005716—\$72,955.28
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling known and numbered as 133 Meade Avenue, Pittsburgh, PA 15202. DBV 10823, PG 449, B/L #160-P-127.

Brentwood

31. Clement Okoye and Dorathy Graczyk
GD-21-003000—\$18,516.21
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 2908 Clermont Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 17274, Page 337, Block and Lot 137-8-185.

Castle Shannon

78. Jessica Lehmann
MG-18-000677—\$124,096.27
Kia N. House, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a residential dwelling being known and numbered as 946 Locust Avenue, Pittsburgh, PA 15234. Deed Book Volume 15374, Page 405. Block and Lot Number 191-R-28.

City of Clairton

34. Loreto Sardella
MG-22-000050—\$58,551.93
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward City of Clairton: Having erected thereon a dwelling being known and numbered as 211 Locust Avenue, Clairton, PA 15025. Deed Book 8283, Page 629. Block and Lot Number 764-C-215.

Dormont

18. Vernon Tipton Jr.
MG-20-000101—\$107,168.70
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as 2639 Connecticut Avenue, Pittsburgh, PA

15216. Deed Book Volume 12908, Page 444. Block and Lot Number 63-H-181.

Duquesne

1. Aaron Knight, Sandra Knight and the United States of America

GD-22-001377—\$20,229.14
Shnyder Law Firm, LLC
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Duquesne: Having erected thereon a dwelling being known and numbered as 1013 Edith Street, Duquesne, PA 15110. Deed Book Volume 10819, Page 547. Block and Lot Number 305-G-307.

East McKeesport

59. Brandon Steininger

MG-22-000432—\$62,986.63
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 534 Seminole Street, East McKeesport, PA 15035. Document Number 216733, Deed Book Volume 16227, Page 342. Block and Lot Number 0546-R-00271-0000-00.

East Pittsburgh

19. Carla White and Lafayette Pitts

GD-22-000129—\$3,175.61
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a one story condominium office building being known as 814 Linden Avenue, East Pittsburgh, PA 15112. Deed Book Volume 17938, Page 197. Block & Lot No. 375-H-191.

20. Gir Associates LP

GD-22-000127—\$6,822.82
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a one story commercial building being known as 805 Wood Street, East Pittsburgh, PA 15112. Deed Book Volume 10759, Page 658. Block & Lot No. 375-H-175.

Edgeworth

70. Suellen Miller

MG-22-000155—\$517,858.62
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgeworth: Having erected thereon a dwelling house being known and numbered as 52 Little Sewickley Creek Road, Sewickley, PA 15143. Deed Book Volume 9914, Page 420. Block and Lot Number 705-R-170.

Fawn

86. Gregory J. Roscoe, II and Erin M. Beck

GD-21-008022—\$113,535.55
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a two-story brick house being known as 529 Sugar Loaf Ln., Natrona Heights, PA, 15065 Deed Book Volume 16270, Page 198, Block and Lot 2018-S-39.

Hampton

51. W. Christopher Andrews and Julie L. Andrews

MG-13-000098—\$262,162.28
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 2885 Tremonte Lane, Allison Park, Pennsylvania 15101. Deed Book Volume 11247, Page 228. Block and Lot Number 0831-A-00099.

Harrison

10. Michelle L. Ludwig

GD-22-006211—\$35,233.46
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 Harrison: Having erected thereon a dwelling being known and numbered as 1447 5th Street, Natrona Heights, PA 15065. Deed Dated May 12, 2010 Recorded on May 14, 2010 in Department of Real Estate of Allegheny County at Book Volume 14259, Page 514. Block 1518-H, Lot 129.

Heidelberg

36. David J. Ostrander

MG-22-000298—\$104,694.65
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a dwelling known and numbered as 421 2nd Street, Carnegie, PA 15106. DBV 10776, PG 557, B/L #101-G-184.

Homestead

29. Mary A. Dent, Administratrix of the Estate of Linda Carter, Deceased

GD-22-007456—\$20,078.12
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 346 West 14th Avenue, Homestead, PA 15120. Deed Book Volume 10763, Page 290. Block and Lot Number 131-F-171.

Ingram

85. Timothy B. Potts

MG-16-000870—\$107,759.92
DWaldmanlaw, P.C.
844-899-4162

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 108 Hodgson Avenue, Pittsburgh, PA 15205. Deed Book Volume 14990, Page 1. Block and Lot Number 41-P-318.

Town of McCandless

2. Keith A. McConville

MG-18-000466—\$102,321.06
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 353 Wagon Wheel

Trl., Wexford, PA 15090. Deed Book 12081, Page 483. Block and Lot Number 1071-L-378.

28. Clark J. Johnson and Marea L. Johnson

GD-17-005299—\$2,896.34
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a two story condominium being known as 9812 Three Degree Road, Allison Park, PA 15101. Deed Book Volume 14455, Page 292, Block & Lot 946-D-117.

40. Robert Jude Williams

GD-22-002860—\$21,736.27
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 913 Cumberland Road, Pittsburgh, PA 15237. Deed Book 16719, Page 518. Block and Lot Number 826-M-271.

45. Molly S. Bish

GD-21-014431—\$15,813.69
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 1866 Ferguson Road, Allison Park, PA 15101. Deed Book 10335, Page 125. Block and Lot Number 717-F-74.

76. Arthur Toth, Pamela J. Toth and the United States of America

GD-14-021645—\$603,200.51
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 10149 Woodbury Drive, Wexford, PA 15090. Deed Book Volume 10195, Page 205. Block and Lot Number 1070-F-00048-0000-00.

City of McKeesport

24. Jeanne Gadsden a/k/a Jeanne R. Gadsden a/k/a Jeanne Rivers

GD-21-008879—\$16,080.01
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1712 Converse St., McKeesport, PA 15132. Deed Book Volume 5441, Page 537. Block and Lot 0382-H-00123-0000-00.

79. Russell V. Stuvaints, Jr.

GD-20-010502—\$33,673.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 719 Ridge Street, McKeesport, PA 15132. Deed Book 12688, Page 505. Block and Lot Number 307-M-383.

McKees Rocks

37. Ronald J. Panyko, Jr.

MG-19-001047—\$93,751.90
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling known and numbered as 1532 Chartiers Avenue, McKees Rocks, PA 15136. DBV 17396, PG 438, B/L #72-J-43.

71. Michael A. Glover

MG-22-000197—\$60,298.30
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 224 Ann Street, McKees Rocks, PA 15136. Deed Book Volume 11304, Page 210. Block and Lot 0072-F-00020-0000-00.

Monroeville

11. Gayle A. Cindric, Known Surviving Heir of Howard Getz and Unknown Surviving Heir of Howard Getz

GD-21-014622—\$93,887.14
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 725 Bilberry Road, Monroeville, Pennsylvania 15146. Deed Book Volume 5490, Page 109, Block & Lot No. 0742-E-00292-0000-00.

89. The Unknown Heirs of Carl Grunbach a/k/a Carl Grunbach, Deceased

GD-22-002822—\$13,882.34
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one story frame house known as 2647 Woodlawn Drive, Monroeville, PA 15146. Deed Book Volume 10401, Page 117. Block & Lot No. 545-D-130.

Mt. Lebanon

67. Michael D. McNeely

MG-22-000082—\$226,227.83
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 251 Twin Hills Drive, Pittsburgh, PA 15216. Document Number 2008-15379, Deed Book Volume 13626, Page 311. Block and Lot Number 0063-E-00317-0000-00.

Munhall

30. Stacey Todd

MG-21-000219—\$122,137.68
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3818 Shady Avenue, Homestead, PA 15120. Deed Book Volume 17681, Page 206. Block and Lot Number 133-H-208.

38. Kenn E. Lebovitz

MG-22-000318—\$96,446.96
David W. Raphael, Esq.
412-465-9718

In the Commonwealth of Pennsylvania, County of Allegheny, All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3469 Rosetta Street, Homestead, PA 15120. Deed Dated July 21, 2008, Recorded on July 31, 2008 in Department of Real Estate of Allegheny County at Deed Book Volume 13689, Page 264. Block 132-K, Lot 149.

North Fayette

53. Norman A. Johnson, Jr., in His Capacity as Heir of Renee E. Johnson; Kent O. Johnson, in His Capacity as Heir of Renee E. Johnson; Eric Glynn Johnson, in His Capacity as Heir of Renee E. Johnson; Gayle Ellen Johnson Jackson, in Her Capacity as Heir of Renee E. Johnson; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Renee E. Johnson
MG-22-000005—\$266,382.03
Robertson, Schutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a dwelling being known and numbered as 126 Mayer Drive, Oakdale, PA 15071. Deed Book Volume 9878, Page 475. Block and Lot 0589-P-00055-0000-00. Alternate ID: 9929-X-00920-0000-00.

81. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret Dupain, Deceased, and Catherine Gearhart, known heir of Margaret Dupain, deceased
GD-21-014089—\$66,472.15
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a dwelling being known and numbered as 815 Wall Street, McDonald, PA 15057. Deed Book Volume 5348, Page 51, Block and Lot 0584-P-00029-0000-00.

87. Jane M. Galik
MG-18-000087—\$113,497.17
Adam Friedman, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Fayette: Having erected thereon a dwelling being known and numbered as 2552 Hawthorne Drive, Oakdale, PA 15071, more fully described in Deed Book 10355, Page 296. Block and Lot Number 590-P-33.

North Versailles

74. Lisa J. Ball
GD-20-003823—\$41,121.39
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 801 Lynda Lane, North Versailles, PA 15137. Deed Book 12689, Page 423. Block and Lot Number 458-P-268.

75. Loretta J. Perri, Individually and as Surviving Spouse of Frank J. Perri, Deceased
GD-20-007058—\$91,729.89
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a commercial structure being known and numbered as 501 East Pittsburgh McKeesport Boulevard, North Versailles, PA 15137. Deed Book 8428, Page 34. Block and Lot Number 459-J-038.

Parcel Two: Having erected thereon vacant land being known and numbered as East Pittsburgh McKeesport Boulevard, North Versailles, PA 15137. Deed Book 8428, Page 34. Block and Lot Number 459-J-040.

Oakmont

66. Scott Dingle and Audrey Collins
MG-22-000437—\$147,954.55
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a dwelling being known and numbered as 725 Valley Street, Oakmont, PA 15139. Document Number 2020-6402, Deed Book Volume 17958, Page 465. Block and Lot Number 0363-S-00299-0000-00.

Ohio

73. Jaison Kelly and Jessica Laird
GD-22-003583—\$423,560.43
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ohio: Having erected thereon a residential dwelling being known and numbered as 113 Overlook Drive, Pittsburgh, PA 15237. Deed Book Volume 17149, Page 98. Block and Lot Number 514-S-256.

Penn Hills

12. Phillip Ionadi a/k/a Filippo Ionadi, With Notice to Known Heirs and Assigns
GD-21-015129—\$15,360.17
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 8 N. Joslyn Dr., Pittsburgh, PA 15235. Deed Book 4130, Page 745. Block and Lot Number 538-M-205.

15. Shanna Hinton
GD-22-002133—\$26,483.39
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 2621 Laketon Road, Pittsburgh, PA 15235. Deed Book 15177, Page 95. Block and Lot Number 296-G-135.

39. Georgetta J. Colton
GD-22-003659—\$20,948.13
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 223 Payne Dr., Pittsburgh, PA 15235. Deed Book 6182, Page 617. Block and Lot Number 539-J-145.

42. Sherman Rogers and Lana Johnson
GD-21-011263—\$30,752.06
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 8603 Westwood Road, Pittsburgh, PA 15235. Deed Book 12354, Page 285. Block and Lot Number 231-C-347.

43. Blue Dog Enterprises Inc.
GD-22-005961—\$18,811.38
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 223 Austin St., Pittsburgh, PA 15235. Deed Book 17697, Page 230. Block and Lot Number 634-S-126.

60. Cynthia A. Ames and Eric H. Ames
MG-19-000397—\$85,147.65
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 172 Colonial

Village Drive, Pittsburgh, PA 15235. Document Number 39874, Deed Book Volume 17887, Page 543. Block and Lot Number 0634-R-00249-0000-00.

63. Ronald B. Diggs and the United States of America
GD-22-004167—\$34,551.55
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 8003 Lincoln Road, Verona, PA 15147. Deed Book 12492, Page 68. Block and Lot Number 229-L-262.

84. Robert F. Williams and Yvonne Williams
GD-21-012423—\$88,664.82
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills, formerly the Township of Penn Hills: Having currently erected thereon a single family dwelling being known as 423 Wilson Drive, Pittsburgh, PA 15235. Deed Book 12476, Page 57, Block and Lot 0368-F-00367-0000-00.

Robinson

47. Tanya L. Walters and Mark A. Walters
GD-14-019865—\$8,615.67
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a two-story dwelling, known as 354 Coraopolis Road, Coraopolis, PA 15108. Deed Book 9743, Page 115. Block and Lot Number 211-P-194.

80. Global Universal License & Finance, Inc. and Richard Dunn
GD-16-012411—\$143,377.36
John Linkosky, Esq.
Sara Linkosky, Esq.
412-278-1280

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: All That Certain lot of piece of ground situate in Robinson Township, Allegheny County and Commonwealth of Pennsylvania, having thereon vacant land known as Campbells Run Road, Carnegie, PA 15106, as set forth in Deed Book Volume 15392, Page 333. Lot and Block 0149-L-00061-00.

Ross

22. Michael White, as Believed Heir of the Estate of Barbara White; Unknown Heirs of the Estate of Barbara White (if any); Unknown Administrators of the Estate of Barbara White (if any)
GD-22-004355—\$81,702.51
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 6 Norbert Street, Pittsburgh, PA 15202. Document Number 14415, Deed Book Volume 9480, Page 212. Block and Lot Number 0161-E-00106-0000-00.

25. The Unknown Heirs of William H. Lager, Deceased
GD-22-002975—\$10,897.58
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Being thereon vacant residential land known as McKnight Road, Pittsburgh, PA 15237. Deed Book Volume 12234, Page 214. Block & Lot No. 352-L-6.

26. Perspective Edgewood Properties LP
GD-09-005864—\$10,487.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Being thereon vacant residential land known as Main Boulevard, Pittsburgh, PA 15237. Deed Book Volume 10337, Page 512, Block & Lot 516-A-200.

69. Benito Rojas and Angelica Maria Rojas
MG-22-000256—\$26,382.24
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a unit in Highlands, At Chapel Hill, a condominium being known and numbered as 5900 Babcock Boulevard, Unit 41, Pittsburgh, PA 15237. Deed Book Volume 18863, Page 309. Block and Lot Number 517-B-141-41.

Scott

82. Stacy Scott Frederick a/k/a Stacy Scott and Lynn Frederick
MG-18-000133—\$99,568.09
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 941 Lindsay Road, Carnegie, PA 15106. Deed Book Volume 10380, Page 138, Block and Lot 0100-P-00010-0000-00.

Shaler

16. Brenda Gebert
GD-22-000973—\$76,160.14
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 534 Clifton Avenue, Glenshaw, Pennsylvania 15116-2404, Deed Book Volume 11854, Page 568, Block and Lot 355-M-47.

32. Antonio Gullo and the United States of America
GD-22-000800—\$40,837.42
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 1916 Allison Drive, Glenshaw, Pennsylvania 15116, Deed Book Volume 13083, Page 304, Block and Lot 434-N-65.

South Fayette

68. Christopher Joseph Damico and Angel N. Damico a/k/a Angel N. D'Amico
MG-19-001185—\$366,699.81
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 1363 Sandstone Drive, McDonald, PA 15057. Deed Book 17056, Page 211. Block and Lot Number 489-A-11.

Springdale

17. Arnold Lynn McClaine
GD-20-008728—\$33,056.02
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling being known and numbered as 1041 Pittsburgh Street, Springdale, PA 15144. Deed Book 14816, Page 589. Block and Lot Number 732-R-032.

Springdale Township

52. Danae Baur

MG-22-001276—\$162,606.63
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Having erected thereon a dwelling being known and numbered as 749 Parkview Drive, Harwick, PA 15049. Deed Book Volume 12584, Page 313, Instrument 05-30756. Block and Lot Number 530-C-210.

Swissvale

8. Brittany D. Gaither

GD-22-000209—\$4,535.30
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 1907 Lafayette Street, Pittsburgh, PA 15218. Deed Book 15935, Page 115. Block and Lot Number 178-F-044.

49. Brian Marshall and Vicky Ann Marshall a/k/a Vickie Ann Marshall

GD-21-013171—\$52,105.43
Kia N. House, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a residential dwelling being known and numbered as 7727 Saint Lawrence Avenue, Pittsburgh, PA 15218. Deed Book Volume 10548, Page 245. Block and Lot Number 235-A-120.

91. The Unknown Heirs of Peter Perri a/k/a Pietro Perri, Deceased

GD-22-002790—\$10,681.89
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Parcel #1: Being thereon vacant residential land known as Buena Vista Street, Pittsburgh, PA 15218. Deed Book Volume 7365, Page 621. Block & Lot No. 235-E-250.

Parcel #2: Being thereon a two story frame house known as 2321 Buena Vista Street, Pittsburgh, PA 15218. Deed Book Volume 7365, Page 530. Block & Lot No. 235-E-252.

Tarentum

3. Melissa A. Laughery and David J. Laughery

MG-20-000074—\$30,013.68
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 229 West 10th Avenue, Tarentum, PA 15084. Deed Book 9551, Page 540. Block and Lot Number 1223-J-121.

Turtle Creek

83. Kellie L. Whisner and Vaughn B. Whisner

MG-22-000225—\$53,138.20
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Turtle Creek: Having currently erected thereon a single family dwelling being known as 1638 Cedar Avenue, Turtle Creek, PA 15145. Deed Book 10439, Page 563, Block and Lot 0544-E-00169-0000-00.

90. Omar Henderson

GD-22-004615—\$17,908.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a one story frame house being known as 242 Seneca Street, Turtle Creek, PA 15145. Deed Book Volume 18750, Page 383. Block & Lot No. 455-J-35.

Verona

7. Samuel Glover, Jr., in his capacity as Administrator of the Estate of Samuel E. Glover, deceased and Sarah M. Golem in her capacity as Heir of Samuel E. Glover, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Samuel E. Glover, deceased

MG-19-000661—\$60,943.83
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Verona: Having erected thereon a dwelling being known and numbered as 606 South Avenue, Verona, PA 15147. Deed Book Volume 6907, Page 131. Block and Lot Number 364-M-122.

West Homestead

27. Me Lyng Restaurant Inc.

GD-21-013403—\$14,573.75
Joseph W. Gramc, Esq.
412-281-0587

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

West Mifflin

5. Anthony J. Molinari and Mireille Molinari

GD-20-008893—\$15,874.77
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two-story colonial style masonry frame dwelling known and numbered as 428 Dennison Drive, West Mifflin, Pennsylvania 15122, Deed Book Volume 6030, Page 957, Block and Lot Number 386-M-10.

58. Marlene Cummings

GD-22-007795—\$92,729.30
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 615 Delwar Road, Pittsburgh, PA 15236 a/k/a 615 Delwar Road, West Mifflin, PA 15236. Document Number 166146, Deed Book Volume 10903, Page 324. Block and Lot Number 0313-M-00015-0000-00.

77. John G. Green, III

MG-22-000133—\$18,740.05
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having Erected Thereon a Dwelling Being Known and Numbered as 3507 Outlook Drive, West Mifflin, PA 15122. Deed Book Volume 12969, Page 522. Block And Lot Number 0237-K-00262-0000-00.

Wilkins

21. Michael J. Pushinsky and Deborah J. Pushinsky

GD-10-009965—\$142,320.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a one story commercial garage being known as 491 Brown Avenue, Turtle Creek, PA 15145. Deed Book Volume 11400, Page 265, Block & Lot 455-A-270.

Wilkinsburg

13. Victor A. Akitoye a/k/a Adesegun V. Akitoye

GD-22-003875—\$35,507.16
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a rowhouse dwelling being known and numbered as 1368 Laketon Road, Pittsburgh, PA 15221. Deed Book 10036, Page 453. Block and Lot Number 232-L-228.

14. Linda C. Grant-Parrish

GD-21-010980—\$31,645.12
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1121 Montier Street, Pittsburgh, PA 15221. Deed Book 10696, Page 360. Block and Lot Number 233-B-68.

41. Shay Nazar

GD-21-013579—\$12,612.09
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon one-half of a duplex dwelling being known and numbered as 1030 Montier Street, Pittsburgh, PA 15221. Deed Book 17112, Page 576. Block and Lot Number 233-8-174.

44. Cinda L. Sauers

GD-21-015433—\$10,604.49
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 851 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 5866, Page 399. Block and Lot Number 233-E-264.

64. Ira Taylor and the United States of America

GD-22-002941—\$17,795.60
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 2002 Kendon Drive E, Pittsburgh, PA 15221. Deed Book 10356, Page 272. Block and Lot Number 296-K-62.

65. Any/All Known and Unknown Heirs, Executors, and Devises to the Estate of Cecil Cooper, Jr. and Any/All Known and Unknown Heirs, Executors, and Devises to the Estate of Christopher Cooper and Any/All Known and Unknown Heirs, Executors, and Devises to the Estate of Antoinette Cooper

MG-21-000088—\$96,350.03
Stern & Eisenberg, PC
215-572-8111

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

Wilkinsburg: Having erected thereon a dwelling being known and numbered as 2808 Graham Boulevard, Pittsburgh, PA 15235. Deed Book Volume 9463, Page 298. Block and Lot Number 296-F-32.

Pittsburgh—6th Ward

55. Ron E. Jacobs

MG-22-000448—\$179,000.10
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 6th Ward: Having erected thereon a dwelling being known and numbered as 3936 Penn Ave., Pittsburgh, PA 15224. DBV 15911, PG 167, Block & Lot No. 49-P-21.

Pittsburgh—10th Ward

57. Richard Nitkiewicz a/k/a Richard M. Nitkiewicz

MG-22-000192—\$53,447.78
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 10: Having erected thereon a dwelling being known and numbered as 1219 Duffield Street, Pittsburgh, PA 15206. Document Number 2011-31168, Deed Book Volume 14770, Page 216. Block and Lot Number 0082-A-00055-0000-00.

Pittsburgh—21st Ward

88. Michael K. Good, and Sherri R. Hunter-Good and Sheree B. Good and Sherri R. Good

MG-22-000425—\$35,123.33
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, in the 21st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1415 Columbus Avenue, Pittsburgh, PA 15233, by deed dated June 21, 2021, and recorded on June 23, 2021, in Department of Real Estate of Allegheny County at Deed Book Volume 18486, Page 388, At Instrument No.: 2021-19934. Block 22-K, Lot 8.

Pittsburgh—22nd Ward

35. J&Z Rentals, LLC

GD-22-006962—\$116,593.67
James T. Shoemaker, Esq.
570-287-3000 x 1126

In the Commonwealth of Pennsylvania, County of Allegheny, and Twenty Second Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 111 Hemlock Street, Pittsburgh, PA 15212. Deed Book 17754, Page 203. Block and Lot Number 23-L-202.

Pittsburgh—26th Ward

48. John D. Stahel

MG-15-000198—\$87,953.20
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

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 1 Santiago Street, Pittsburgh, PA 15214. Deed Book Volume 14940, Page 381. Block and Lot Number 162-S-52.

Pittsburgh—27th Ward

61. Lavonne L. Pitts-Harding
 MG-22-000240—\$179,109.96
 Manley Deas Kochalski LLC
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 27: Having erected thereon a dwelling being known and numbered as 4001 Brighton Road, Pittsburgh, PA 15212. Document Number 2017-28542, Deed Book Volume DE16941, Page 120. Block and Lot Number 0114-F-00069-0000-00.

Pittsburgh—31st Ward

72. Helen A. Vertullo
 GD-22-002883—\$69,775.97
 James McNally, Esq.
 412-434-5530

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward, City of Pittsburgh: Having erected thereon a two story dwelling being known and numbered as 5723 Lauder Street, Pittsburgh, PA 15207. Deed Book Volume 10387, Page 490. Block and Lot Number 184-N-210.

AMENDED NOTICE

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

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

- Allegheny County Bar Association
412-261-0518
- Lawyer Referral Services
412-261-5555
- Neighborhood Legal Services
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.
 Kevin M. Kraus, Sheriff
 Oct 6, 2022
 Oct 14, 21, 28, 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:

Bonadio, Jr., Frank G., deceased, of North Versailles Township, PA. No. 06029 of 2022. Michelle A. Domiano, Admrx., 138 Carmella Drive, White Oak, PA 15131 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.

22-04339 Oct 21, 28; Nov 4, 2022

Burtner, Barbara E., deceased, of Whitehall, PA. No. 06563 of 2022. David Howard Burtner, Co-Extr., 210 Venetian Boulevard, Lindenhurst, NY 11757 and Betty Lorraine Weinman, Co-Extr., 1116 Valledell Street NW, N. Canton, OH 44720 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

22-04345 Oct 21, 28; Nov 4, 2022

Holland, Shriell, deceased, of North Fayette Twp., PA. No. 05291 of 2022. Michele H. Miller, Extr., 112 Leghorn Drive, Oakdale, PA 15057 or to Roger J. Gaydos, Esq., 407 Oak Spring Rd., Canonsburg, PA 15317.

22-04343 Oct 21, 28; Nov 4, 2022

Keppel, Priscilla Ann, deceased, of Mt. Lebanon, PA. No. 3882 of 2022. Trudie Lauren Keppel, Extr., c/o George W. Jacoby, Esq., 564 Forbes Ave., Suite 1008, Pittsburgh, PA 15219-2903.

22-01803w Oct 21, 28; Nov 4, 2022

Mazzotta, Gary Tony a/k/a Gary T. Mazzotta, deceased, of East Deer Township, PA. No. 06369 of 2022. Matilda F. Miller, Admrx., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

22-04340 Oct 21, 28; Nov 4, 2022

Rupp, Edward A., deceased, of Pittsburgh, PA. No. 06605 of 2022. Liberta Rupp, Admrx., 1418 Woodbine Street, Pittsburgh, PA 15201 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

22-04347 Oct 21, 28; Nov 4, 2022

Schwartzmiller, Joann M., deceased, of Pittsburgh, PA. No. 06608 of 2022. John Barbish, Extr., 297 Gringo Independence Rd., Aliquippa, PA 15001 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

22-01804w Oct 21, 28; Nov 4, 2022

Smith, George H. a/k/a George Harry Smith, deceased, of Scott Township, PA. No. 06551 of 2022. Donna Lee Lieb, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

22-04346 Oct 21, 28; Nov 4, 2022

Stagon, Jr., John, deceased, of Monroeville, PA. No. 06628 of 2022. David M. Stagon, Extr., 308 Monteverde Drive, Monroeville, PA 15146 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

22-04342 Oct 21, 28; Nov 4, 2022

Wehling, Joan M. a/k/a Joan Marie Wehling, deceased, of Ross Township, PA. No. 6553 of 2022. Richard N. Wehling, Extr., 825 Jefferson Drive, Pittsburgh, PA 15229 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

22-04341 Oct 21, 28; Nov 4, 2022

Welhorsky, III, Steven, deceased, of McDonald, PA. No. 6731 of 2022. Stephen Welhorsky, Extr., 238 Dupont Drive, McDonald, PA 15057 or to William F. Winschel, Esq., The Murovich Building, 1653 McFarland Rd., Pittsburgh, PA 15216.

22-01802w Oct 21, 28; Nov 4, 2022

Werner, Joe, deceased, of Sewickley, PA. No. 06425 of 2022. M. Cristine Werner Amoroso, Extr., c/o Timothy J. Kidd, Esq., 8095 Saltsburg Rd., Pittsburgh, PA 15239.

22-04344 Oct 21, 28; Nov 4, 2022

Amaditz, Ruth Reitmeyer a/k/a Ruth L. Reitmeyer, deceased, of Bethel Park, PA. No. 05575 of 2022. Nancy DeCarpio, Extr., c/o Robert K. Schweitzer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

22-04260 Oct 14, 21, 28, 2022

Caudill, William F., deceased, of Liberty Borough, PA. No. 05887 of 2022. Bryan J. Caudill, Adm., 981 Rebecca Street, North Huntingdon, PA 15642 or to John R. Kardos,

Jr., Esq., 710 Fifth Ave., Ste. 2400, Pittsburgh, PA 15219.

22-04264 Oct 14, 21, 28, 2022

Colosimo, Margaret K., deceased, of Penn Hills, PA. No. 06332 of 2022. Rebecca Colosimo-Zimmerman, Admrx., c/o James J. Loll, Esq., James J. Loll, P.C., 1122 Third St., Beaver, PA 15009.

22-04262 Oct 14, 21, 28, 2022

Dschuhan, Mary Kay, deceased, of Leetsdale Borough, PA. No. 06412 of 2022. William T. Bohatch, Adm., c/o Steven Kochezat, Esq., 763 Merchant St., Ambridge, PA 15003.

22-04265 Oct 14, 21, 28, 2022

Graf, Sara C., deceased, of Whitehall, PA. No. 05894 of 2022. Gary E. Graf, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.

22-04276 Oct 14, 21, 28, 2022

Kamins, Lorraine, deceased, of Squirrel Hill, PA. No. 06381 of 2022. Alyssa D. Dervin, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.

22-04275 Oct 14, 21, 28, 2022

Kautz, Scott Jerome a/k/a Scott J. Kautz, deceased, of Brentwood, PA. No. 06068 of 2022. Susan M. Smith, Admrx., 20 Ritenour



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