

The Pittsburgh Legal Journal

THURSDAY
DECEMBER 22, 2022
Vol. 148 - No. 240

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Carrington Mortgage Services LLC vs Trevenen Scott E, Trevenen Christina D, United States of America; MG-22-000995; Mortgage Foreclosure; Complaint; 169688.20; Atty(s): Fein Jill M.

Huntington National Bank vs Semian Monique; MG-22-000996; Mortgage Foreclosure; Confidential Information Form; 27657.89; Atty(s): Hong Kimberly J

Nationstar Mortgage LLC vs Keil Glenn A; MG-22-000997; Mortgage Foreclosure; Complaint; 21431.45; Atty(s): Riloff Heather

Specialized Loan Servicing LLC vs Brooks Antoine; MG-22-000998; Mortgage Foreclosure; Praeceipt for Appearance; 27714.88; Atty(s): Gelbert Brian

Bank of America N.A. vs Dunn Francis Michael, Bednar Mary Susan; MG-22-000999; Mortgage Foreclosure; Complaint; 13941.52; Atty(s): Graham Christine L

PNC Bank National Association vs Ashby Davida; MG-22-001000; Mortgage Foreclosure; Complaint; 19540.30; Atty(s): Pierre Michelle Lynn

PNC Bank National Association vs All Known & Unknown Heirs of Felix R. Mayer; MG-22-001001; Mortgage Foreclosure; Complaint; 20562.70; Atty(s): Pierre Michelle Lynn

Capital One Bank (USA) N.A. vs Edwards Aleece M.; GD-22-015348; MDJ Transcript; Notice of Judgment Mailed; 2275.01; Atty(s): Baroska III Robert L.

Capital One Bank (USA) N A vs Acklin David; GD-22-015350; MDJ Transcript; Notice of Judgment Mailed; 11354.42; Atty(s): Baroska III Robert L.

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Discover Bank vs Stidham; AR-21-004737; P-atty: Matthew Weston Pomy; Award Ex Parte for Plaintiff and against Defendant in the amount of \$7,162.30. Defendant not appearing at 10:05 a.m. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39854

Portfolio Recovery Associates LLC vs Brown; AR-21-005069; P-atty: Robert N. Polas, Jr.; D-atty: Travis A. Gordon; Award for Defendant and against Plaintiff. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39854

Discover Bank vs Aponte; AR-21-005435; P-atty: Matthew Weston Pomy; D-atty: Shelby J. Wesser; Award Ex Parte for Plaintiff and against Defendant in the amount of \$15,182.04. Defendant not appearing at 10:10 a.m. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39854

Portfolio Recovery Associates LLC vs Fornauf; AR-22-003509; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$865.42. The Defendant failed to appear at 10:20 a.m. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39853

Portfolio Recovery Associates LLC vs Geppert; AR-22-003511; P-atty: Robert N. Polas, Jr.; Award Ex Parte Plaintiffs are awarded the sum of \$769.60. The Defendant failed to appear at 10:15 a.m.

(Continued on Page 3, Column 1)

ORPHANS' COURT

Petitions & Motions

Judge Joseph K. Williams, III
Delores M. Rucki: deceased; Petition for citation to pay inheritance tax on January 17, 2023 at 11:00 a.m.; Atty: D. S. Lautner; 1018 of 2019.

Mary M. Johnson: deceased; Opinion filed; Atty: D. Watson, J. F. Mannion; 3159 of 2020.

Mary M. Johnson: deceased; Order of court; Atty: D. Watson, J. F. Mannion; 3159 of 2020.

Mary M. Johnson: deceased; Memorandum opinion filed; Atty: D. Watson, J. F. Mannion; 3159 of 2020.

Irma K. Born: deceased; Motion to extend. Conference set for January 10, 2023 at 1:00 p.m.; Atty: M. F. Fives; 104 of 2014.

William F. Cornell, Sr.: deceased; Order of court setting pre-trial conference for January 11, 2023 at 10:00 a.m.; Atty: B. N. Sommer; 5370 of 2018.

Carol Carlin: deceased; Petition and order for citation to show cause why an appeal should not be sustained. Citation returnable January 11, 2023. Status conference set for January 11, 2023 at 10:30 a.m.; Atty: M. C. Feldman; 3627 of 2022.

Julia Nort: deceased; Petition and order to compel executrix to file an account. Rule returnable and conference set for January 11, 2023 at 11:00 a.m.; Atty: A. T. McElroy; 2765 of 2021.

Judge Michael F. Marmo
Douglas Gordon McGillivray: deceased; Consent order of court; Atty: K. M. Del Sole, J. F. Morris, L. Plum; 5772 of 2020.

Barbara A. Walker: deceased; Order of court; Atty: B. J. Brutt, Pro Se; 3801 of 2022.

Peter G. Luffy: deceased; Petition and order to enforce settlement. Returnable January 17, 2023. Hearing January 17, 2023 at 11:00 a.m.; Atty: L. E. Bolind Jr.; 5254 of 1999.

Louise Clemente: deceased; Order of court. Conference February 23, 2023 at 10:30 a.m.; Atty: M. Burkhardt, M. Scanlon; 3140 of 2022.

Maurice H. Van Dyke: deceased; Order of court. Conference March 13, 2023 at 10:30 a.m.; Atty: J. A. Orie, G. P. Wozman; 2366 of 2022.

Rinelda Susan Sopko: deceased; Motion to compel payment of rent denied; Atty: T. J. Dempsey Jr.; 5644 of 2015.

Rinelda Susan Sopko: deceased; Order of court; Atty: B. S. Jones, G. C. Calderwood; 5644 of 2015.

(Continued on Page 9, Column 3)

BANKRUPTCY COURT

Eastern District

Marissa Brooke Alesi; CHESTER-PA; 22-13275; Atty: Christopher Constantine Carr; Chapter: 13; Filed 12/06/2022; Judge Coleman

Meralis Leon; BERKS-PA; 22-13276; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 12/06/2022; Judge Mayer

Timothy H. Macomber; BERKS-PA; 22-13277; Atty: Shawn J. Lau; Chapter: 13; Filed 12/06/2022; Judge Mayer

Harold P. Holmes; DELAWARE-PA; 22-13278; Atty: Jeanne Marie Cella; Chapter: 13; Filed 12/06/2022; Judge Coleman

Johnna L. Sabree; BUCKS-PA; 22-13279; Atty: Donald Williford; Chapter: 7; Filed 12/06/2022; Judge Coleman

Wanda Brown; MONTGOMERY-PA; 22-13280; Atty: Erik B. Jensen; Chapter: 7; Filed 12/06/2022; Judge Coleman

Joshau Daniel Sandler; BUCKS-PA; 22-13281; Atty: Anthony A. Frigo; Chapter: 13; Filed 12/07/2022; Judge Frank

Patrick Joseph Hummel; BERKS-PA; 22-13282; Atty: David R. Alperstein; Chapter: 13; Filed 12/07/2022; Judge Mayer

Claudia A. Nesmith; PHILADELPHIA-PA; 22-13283; Atty: Michael I. Assad; Chapter: 13; Filed 12/07/2022; Judge Coleman

Richard Glenn Zeiders; CHESTER-PA; 22-13284; Atty: Mark A. Cronin; Chapter: 13; Filed 12/07/2022; Judge Coleman

John Francis Shick, Jr.; PHILADELPHIA-PA; 22-13285; Atty: Siana Newman; Chapter: 7; Filed 12/07/2022; Judge Chan

Bama Ibrahim Magassa; PHILADELPHIA-PA; 22-13286; Atty: Pro Se; Chapter: 7; Filed 12/07/2022; Judge Frank

R7 Lease Purchase Inc.; BUCKS-PA; 22-13287; Atty: Ellen M. McDowell; Chapter: 11; Filed 12/07/2022; Judge Chan

Sherrie James-Hawthorne; BUCKS-PA; 22-13288; Atty: Brad J. Sadek; Chapter: 13; Filed 12/07/2022; Judge Coleman

Marlena Ventura; BUCKS-PA; 22-13289; Atty: Pro Se; Chapter: 13; Filed 12/07/2022; Judge Chan

David A. Medeiros; BUCKS-PA; 22-13290; Atty: William D. Schroeder, Jr.; Chapter: 7; Filed 12/07/2022; Judge Frank

Francis James Williams and Jessica Lynn Williams; BERKS-PA; 22-13291; Atty: David W. Tidd; Chapter: 13; Filed 12/07/2022; Judge Mayer

Adam C. Slater; CHESTER-PA; 22-13292; Atty: Carol B. McCullough; Chapter: 7; Filed 12/07/2022; Judge Chan

Timothy J. Smith; NORTHAMPTON-PA; 22-13293; Atty: Diana M. Dixon; Chapter: 7; Filed 12/07/2022; Judge Mayer

NOTICE
THERE WILL BE NO DAILY

The Pittsburgh
Legal Journal

FRIDAY, DECEMBER 23
& MONDAY, DECEMBER 26

— in observance of —

CHRISTMAS HOLIDAY

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Capital One Bank (USA) N A vs James L. Cook; GD-22-015352; MDJ Transcript; Notice of Judgment Mailed; 2318.16; Atty(s): Baroska III Robert L.

Capital One Bank (USA) N.A. vs Collins Seaira R.; GD-22-015354; MDJ Transcript; Notice of Judgment Mailed; 2422.94; Atty(s): Baroska III Robert L.

LVNV Funding LLC vs Dangelo Jessie; GD-22-015355; MDJ Transcript; Notice of Judgment Mailed; 829.83; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Ray Kimberly; GD-22-015356; MDJ Transcript; Notice of Judgment Mailed; 7219.79; Atty(s): Carfagno Christopher B.

Capital One Bank (USA) N.A. vs Kirklng Jesse T.; GD-22-015357; MDJ Transcript; Notice of Judgment Mailed; 2047.78; Atty(s): Baroska III Robert L.

Discover Bank vs Lynch Katrina; GD-22-015359; MDJ Transcript; Notice of Judgment Mailed; 3113.34; Atty(s): Carfagno Christopher B.

Midland Credit Management Inc. vs Clapperton Thomas Scott; GD-22-015360; MDJ Transcript; Notice of Judgment Mailed; 1072.13; Atty(s): Homoleski Kristina, Bunce Martin

LVNV Funding LLC vs Koncerak Phyllis; GD-22-015363; MDJ Transcript; Notice of Judgment Mailed; 5483.90; Atty(s): Carfagno Christopher B.

Capital One Bank (USA) N.A. vs DeLuca Robert G.; GD-22-015364; MDJ Transcript; Notice of Judgment Mailed; 9672.45; Atty(s): Baroska III Robert L.

Capital One Bank (USA) N.A. vs Espinoza Anita M.; GD-22-015366; MDJ Transcript; Notice of Judgment Mailed; 5155.32; Atty(s): Baroska III Robert L.

Fundation Group LLC vs Precision Enterprises LLC, Cumiskey Corey; GD-22-015367; Foreign Judgment; Affidavit of Foreign Judgment; 42425.81; Atty(s): Valecko James P

LVNV Funding LLC vs Felker William; GD-22-015368; MDJ Transcript; Notice of Judgment Mailed; 1257.26; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Johnson Clifford; GD-22-015369; MDJ Transcript; Notice of Judgment Mailed; 988.91; Atty(s): Rutkowski Mychal Thomas, Morris Gregg L

Capital One Bank (USA) N.A. vs Davis Jr. Lawrence R.; GD-22-015370; MDJ Transcript; Notice of Judgment Mailed; 3118.68; Atty(s): Baroska III Robert L.

Midland Credit Management Inc. vs McNemar Jr. Matthew; GD-22-015372; MDJ Transcript; Notice of Judgment Mailed; 1176.49; Atty(s): Homoleski Kristina, Bunce Martin

LVNV Funding LLC vs Capristo Joseph D.; GD-22-015373; MDJ Transcript; Notice of Judgment Mailed; 1242.13; Atty(s): Carfagno Christopher B.

Capital One Bank (USA) N.A. vs Rosleck Rebecca A.; GD-22-015374; MDJ Transcript; Notice of Judgment Mailed; 3232.62; Atty(s): Baroska III Robert L.

Capital One Bank (USA) N.A. vs Duda Emily M.; GD-22-015375; MDJ Transcript; Notice of Judgment Mailed; 1939.37; Atty(s): Baroska III Robert L.

LVNV Funding LLC vs Beyer Deja; GD-22-015377; MDJ Transcript; Notice of Judgment Mailed; 963.93; Atty(s): Rutkowski Mychal Thomas, Morris Gregg L

Midland Credit Management Inc. vs Comport Marissa; GD-22-015378; MDJ Transcript; Notice of Judgment Mailed; 1954.94; Atty(s): Homoleski Kristina

Capital One Bank USA N.A. vs McMillan Mia; GD-22-015379; MDJ Transcript; Notice of Judgment Mailed; 3097.42; Atty(s): Ratchford Michael

Crown Asset Management LLC vs Bowen Jeanine; GD-22-015380; MDJ Transcript; Notice of Judgment Mailed; 2035.82; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Hnat Chris J.; GD-22-015382; MDJ Transcript; Notice of Judgment Mailed; 1849.94; Atty(s): Rutkowski Mychal Thomas

Midland Credit Management Inc. vs Halliday David; GD-22-015383; MDJ Transcript; Notice of Judgment Mailed; 1100.39; Atty(s): Homoleski Kristina

Capital One Bank (USA) N.A. vs Manolios Louis N.; GD-22-015385; MDJ Transcript; Notice of Judgment Mailed; 10125.25; Atty(s): Baroska III Robert L.

Sports & Exhibition Authority of Pittsburgh & Allegheny Coun vs First American Industries Inc.; GD-22-015386; No Lien Agreement; Certificate of Location; Atty(s): Pro Se

AAS Debt Recovery Inc. vs Batolomeo Joshua R.; GD-22-015387; MDJ Transcript; Notice of Judgment Mailed; 3437.82; Atty(s): Elek Stephen M

JHPDE Finance I LLC vs Kim Jung; GD-22-015388; MDJ Transcript; Notice of Judgment Mailed; 1625.72; Atty(s): Cusick Robert W

ProWorks Professional Services Inc. vs Ulyas Nicole; GD-22-015389; MDJ Transcript; Praecepte for Writ of Execution; 457.50; Atty(s): Pro Se

Midland Credit Management Inc. vs Nelson Veronica L.; GD-22-015390; MDJ Transcript; Notice of Judgment Mailed; 1159.44; Atty(s): Homoleski Kristina

JHPDE Finance I LLC vs Miller Deborah; GD-22-015391; MDJ Transcript; Notice of Judgment Mailed; 1888.86; Atty(s): Cusick Robert W

LVNV Funding LLC vs Phillips Celeste N.; GD-22-015392; MDJ Transcript; Notice of Judgment Mailed; 4234.38; Atty(s): Rutkowski Mychal Thomas

RZ Capital LLC vs Legacy Sports USA LLC, Doe 1 John, Doe 2 John, Doe 3 John, Doe 4 John, Doe 5 John, Doe 6 John, Doe 7 John, Doe 8 John, Doe 9 John, Doe 10 John, Doe 1 Jane, Doe 2 Jane, Doe 3 Jane, Doe 4 Jane, Doe 5 Jane, Doe 6 Jane, Doe 7 Jane, Doe 8 Jane, Doe 9 Jane, Doe 10 Jane, Black Corporation 1, Black Corporation 2, Black Corporation 3, Black Corporation 4, Black Corporation 5, Black Corporation 6, Black Corporation 7, Black Corporation 8, Black Corporation 9, Black Corporation 10, White Partnership 1, White Partnership 2, White Partnership 3, White Partnership 4, White Partnership 5, White Partnership 6, White Partnership 7, White Partnership 8, White Partnership 9, White Partnership 10, Red Limited Liability Company 1, Red Limited Liability Company 2, Red Limited Liability Company 3, Red Limited Liability Company 4, Red Limited Liability Company 5, Red Limited Liability Company 6, Red Limited Liability Company 7, Red Limited Liability Company 8, Red Limited Liability Company 9, Red Limited Liability Company 10; GD-22-015393; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Hester Esq. Chad A.

JHPDE Finance I LLC vs Cohen Barbara; GD-22-015394; MDJ Transcript; Notice of Judgment Mailed; 1984.68; Atty(s): Cusick Robert W

AAS Debt Recovery Inc. vs Green Shalaia D.; GD-22-015395; MDJ Transcript; Notice of Judgment Mailed; 2140.03; Atty(s): Elek Stephen M

LVNV Funding LLC vs Reese John; GD-22-015396; MDJ Transcript; Notice of Judgment Mailed; 3066.88; Atty(s): Rutkowski Mychal Thomas

JHPDE Finance I LLC vs Richter Jason M.; GD-22-015397; MDJ Transcript; Notice of Judgment Mailed; 4839.34; Atty(s): Cusick Robert W

Carnegie Borough vs Minahan James K, Minahan Anita; GD-22-015399; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1089.57; Atty(s): McCabe Michael G.

Carnegie Borough vs Williams Harry E.; GD-22-015400; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 980.49; Atty(s): McCabe Michael G.

Crafton Borough vs Takac Gregory M; GD-22-015401; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1296.20; Atty(s): McCabe Michael G.

Crafton Borough vs Rodgers Jr. Edward J; GD-22-015402; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1524.07; Atty(s): McCabe Michael G.

One Monroeville Center LLP vs Workwell Physicians P.C.; GD-22-015403; Landlord/Tenant Dispute; Praecepte for Writ of Summons; Atty(s): Pisarcik Michael J.

Crafton Borough vs Cottrell Bruce, Cottrell Joyce L; GD-22-015404; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1437.21; Atty(s): McCabe Michael G.

Municipality of Monroeville vs Oatneal Eric; GD-22-015405; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Essel Damian, Essel Phuang; GD-22-015406; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Sandrovich Stephen E. vs KRG Kings LLC; GD-22-015407; Other Tort; Praecepte for Writ of Summons; Atty(s): Zunich Robert A

Estate of John Vichie vs North Versailles Township, Bivins James, Municipal Risk Management Inc.; GD-22-015408; Other Tort; Praecepte for Writ of Summons; Atty(s): Bockovac Mark D

Holeman Jacqueline vs Walmart; GD-22-015409; Against Property Owner; Praecepte for Writ of Summons; Atty(s): Diamond Andrew P

Smith Sherry vs Phillabaum Randall A.; GD-22-015410; Motor Vehicle Accident; Complaint; Atty(s): Pribanic Ernest J.

Craig Micah, Carpenter Lennox vs West Penn Allegheny Health System Inc., Allegheny Health Network, Allegheny Clinic, Allegheny Medical Practice Network, Kislowski M.D. Yasaswi; GD-22-015411; Medical/Hospital Liability; Complaint; Atty(s): Cohen Harry S.

Henke Tim, Henke Becky vs Darabont Joseph; GD-22-015412; Contract - Other; Praecepte for Appearance; Atty(s): Dornish Bradley S, Gawel Douglas E.

LVNV Funding LLC vs Nembhard Angelo; GD-22-015413; MDJ Transcript; Notice of Judgment Mailed; 1478.44; Atty(s): Carfagno Christopher B.

New Homestead Development Company vs Unknown Heirs of Robert L. Becher deceased, Towd Point Master Funding Trust 2014-08, Pennsylvania Department of Revenue, Internal Revenue Service; GD-22-015414; Quiet Title; Complaint; Atty(s): Anthou Emmanuel S.

Kelley Frederick C., Kelley Sandra vs Greenville Orthopedic Association Inc, Scullin III M.D. John P.; GD-22-015415; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Kontos George M, Hassen Britanni Rae

Monroeville Borough vs Giles Christina Ella; GD-22-015416; Municipal Lien; Municipal Lien; Atty(s): Wratcher Robert J

Monroeville Borough vs Higginbotham Sr. Thomas; GD-22-015417; Municipal Lien; Municipal Lien; Atty(s): Wratcher Robert J

Monroeville Borough vs Gibbs Deborah; GD-22-015418; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Monroeville Borough vs Abram Tara; GD-22-015419; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Established 1853

The Pittsburgh Legal Journal is published five days each week, except for holidays

400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219
412-261-6255 | www.PittsburghLegalJournal.org

©Allegheny County Bar Association 2022

To place a legal advertisement contact PLJads@acba.org / 412-261-6255.

For questions regarding the Pittsburgh Legal Journal website or Allegheny Lawyers Online contact dvelez@acba.org / 412-402-6687.

Sharon Antill, santill@acba.org.....	Proofreader
David Blaner, dblaner@acba.org.....	Managing Editor
Chuck Faber, cfaber@acba.org.....	Layout Specialist
Jennifer Pulice, jpulice@acba.org.....	Director of Communications and Publications
Meredith Shumsky, mshumsky@acba.org.....	Billing and Receivables Specialist
Jim Spezialetti, jspezialetti@acba.org.....	Copy Specialist
Jessica Valesky, jvalesky@acba.org.....	Graphic Artist Supervisor
Denise Velez, dvelez@acba.org.....	Daily PLJ Supervisor

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.

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39853

Portfolio Recovery Associates LLC vs Lewis; AR-22-003512; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$1,017.44. The Defendant failed to appear at 10:20 a.m. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39853

Portfolio Recovery Associates LLC vs Ries; AR-22-003515; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$1,534.90. The Defendant failed to appear at 10:15 a.m. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39853

Portfolio Recovery Associates LLC vs Ledonne; AR-22-003516; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$1,242.04. The Defendant failed to appear at 10:10 a.m. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39853

Portfolio Recovery Associates LLC vs Fearon; AR-22-003521; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$1,240.03. The Defendant failed to appear at 10:20 a.m. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39853

Portfolio Recovery Associates LLC vs Grandizio; AR-22-003523; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$954.26. The Defendant failed to appear at 10:20 a.m. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39853

Portfolio Recovery Associates LLC vs Davidsonmarsh; AR-22-003525; P-atty: Robert N. Polas, Jr.; D-atty: Justin Michael Bahorich; Award for Defendant and against Plaintiff. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39854

Portfolio Recovery Associates LLC vs Smith; AR-22-003528; P-atty: Robert N. Polas, Jr.; D-atty: Pro Se; Award for Plaintiff in the amount of \$2,094.96. Dated 12/19/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39854

Cavalry SPV I LLC vs Verona; AR-22-003572; P-atty: Michelle L. Sanginiti; D-atty: Pro Se; Award Non Pros for Defendant and against Plaintiff. Plaintiff not appearing at 10:02 a.m. Dated 12/20/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39856

Eggert vs Cromie Machine LLC, et al; GD-20-004713; P-atty: Wayne M. Chiurazzi; D-atty: Charles P. Falk; Award for Plaintiff/Defendant. An award in favor of Plaintiff, and against Defendant Jacob C. Bosiljevac, in the amount of \$50,000.00. An award in favor of Defendant Cromie Machine, LLC, on Plaintiff's complaint. Dated 12/20/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39855

COURT NOTICES

Court of Common Pleas of Allegheny County

JUVENILE COURT

MOTIONS SCHEDULE

January 2023

- January 2 - Holiday
- January 3 - Judge McCrady
- January 4 - Judge McCrady
- January 5 - Judge McCrady
- January 6 - Judge McCrady
- January 9 - Judge Bush
- January 10 - Judge Bush
- January 11 - Judge Bush
- January 12 - Judge Bush
- January 13 - Judge Bush
- January 16 - Holiday
- January 17 - Judge Woodruff
- January 18 - Judge Woodruff
- January 19 - Judge Woodruff
- January 20 - Judge Woodruff
- January 23 - Judge Sizemore
- January 24 - Judge Sizemore
- January 25 - Judge Sizemore
- January 26 - Judge Sizemore
- January 27 - Judge Sizemore
- January 30 - Judge Cozza
- January 31 - Judge Cozza

22-04937

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

JANUARY 2023

- January 2 - Court Holiday
- January 3 - Middleman, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM
- January 4 - Wagner, J. in Courtroom 425 at 2:00 PM
- January 5 - Sizemore, J. in Courtroom 320 at 10:00 AM

- January 6 - Costa, J. in Courtroom 425 at 10:30 AM
- January 9 - Woodruff, J. in Courtroom 320 at 10:00 AM and Korbel, J. in Courtroom 425 at 2:00 PM
- January 10 - Bush, J. in Courtroom 320 at 10:00 AM and Spurgeon, J. in Courtroom 424 at 10:00 AM
- January 11 - McGough, J. in Courtroom 425 at 2:00 PM
- January 12 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
- January 13 - Wagner, J. in Courtroom 425 at 10:30 AM
- January 16 - Court Holiday
- January 17 - Bubash, J. Location TBD at 2:00 PM
- January 18 - Korbel, J. Location TBD at 2:00 PM
- January 19 - Eaton, J. in Courtroom 425 at 2:00 PM
- January 20 - Costa, J. in Courtroom 425 at 10:30 AM
- January 23 - McCrady, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM
- January 24 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
- January 25 - Cozza, J. Location TBD at 9:30 AM and Hens-Greco, J. in Courtroom 320 at 10:00 AM
- January 26 - Wagner, J. in Courtroom 425 at 2:00 PM
- January 27 - Bubash, J. in Courtroom 425 at 10:30 AM
- January 30 - Eaton, J. in Courtroom 425 at 2:00 PM
- January 31 - Costa, J. in Courtroom 425 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 Korbel, 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

22-05003

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS
Honorable Daniel D. Regan

Beginning January 17, 2023, 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, January 17, 2023 at 9:30 a.m.
- Wednesday, February 8, 2023 at 9:30 a.m.
- Tuesday, March 14, 2023 at 9:30 a.m.

22-05014

Court of Common Pleas of Allegheny County

Orphans' Court Judges Motions Schedule for the Month of January 2023

Week of

- January 2 - Judge McCarthy
- January 9 - Judge Marmo
- January 16 - Judge Williams
- January 23 - Judge O'Toole
- January 30 - Judge O'Toole

22-05026

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS
Honorable Arnold I. Klein

Beginning January 12, 2023, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

- Thursday, January 12, 2023 at 8:30 a.m.
- Thursday, February 9, 2023 at 9:00 a.m.
- Thursday, March 9, 2023 at 8:30 a.m.

22-04936

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **TUESDAY, JANUARY 3, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, FEBRUARY 13, 2023**, 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
22-04730

Unsure if a certain action is ethical?

All calls are confidential.

Take advantage of our Professional Ethics Hotline.

Visit www.ACBA.org/OfficerAssignments for more.

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, January 3, 2023 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, JANUARY 3, 2023 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, JANUARY 4, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JANUARY 9, 2023 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

5. Stephanie Garrett and Todd M. Garrett

MG-22-000249—\$98,128.18

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 129 Eileen Drive, Pittsburgh, PA 15227. Deed Book 16375, Page 195. Block and Lot Number 136-H-130.

Ben Avon

22. William Arthur Clawson

GD-12-016740—\$3,224.99

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Having erected thereon a two story frame house being known as 308 Spruce Run Road, Pittsburgh, PA 15202. Deed Book Volume 17391, Page 242, Block & Lot 214-K-50.

Bethel Park

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

MG-22-000410—\$236,096.83

David W. Raphael, Esq.

412-465-9718

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

23. James R. Gillece, Jr. and Maureen A. Gillece

GD-22-009556—\$2,224.16

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story commercial auto service building being known as 6060 Library Road, Bethel Park, PA 15102. Deed Book Volume 8153, Page 159. Block & Lot No. 772-J-115.

Braddock Hills

37. Keith R. Horner

MG-18-000624—\$108,563.05

Richard M. Squire & Associates, LLC

215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 407 Park Avenue, Pittsburgh, PA 15221, Deed Book Volume 12188, Page 45, Block and Lot Number 235-M-128.

Parcel 2: Being vacant land being known as Park Avenue, Pittsburgh, PA 15221, Deed Book Volume 12188, Page 45, Block and Lot Number 235-M-126.

Carnegie

27. Anthony D. Albro and Erika L. Albro f/k/a Erika L. Durkalski

MG-22-000467—\$68,029.73

Leon P. Haller, Esq.

Purcell, Krug and Haller

717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 518 Center Avenue, Carnegie, PA 15106. Deed Book Volume 17905, Page 312, Block and Lot Number 104-R-152.

50. Melissa S. Liskey and Sara J. Liskey-Morris, Known Heirs of Joan M. Liskey, Deceased, and the Unknown Heirs of Joan M. Liskey, Deceased

GD-22-007454—\$20,499.94

Leon P. Haller, Esq.

Purcell, Krug and Haller

717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 24 Bank Street Carnegie, PA 15106. Deed Book Volume 14510, Page 441. Block and Lot Number 102-A-221.

City of Clairton

29. Norma Hairston and Leah Clifford Ogletree

MG-22-000510—\$24,195.23

Stern & Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 2nd Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 708 Henry Street, Clairton, PA 15025-1624. Deed Book Volume 13325, Page 515, Instrument #2007-24142. Block and Lot Number 878-P-26.

Crafton

4. Rosanne Dunlap a/k/a Rosanne M. Dunlap

MG-19-000739—\$105,288.14

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling being known and numbered as 10 N. Grandview Avenue, Pittsburgh, PA 15205. Deed Book 10679, Page 24. Block and Lot Number 69-R-301.

54. Eric J. Boyer and Melissa L. Boyer

MG-22-000027—\$191,987.09

Padgett Law Group

850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Crafton: Having erected thereon a two-story brick dwelling being known and numbered as 48 Creighton Avenue, Pittsburgh, PA 15205. Deed Book Volume 13249, Page 316. Block and Lot Number 0039-A-00243-0000-00.

Dormont

59. Edwards Realty & Associates LP

GD-21-014179—\$23,857.79

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a four family building being known and numbered as 1441 Dormont Ave., Pittsburgh, PA 15216. Deed Book 15244, Page 413. Block and Lot Number 98-C-325.

63. Edwards Realty & Associates LP

GD-21-014182—\$18,619.21

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a three family building being known and numbered as 2739 Miles Ave., Pittsburgh, PA 15216. Deed Book 14981, Page 134. Block and Lot Number 62-J-272.

64. Edwards Realty & Associates LP

GD-21-014180—\$19,088.27

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a four family building being known and numbered as 2838-2840 West Liberty Ave., Pittsburgh, PA 15216. Deed Book 14947, Page 54. Block and Lot Number 62-N-227.

East Deer

17. Jade Investment Ventures LP

GD-14-012932—\$2,647.96

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a two story frame house being known as 429 Freepport Road, Creighton, PA 15030. Deed Book Volume 13144, Page 300. Block & Lot No. 841-K-204.

Forward

40. The Unknown Heirs of Timothy Lewis, Deceased

GD-22-005960—\$13,591.87
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 339 Center Ave., Elizabeth, PA 15037. Deed Book Volume 9706, Page 22. Block and Lot Number 1272-F-338.

Glassport

51. The Unknown Heirs of Marilyn A. Borrelli, Deceased

GD-22-003500—\$14,750.73
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 612 Michigan Ave., Glassport, PA 15045. Deed Book 3787, Page 177. Block and Lot Number 558-C-331.

Hampton

18. The Unknown Heirs and Assigns of the Estate of Josephine M. Gallenz, Deceased & the Unknown Heirs and Assigns of the Estate of Edmund C. Gallenz, Deceased

GD-22-005467—\$17,897.71
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Being thereon vacant land known as Harts Run Road, Glenshaw, PA 15116. Deed Book Volume 14945, Page 518. Block & Lot No. 618-F-399.

20. James R. Gillece and Maureen A. Gillece

GD-22-009559—\$9,930.47
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one story commercial garage being known as 4631 Route 8, Allison Park, PA 15101. Deed Book Volume 11039, Page 195. Block & Lot No. 1077-N-68.

Harrison

16. PTP1 LLC

GD-19-002224—\$11,427.11
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one story commercial gas station building/kiosk being known as 1611 Freeport Road, Natrona Heights, PA 15065. Deed Book Volume 14945, Page 518. Block & Lot No. 1519-K-34.

Homestead

55. Stanley A. Kreczmer

GD-21-005379—\$30,559.76
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Parcel I: Having erected thereon a two story semi-detached style brick dwelling known and numbered as 1418 McClure Street, Homestead, Pennsylvania 15120, Deed Book Volume 11234, Page 357, Block and Lot Number 131-D-3.

Parcel II: Having erected thereon a two-story semi-detached style brick dwelling known and numbered as 1420 McClure Street, Homestead, Pennsylvania 15120, Deed Book Volume 11294, Page 444, Block and Lot Number 131-D-4.

Town of McCandless

19. Donald W. Short, II

GD-18-017211—\$6,071.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a one story frame house being known as 137 Montclair Avenue, Pittsburgh, PA 15237. Deed Book Volume 5805, Page 625, Block & Lot 714-R-59.

Millvale

48. Unknown Surviving Heirs of Catherine Holtgraver, Deceased, and Unknown Surviving Heirs of Oliver S. Holtgraver, III, Deceased

GD-21-009488—\$50,424.83
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a single family residential dwelling being known and numbered as 1108 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 9177, Page 121. Block and Lot Number 165-R-109.

Moon

7. Michel D. Teams a/k/a Michel D. Ruedisueli

MG-17-000708—\$101,318.23
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known and numbered as 312 Ewings Mill Road, Coraopolis, PA 15108. Deed Book 13565, Page 521. Block and Lot Number 416-M-336.

Mt. Lebanon

30. Kevin A. Janda and Viki J. Janda

MG-16-001134—\$486,315.59
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a condominium Unit No. 402 in Building 2-G in Woodridge being known and numbered as 402 Royal Court, Pittsburgh, PA 15234. Deed Book Volume 11728, Page 309. Block and Lot Number 318-C-80-402.

Mt. Oliver

34. NAS Properties, LLC

GD-21-012880—\$6,420.92
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 128 Margaret Street, Pittsburgh, PA 15210. Deed Book 12511, Page 476. Block and Lot Number 33-G-247.

Munhall

45. Irene E. Betz a/k/a E. Irene Betz

GD-22-009498—\$27,509.44
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1368 Ravine Street, Homestead, PA, 15120 a/k/a 1368 Ravine Street, Munhall, PA, 15120. Deed Book Volume 4492, Page 546. Block and Lot Number 0180-J-00100-0000-00.

Penn Hills

10. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Thomas P. Skalski, Deceased

GD-22-009285—\$68,549.11
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 133 Phyllis Drive, Pittsburgh, PA 15235. Deed Book Volume 13688, Page 493. Block and Lot Number 632-K-46.

39. Steven James Galson, Jr. and Samantha Elaine Wolf

MG-22-000220—\$97,051.29
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 218 Northmont Dr., Verona, PA 15147. Deed Book Volume 16428, Page 81. Block and Lot Number 0446-D-00071-0000-00.

41. The Unknown Heirs of William Driscoll, Deceased

GD-22-003617—\$17,011.94
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 6738 W. Barivista Dr., Verona, PA 15147. Deed Book 14768, Page 396. Block and Lot Number 365-F-51.

43. Warren Smith

GD-22-005972—\$24,629.70
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 2146 Sampson Street, Pittsburgh, PA 15235. Deed Book 10568, Page 88. Block and Lot Number 296-F-204.

Pleasant Hills

35. Peggy Ann Lewis and Darryl R. Lewis

MG-21-000264—\$128,358.91
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 466 Temona Drive, Pittsburgh, PA 15236. Deed Book 15743, Page 104. Block and Lot Number 472-R-93.

Plum

9. Steven P. Hepler

MG-22-000543—\$59,383.34
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 1491 Renton

Road, Pittsburgh, PA 15239. Deed Book Volume 15705, Page 433. Block and Lot Number 1100-A-00176-0000-00.

Rankin

32. Anthony Dilucente, Jr., Frances K. Dilucente, Quintin N. Dilucente and Mary A. Dilucente

GD-05-032154—\$3,186.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a one story industrial warehouse being known as Hamilton Avenue, Braddock, PA 15104. Deed Book Volume 14134, Page 556. Block & Lot No. 236-K-88.

Richland

25. Stephen A. Hudec and Sara Ann Hudec

GD-18-013865—\$11,759.76
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a two story frame house being known as 2609 Elgro Road, Gibsonia, PA 15044. Deed Book Volume 8149, Page 134. Block & Lot No. 1354-B-284.

Ross

46. Thomas Rourke a/k/a Thomas W. Rourke

MG-21-000247—\$85,132.91
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 321 Hillcrest Avenue, Pittsburgh, PA 15237. Document Number 223903, Deed Book Volume 11231, Page 354. Block and Lot Number 0517-F-00052-0000-00.

South Fayette

53. David Cairns

MG-21-000257—\$60,288.82
Adam Friedman, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 102 Campbell Avenue, Cuddy, PA 15031 more fully described in Deed Book 4509, Page 617. Lot and Block: 400-C-12.

72. Michael R. Ewansik

AR-19-002936—\$1,768.23
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 2467 Brook Ledge Road, 23B, Bridgeville, Pennsylvania 15017. Deed Book 18019, Page 328. Block and Lot Number 481-R-474-23B.

Swissvale

6. David A. Satterwhite

MG-19-000104—\$144,560.09
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2433 S. Braddock Avenue, Pittsburgh, PA 15218. Deed Book 11125, Page 644. Block and Lot Number 235-J-44.

38. Lloyd Oliver

GD-21-011248—\$10,053.70
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 2624 Woodstock Avenue, Unit 6 K-L, Pittsburgh, PA 15218. Deed Book 17764, Page 246. Block and Lot Number 235-P-119.

68. William Bagwell a/k/a William C. Bagwell and Lisa Bagwell a/k/a Lisa M. Bagwell a/k/a Lisa M. Costanza Bagwell

MG-14-001071—\$103,328.80
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2228 Lacrosse Street, Pittsburgh, PA 15218. Deed Book Volume 10663, Page 47. Block and Lot 0234-N-00062-0000-00.

West Deer**69. Robert T. Zebra, Jr.**

MG-22-000202—\$159,447.47
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being known and numbered as 60 Greenleaf Dr., Cheswick, PA 15024. Deed Book Volume 14415, Page 160. Block and Lot 1360-M-00026-0000-00.

West Homestead**60. Layonda Ray, Executrix of the Estate of Raymond Lay, Deceased**

GD-21-005188—\$20,938.67
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a two story, multi-family, brick dwelling known and numbered as 540 West 7th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 13890, Page 483, Block and Lot Number 90-G-8.

West Mifflin**8. David S. Wagner a/k/a David Steven Wagner**

MG-19-001151—\$83,133.37
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

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

56. Unknown Heirs of Genevieve Kratzberg

GD-21-005511—\$49,678.68
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Being a 19,491 square foot vacant parcel of land known and numbered as Lower Bull Run Road, West Mifflin, Pennsylvania 15122, Deed Book Volume 2771, Page 724, Block and Lot Number 240-K-220.

57. Lisa Pienkosi and Michael Pienkosi

GD-19-013409—\$18,943.16
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, old style, frame dwelling known and numbered as 415 Herrod Street, West Mifflin, Pennsylvania 15122, Deed Book Volume 15705, Page 462, Block and Lot Number 238-A-250.

West View**1. Robert C. Zwigart**

MG-22-000464—\$109,628.70
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 76 Montclair Avenue, Pittsburgh, PA 15229. Deed Book 9080, Page 194. Block and Lot Number 279-D-251.

White Oak**49. David E. Thomas, Jr. and Karen S. Thomas**

GD-22-003404—\$23,084.05
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1536 California Avenue, McKeesport, PA 15131. Deed Book 5882, Page 235 Block and Lot Number 550-J-315.

Whitehall**2. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak**

MG-16-000765—\$75,342.63
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

Wilkins**14. Jean S. Miele a/k/a Jean Burik with Notice to Heirs and Assigns**

GD-18-016752—\$2,797.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Being thereon vacant land being known as 103 Quarry Street, East Pittsburgh, PA 15112 f/k/a Quarry Street, East Pittsburgh, PA 15112. Deed Book Volume 3824, Page 224. Block & Lot No. 375-D-353.

26. Ebony T. Jackson

MG-22-000159—\$45,386.47
Benjamin Hoen, Esq.
216-739-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a single family dwelling known as 448 Wilbur Avenue, Turtle Creek, PA 15145, Deed Book 14131, Page 137, Instrument No. 2009-33363, Block and Lot No. 0455-E-00066-0000-00.

33. Michael Joseph Miele; Kevin James Miele; Brian Stark Miele; Denise R. Miele; Anthony Miele & Vincent Miele, Known Heirs of Domenick Robert Miele, Deceased and the Unknown Heirs of Jean Stark Miele, Deceased and the United States of America

GD-12-013090—\$30,829.97
Joseph W. Gramc, Esq.
412-281-0587

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

Having erected thereon a two story frame house being known as 103 Quarry Street, East Pittsburgh, PA 15112. Deed Book Volume 5183, Page 558, Block & Lot 375-D-354.

Wilksburg**12. Richard Goldman and Kimberly Goldman a/k/a Kimberly A. Goldman**

GD-21-008332—\$238,331.05
Adam Friedman, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 419 Rebecca Avenue, Pittsburgh, PA 15221 more fully described at Instrument No. 2006-28607 and as Block and Lot Number 176-C-190.

42. Rena Susan Heard

GD-22-005812—\$23,684.24
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 1123 Sherman St., Pittsburgh, PA 15221. Deed Book 10563, Page 417. Block and Lot Number 232-L-15.

44. The Unknown Heirs of Arthur Lee Gholston, Deceased

GD-22-002814—\$21,922.32
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon one-half of a double brick dwelling being known and numbered as 1419 1/2 Laketon Road, Pittsburgh, PA 15221. Deed Book 4526, Page 381. Block and Lot Number 232-L-134.

58. Kevin R. Perkins

GD-22-010227—\$69,078.27
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two-family dwelling being known and numbered as 1028 Montier Street, Pittsburgh, PA 15221. Deed Book 10542, Page 7. Block and Lot Number 233-8-175.

61. The Unknown Heirs of Joseph M. Alexander, Deceased

GD-22-006897—\$19,058.18
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 1016 Franklin Ave., Pittsburgh, PA 15221. Deed Book 10925, Page 298. Block and Lot Number 233-E-199.

62. The Unknown Heirs of Selma D. Harris, Deceased

GD-22-004920—\$13,493.42
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two family dwelling being known and numbered as 1634 Mill St., Pittsburgh, PA 15221. Deed Book 8634, Page 540. Block and Lot Number 232-F-1.

66. The Unknown Heirs of Clyde Demus, Deceased

GD-22-004446—\$56,313.57
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a party wall dwelling being known and numbered as 930 Hill Ave., Pittsburgh, PA

15221. Deed Book 15670, Page 27. Block and Lot Number 232-P-239.

Wilmerding**31. Sean Kerrigan**

MG-22-000527—\$35,297.41
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 520 Airbrake Avenue, Wilmerding, PA 15148. Deed Book Volume 13289, Page 399. Block and Lot Number 545-P-108.

Pittsburgh—5th Ward**24. Joann Howard**

GD-17-017415—\$20,348.06
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 5: Having erected thereon a two story brick rowhouse being known as 3343 Webster Avenue, Pittsburgh, PA 15219. Deed Book Volume 13525, Page 575. Block & Lot No. 26-N-147.

Pittsburgh—10th Ward**52. Donald R. Thinnis**

MG-22-000293—\$236,907.20
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 5632 Donson Way, Pittsburgh, PA 15201. Deed Book Volume 14700, Page 321. Block and Lot Number 120-J-197.

Pittsburgh—12th Ward**3. Kristal Owens**

GD-19-006054—\$254,748.70
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a commercial garage being known and numbered as 6564 Frankstown Avenue, Pittsburgh, PA 15206. Deed Book 12703, Page 409. Block and Lot Number 125-E-114-0-1.

Pittsburgh—14th Ward**11. Conrad J. Duncan, Personal Representative of the Estate of Lauraine T. Duncan a/k/a Lauraine Thorne Duncan, Deceased**

GD-22-008021—\$103,661.91
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5405 Bartlett Street, Pittsburgh, PA 15217. Deed Book Volume 6550, Page 298. Block and Lot Number 53-S-25.

Pittsburgh—19th Ward**28. Brett J. DiPasquale**

MG-22-000600—\$142,033.78
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of

Pittsburgh: Having erected thereon a dwelling being known and numbered as 1519 Methyl Street, Pittsburgh, PA 15216. Deed Book Volume 18261, Page 70. Block and Lot Number 35-B-203.

67. Leisa J. McNamee, Solely in Her Capacity as Heir to the Estate of Carrie McNamee, Deceased, Lynn McNamee Schmeltz, Solely in Her Capacity as Heir to the Estate of Carrie McNamee, Deceased, Dale R. McNamee, Solely in His Capacity as Heir to the Estate of Carrie McNamee, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Carrie McNamee, Deceased

MG-21-000106—\$44,709.51
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh 19th Ward: Having erected thereon a 2 story dwelling being known and numbered as 179 Merrimac Street, Pittsburgh, PA 15211. Deed Book 8965, Page 214. Block and Lot Number 4-A-140.

71. Robert Hill

AR-19-005879—\$40,591.15
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 19th Ward: Having erected thereon a Trimont Residential Condominium Association dwelling being known and numbered as 1 Trimont Lane, Unit 480E, Pittsburgh, PA 15211. Deed Book 13871, Page 572. Block and Lot Number 6-M-312-5480.

Pittsburgh—20th Ward

65. Willie Rogers

MG-22-000208—\$67,977.90
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Parcel 1 - Having erected thereon a residential dwelling being known and numbered as 2738 Sacramento Avenue, Pittsburgh, PA 15204. Deed Book Volume 18368, Page 211, Block and Lot Number 21-J-71.

Parcel 2 - Having erected thereon vacant land being known and numbered as 2738 Sacramento Avenue, Pittsburgh, PA 15204. Deed Book Volume 18368, Page 211, Block and Lot Number 21-J-70.

Pittsburgh—28th Ward

36. Robert Trump

MG-19-000338—\$62,274.85
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1521 Obey St., Pittsburgh, PA 15205. Deed Book Volume 13448, Page 470. Block and Lot Number 0040-D-00134-0000-00.

70. Martin J. Wolf

MG-19-001246—\$23,776.02
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1256 Oakglenn Street, Pittsburgh, PA 15204. Deed Book 11588, Page 618. Block and Lot Number 41-B-351.

Pittsburgh—29th Ward

47. Eric S. Bold

MG-22-000599—\$36,490.63
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 369 Maytide Street, Pittsburgh, PA 15227. Deed Book Volume 16694, Page 238. Block and Lot Number 138-D-65.

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

Dec 8, 2022

Dec 9, 16, 22, 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:

Chryssanthopoulos, Agnese, deceased, of Bethel Park, PA. No. 07931 of 2022. AnnaRosa LaManna, Admrx., 2939 O'Neill Drive, Bethel Park, PA 15102 or to Edward P. Wojnaroski, Jr., Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
22-02155w Dec 22, 29 2022; Jan 5, 2023

Grese, Samuel, deceased, of Port Vue Borough, PA. No. 07860 of 2022. Jay E. Lang, Extr., 603 Coulter Road, McKeesport, PA 15131 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.
22-05094 Dec 22, 29 2022; Jan 5, 2023

Huber, Nicholas a/k/a Nick Huber, deceased, of Pittsburgh, PA. No. 07450 of 2022. Catherine S. Huber, Admrx., 7925 Lloyd Avenue, Swissvale, PA 15218.
22-05093 Dec 22, 29 2022; Jan 5, 2023

Kiley, Robert Joseph, deceased, of Wilkins Township, PA. No. 07652 of 2022. Brandy Leigh Davison, Extr., 516 Van Buren Street, Evans City, PA 16033 or to James H. Limbaugh, Esq., Miller and Miller, PLLC, 4767 William Flynn Hwy., Allison Park, PA 15101.
22-02156w Dec 22, 29 2022; Jan 5, 2023

Kisko, Lydia a/k/a Lydia B. Kisko, deceased, of Pittsburgh, PA. No. 09109 of 2021. Cynthia A. Cromie, Admrx., 136 Enger Avenue, Pittsburgh, PA 15214 or to Edward C. Spontak, Esq., Knox McLaughlin Gornall & Sennett, P.C., 310 Grant Street, Suite 3600, Pittsburgh, PA 15219.
22-02152w Dec 22, 29 2022; Jan 5, 2023

Liscio, Denise, deceased, of Forest Hills, PA. No. 7881 of 2022. George M. Michel, Admr., 2919 Cavey Crest Cir., Allison Park, PA 15101 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
22-05097 Dec 22, 29 2022; Jan 5, 2023

Novogradac, John R. a/k/a Jay Novogradac, deceased, of Pittsburgh, PA. No. 07843 of 2022. Melissa Zunic, Admrx., c/o Ronald J. Lefebvre, Esq., Yukevich, Marchetti, Fischer & Zangrilli, P.C. 200 First Avenue, Suite 100, Pittsburgh, PA 15222.
22-02157w Dec 22, 29 2022; Jan 5, 2023

Pancurak, John E. a/k/a John Edward Pancurak, Jr., deceased, of Port Vue Borough, PA. No. 07650 of 2022. Cheryl Pancurak, Extr., 3041 Memory Lane, Liberty Borough, PA 15133 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.
22-05095 Dec 22, 29 2022; Jan 5, 2023

Tegge, Ludmilla C., deceased, of Richland Township, PA. No. 07975 of 2022. Deborah C. Petrush, Extr., c/o C. Kurt Mulzet, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
22-02154w Dec 22, 29 2022; Jan 5, 2023

Weber, Rose M. a/k/a Rose Marie Weber, deceased, of Moon Township, PA. No. 07911 of 2022. Frank M. Weber, Extr., 1276 Walnut Street, Monaca, PA 15061 or to Robert J. Taylor, Esq., Law Office of Taylor & Associates, 337 Merchant St., Ambridge, PA 15003.
22-05096 Dec 22, 29 2022; Jan 5, 2023

Buzon, Charles Joseph a/k/a Charles J. Buzon, deceased, of Crafton Borough, PA. No. 63-22-1861. Eleanor Buzon Field, Extr., c/o Mark F. Geary, Esq., 225 Washington Trust Bldg., 6 South Main Street, Washington, PA 15301.
22-05030 Dec 16, 22, 29, 2022

Day, Kathryn Virginia, deceased, of Wexford, PA. No. 07895 of 2022. Robert G. Day, Admr., c/o Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.
22-02115w Dec 16, 22, 29, 2022

Kearns, Robert Joseph, deceased, of West Mifflin, PA. No. 07929 of 2022. Amber Lamoreau, Admrx., 48 Hamilton Lane, Clinton, PA 15026 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.
22-02111w Dec 16, 22, 29, 2022

Kos, Patricia Ann, deceased, of Pittsburgh, PA. No. 07955 of 2022. Thomas P. Kos, Extr., 112 Kinvara Court, Pittsburgh, PA 15237 or to David Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237.
22-02118w Dec 16, 22, 29, 2022

Lamb, Beth Anne, deceased, of Pleasant Hills, PA. No. 07556 of 2022. William R. Lamb, Extr., 817 Vance Dr., Canonsburg, PA 15137 or to Brocton G. Skeen, Esq., The Skeen Firm PLLC, 6 S. Main St., Ste. 210, Washington, PA 15301.
22-02117w Dec 16, 22, 29, 2022

McDermott, A. Michael, deceased, of Pittsburgh, PA. No. 05536 of 2022. Robert E. Butter, Extr., c/o Mary A. Traupman, Esq., Three Gateway Ctr., 401 Liberty Ave., Ste. 1460, Pittsburgh, PA 15222-1004.
22-02120w Dec 16, 22, 29, 2022

O'Connell, Patricia Anne, deceased, of Mt. Lebanon, PA. No. 07873 of 2022. Susan D. O'Connell, Admrx., 22 Creighton Ave., Pittsburgh, PA 15205.
22-02114w Dec 16, 22, 29, 2022

Oaks, Alice a/k/a Alice A. Oaks, deceased, of Pittsburgh, PA. No. 07667 of 2022. Richard D. Oaks, Extr., 14108 N. Willow Bend Drive, Oro Valley, AZ 85755 or to James S. Vergotz, Esq., 106 Arcadia Ct., 9380 McKnight Rd., Pittsburgh, PA 15237.
22-05027 Dec 16, 22, 29, 2022

Renaux, Margaret A., deceased, of Pittsburgh, PA. No. 07935 of 2022. Denise Burchill, Extr., 2911 Kennedy Heights Drive, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4499 Mount Royal Blvd., Allison Park, PA 15101.
22-02113w Dec 16, 22, 29, 2022

Smith, Darwin N., deceased, of Fox Chapel, PA. No. 7695 of 2022. Amanda H. Kile, Extr., 313 Winchester Court, Cranberry, PA 16066 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
22-05029 Dec 16, 22, 29, 2022

Strickengloss, David, deceased, of Penn Hills, PA. No. 07901 of 2022. Richard Strickengloss, Admr., 1652 Quarry Lane, Apollo, PA 15613 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.
22-02110w Dec 16, 22, 29, 2022

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

Suwalski, Irene K., deceased, of Pittsburgh, PA. No. 7758 of 2022. Denise A. Deleonardis, Extr., 62 Rustic Ridge Drive, Pittsburgh, PA 15239 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

22-05028 Dec 16, 22, 29, 2022

Thompson, John W., deceased, of Cheswick, PA. No. 07827 of 2022. Jon J. Thompson, Extr., 5235 Cedarbend Drive #2, Fort Myers, FL 33919 or to Kenneth Ficerai, Esq., Mears, Smith, Houser & Boyle, P.C., 127 N. Main St., Greensburg, PA 15601.

22-02108w Dec 16, 22, 29, 2022

Thompson, Donna L., deceased, of Cheswick, PA. No. 02667 of 2022. Jon J. Thompson, Extr., 5235 Cedarbend Drive #2, Fort Myers, FL 33919 or to Kenneth Ficerai, Esq., Mears, Smith, Houser & Boyle, P.C., 127 N. Main St., Greensburg, PA 15601.

22-02109w Dec 16, 22, 29, 2022

Amodeo, Kaaren L., deceased, of Oakmont, PA. No. 07702 of 2022. Jon L. Amodeo, Co-Extr., 1425 Eaton Drive, Oakmont, PA 15139 and Michael L. Amodeo, Co-Extr., 1052 Girard Road, Pittsburgh, PA 15227 or to Douglas C. Hart, Esq., Burns White LLC, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.

22-05008 Dec 15, 22, 29, 2022

Angros, Jr., Joseph John, deceased, of Oakmont, PA. No. 07671 of 2022. Thomas J.C. Murrin, Admr. c.t.a., 547 Dean Road, Mars, PA 16046 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

22-05016 Dec 15, 22, 29, 2022

Dichko, Johanna, deceased, of Dormont Borough, PA. No. 06876 of 2022. Daniel O. Brandeis, Extr., 2000 Technology Drive, Pittsburgh, PA 15219 or to Jon M. Lewis, Esq., Mears, Smith, Houser & Boyle, P.C., 127 North Main St., Greensburg, PA 15601.

22-05012 Dec 15, 22, 29, 2022

Edmunds, Jr., Chester C., deceased, of Mt. Lebanon, PA. No. 07434 of 2022. David H. Edmunds, Extr., 153 Stucky Road, Renfrew, PA 16053.

22-05006 Dec 15, 22, 29, 2022

Edwards, Victoria, deceased, of Pittsburgh, PA. No. 07800 of 2022. Christine Zapf, Extr., 3532 Laird St., Pittsburgh, PA 15212.

22-02097w Dec 15, 22, 29, 2022

Hays, Michael Dean, deceased, of Pittsburgh, PA. No. 07645 of 2022. Bridget P. Blessington, Admr., c/o Christine Gale, Esq., Frank, Gale, Bails & Pocrass, PC, Gulf Tower, 33rd Fl., 707 Grant Street, Pittsburgh, PA 15219-1908.

22-05011 Dec 15, 22, 29, 2022

Huston, Dorothy Jean, deceased, of Elizabeth Borough, PA. No. 06447 of 2022. Kenneth Scott Huston, Extr., 2108 Dalton Street, McKeesport, PA 15132 or to Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

22-02105w Dec 15, 22, 29, 2022

Mangan, Elaine B., deceased, of Pittsburgh, PA. No. 02882 of 2020. Amy Z. Knapp, Admr., 4922 McAnulty Road, Pittsburgh, PA 15236 or to Robert W. Koehler, Esq., Manor Complex, Penthouse, 564 Forbes Ave., Pittsburgh, PA 15219.

22-05010 Dec 15, 22, 29, 2022

Martinez, Stewart, deceased, of Pittsburgh, PA. No. 07412 of 2022. Matthew Martinez, Extr., 318 45th Street, Pittsburgh, PA 15201 or to Charles J. Grudowski, Esq., Grudowski Law, P.C., 3925 Reed Blvd., Suite 201, Murrysville, PA 15668.

22-05007 Dec 15, 22, 29, 2022

Mehta, Veena Sumanlal a/k/a Veena S. Mehta, deceased, of Pittsburgh, PA. No. 06358 of 2022. Rohit S. Mehta, Extr., 232 Banbury Lane, Pittsburgh, PA 15220 or to Ralph F. Manning, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

22-05018 Dec 15, 22, 29, 2022

Moorefield, DeVaughn, deceased, of Pittsburgh, PA. No. 01619 of 2008. Ebony Moorefield, Admr., c/o George J. Pettrone, Esq., 113 Harlow Street, Pittsburgh, PA 15218-1615.

22-05013 Dec 15, 22, 29, 2022

Provenzano, Mario, deceased, of Bethel Park, PA. No. 07678 of 2022. Emilia Gliozzi, Extr., 1554 Hollyrood Road, Pittsburgh, PA 15227 or to Lawrence F. Becker, III, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second St., Greensburg, PA 15601.

22-05015 Dec 15, 22, 29, 2022

Roberts, Jr., Lloyd C. a/k/a Lloyd C. Roberts, deceased, of South Park Township, PA. No. 07458 of 2022. Raymond W. Buckman, III, Extr., 4416 Brownsville Road, Pittsburgh, PA 15236.

22-05009 Dec 15, 22, 29, 2022

Schleicher, Edward R. a/k/a Edward Schleicher a/k/a Edward Richard Schleicher a/k/a Reverend Edward R. Schleicher, deceased, of Pittsburgh, PA. No. 07687 of 2022. Mike R. Ackerman, Extr., c/o Benjamin Scott Johns, Esq., Jones Gregg Creehan & Gerace LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

22-02101w Dec 15, 22, 29, 2022

Schwartzmiller, Donald L., deceased, of Oakmont, PA. No. 07006 of 2022. Lori Russell, Extr., c/o Benjamin Scott Johns, Esq., Jones Gregg Creehan & Gerace LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

22-02099w Dec 15, 22, 29, 2022

Varner, Patricia, deceased, of Pittsburgh, PA. No. 7850 of 2022. Ellen M. Goodrich, Extr., 437 Drycove Street, Pittsburgh, PA 15210 or to Michael D. Seymour, Esq., Law Offices of Michael D. Seymour, 5074 West Library Avenue, Suite 300, Bethel Park, PA 15102.

22-02102w Dec 15, 22, 29, 2022

Vevers, Jerry R., deceased, of Robinson Township, PA. No. 07750 of 2022. Carole Adams Vevers, Extr., c/o Robert J. Winters, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.

22-05017 Dec 15, 22, 29, 2022

Bellas, Kalli, deceased, of McKeesport, PA. No. 03327 of 2022. Nicholas S. Bounos, Admr., 905 Deerfield Circle, Wexford, PA 15090 or to David J. Barton, Esq., Bentz Law Firm, P.C., 680 Washington Road, Suite 200, Pittsburgh, PA 15228.

22-02072w Dec 9, 16, 22, 2022

Connors, Martin D., deceased, of Pittsburgh, PA. No. 07247 of 2022. Patrick Connors, Extr., 3004 Albine Drive, Glenshaw, PA 15116 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

22-02071w Dec 9, 16, 22, 2022

Cook, Nancy L. a/k/a Nancy Cook, deceased, of McDonald, PA. No. 07370 of 2022. Jody Orsky, Extr., c/o Natalie M. Ruschell, Esq., Ruschell & Associates, LLC, P.O. Box 577, 308 Eaton Street, Midway, PA 15060.

22-04954 Dec 9, 16, 22, 2022

Sanchez, Judith Ann, deceased, of Allison Park, PA. No. 7083 of 2022. Elizabeth C. Sanchez, Extr., 909 Rutgers Drive, Allison Park, PA 15101 or to Devin Hallett

Snyder, Esq., Hallett Snyder Law, 518A Allegheny River Blvd., Oakmont, PA 15139.

22-02073w Dec 9, 16, 22, 2022

Talotta, Anthony G., deceased, of Monroeville, PA. No. 7494 of 2022. Jeffrey Lagrotteria, Admr., 2 Monterey Drive, Pittsburgh, PA 15235 or to Robert W. Goehring, Esq., 220 Grant Street, Fl. 5, Pittsburgh, PA 15219.

22-04955 Dec 9, 16, 22, 2022

Walker, Marylou L., deceased, of Plum Borough, PA. No. 07355 of 2022. Susan M. Kuster, Extr., 3279 Fawnway Drive, Murrysville, PA 15668 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

22-04957 Dec 9, 16, 22, 2022

Aleva, David A., deceased, of Swissvale, PA. No. 07354 of 2022. Robert J. Aleva, Sr., Extr., 2669 Hawthorne Drive, Oakdale, PA 15071 or to Robert H. Gustine, Esq., Straka & Gustine, LLP, 1130 Greentree Road, Pittsburgh, PA 15220.

22-04946 Dec 8, 15, 22, 2022

Griffin, Patricia A., deceased, of Pittsburgh, PA. No. 7490 of 2022. Regis F. Griffin, III, Co-Extr. and Mary P. Narey, Co-Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.

22-04944 Dec 8, 15, 22, 2022

Hoover, Sally, deceased, of Ross Twp., PA. No. 07214 of 2022. John Hoover, Extr., 7002 Bennington Woods Drive, Pittsburgh, PA 15237 or to Thomas M. Butz, Esq., Smith Butz, LLC, 125 Technology Dr., Ste. 202, Bailey Center I, Southpointe, Canonsburg, PA 15317.

22-04945 Dec 8, 15, 22, 2022

Kucan, Merle J., deceased, of Ambridge, PA. No. 07740 of 2022. Linda Kucan, Extr., 7 Elm Street, Ambridge, PA 15003 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

22-02057w Dec 8, 15, 22, 2022

Martin, Patricia A., deceased, of Pittsburgh, PA. No. 07612 of 2022. Alana Sacco, Extr., c/o Benjamin Scott Johns, Esq., Jones Gregg Creehan & Gerace LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

22-02061w Dec 8, 15, 22, 2022

Mockenhaupt, Linda S., deceased, of Oakmont, PA. No. 07737 of 2022. Chatara Meyer, Admr., 7056 Saltsburg Road, Pittsburgh, PA 15235 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

22-02056w Dec 8, 15, 22, 2022

Neglio, Mary D., deceased, of Pittsburgh, PA. No. 07303 of 2022. Brandon Rickard, Extr., 603 Calais Drive, Unit 2109, Pittsburgh, PA 15237 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.

22-04947 Dec 8, 15, 22, 2022

Perri, Michelle R. a/k/a Michelle Perri, deceased, of Pittsburgh, PA. No. 06972 of 2022. Vanessa Ralcewicz, Admr., 201 Pine Court, Pittsburgh, PA 15237 or to Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.

22-04949 Dec 8, 15, 22, 2022

Pruse, Edith L., deceased, of McDonald, PA. No. 07708 of 2022. Kenneth L. Pruse, Admr., 225 Logan Road, Imperial, PA 15126 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

22-02058w Dec 8, 15, 22, 2022

Robertson, Judith M., deceased, of Pittsburgh, PA. No. 07615 of 2022. Susan

Nichols, Extr., c/o Benjamin Scott Johns, Esq., Jones Gregg Creehan & Gerace LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

22-02062w Dec 8, 15, 22, 2022

Ross, Mary E. a/k/a Mary Elizabeth Ross, deceased, of North Versailles Township, PA. No. 07163 of 2022. Aligned Partners Trust Company, Extr., 707 Grant Street, 2800 Gulf Tower, Pittsburgh, PA 15219 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

22-04948 Dec 8, 15, 22, 2022

Schirmer, Carol Susan, deceased, of Ross Township, PA. No. 07668 of 2022. Kelton Burgess, Admr. and Atty., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.

22-02059w Dec 8, 15, 22, 2022

Smith, Margaret Lucille, deceased, of Monroeville, PA. No. 07627 of 2022. Barbara J. Kuehn, Extr., c/o Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

22-02053w Dec 8, 15, 22, 2022

Vaglia, James W., deceased, of Pittsburgh, PA. No. 7453 of 2022. Carissa Howard, Extr., 1849 Winchester Drive, Pittsburgh, PA 15317 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

22-02054w Dec 8, 15, 22, 2022

Articles of Incorporation Nonprofit Corporation

Mindi M. Albert, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on December 14, 2022, with respect to a nonprofit corporation, Craig E. Kaforey Family Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

22-05106 Dec 22, 2022

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-004502. Notice is hereby given to all unknown heirs of Albert E. Cubakovic, deceased and Dolores M. Cubakovic, deceased and all other parties of interest, that a judgment has been entered in the amount of \$35,882.47 for the property located at 3322 Eisenhower Drive, McKeesport, Allegheny County, Pennsylvania 15131, known as lot/block 551-C-315. This notice acts as service of the Praecepto to Enter Judgment for Want of an Answer pursuant to the September 7, 2022 Order of Court.

22-05089 Dec 22, 2022

Notice

Advertisement for Bids

The Board of School Directors of the Penn Hills School District, Pittsburgh, PA will receive sealed bids for the Asbestos Abatement for the HVAC projects and Audi renovation for Linton Middle School Contracts:

Asbestos

Bids will be due no later than 1:00 p.m., local prevailing time Thursday, January 19, 2023, at the District Office, 260 Aster Street, Penn Hills, PA 15235. Attn. John Zahorchak, Business Manager at which time bids will be publicly opened and read aloud. All interested parties are invited to attend.

Bid forms, contracts and specifications are on file at the office of Remington & Vernick Engineers, 1000 Church Hill Road, Suite 220, Pittsburgh, PA 15205. Copies of the bid forms, contracts and specifications

will be available Thursday, December 22, 2022 at 10:00 a.m. and may be obtained from Remington & Vernick Engineers by prospective bidders upon request, upon payment of the sum of \$50.00 for each set.

Pre-bid conference will take place on January 10th, 2023 at 1:00 p.m. Bidding documents will not be available at the pre-bid conference. All attendees should report to the Penn Hills School District Central Admin Office located at 260 Aster St., Penn Hills, PA 15235 promptly at 1:00 p.m. Attendees will then be escorted to the Central Admin conference room. The pre-bid conference is not mandatory. Additional opportunities to visit the project areas will be scheduled subsequent to the pre-bid date to review the project areas and will happen on an as needed basis.

Questions pertaining to the content of the Bidding Documents shall be directed to Brandon Chabola, Director of Plant Services, bchabo@phsd.k12.pa.us and Gregory Calabria, Dodson Engineering Group at gcalabria@dodsonengineering.com the email must identify the person's name and firm.

22-05108 Dec 22, 29 2022; Jan 5, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Orphans' Court Division
No.: 2466 of 2022
No.: 8273 of 2021

Re: Estate of William H. Farrow, by and through Cheryl Schoeffel, Administratrix, and Estate of James Niglio, by and through Cheryl Schoeffel, Administratrix, Petitioners, v.

Estate of Clayton Cornell, Defendant.

To Respondent, Valerie Tunney: Notice is hereby given that on November 18, 2022, the hearing on the Citation for you to show cause, if any you may have, why an inquest in partition should not be granted for the property located at 2722 Ridge Road, Finleyville, Allegheny County, Pennsylvania, 15332 in the above-referenced matter was continued to January 10, 2023 at 10:00 a.m. in Courtroom No. 1 of the Court of Common Pleas of Allegheny County, Orphans' Court Division, Frick Building, 437 Grant Street, #1700, Pittsburgh, PA 15219. If you do not appear on January 10, 2023 at 10:00 a.m. the aforementioned property will be listed for sale.

Lisa M. Henry, Esquire
Strassburger, McKenna, Gutnick & Gefsky
Four Gateway Center, Suite 2200
444 Liberty Avenue
Pittsburgh, PA 15222
(412) 281-5423
22-05022 Dec 15, 22, 29, 2022

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
NO.: GD-22-012864

LNV Corporation, Plaintiff
vs.

Lisa Denillo, as Believed Heir of the Estate of Carol Ann Daugherty; Todd Daugherty, as Believed Heir of the Estate of Carol Ann

Daugherty; Teri Jamison, as Believed Heir of the Estate of Carol Ann Daugherty; Unknown Heirs of the Estate of Carol Ann Daugherty (if any); Unknown Administrators of the Estate of Carol Ann Daugherty (if any), Defendants

TO: Unknown Heirs of the Estate of Carol Ann Daugherty (if any); Unknown Administrators of the Estate of Carol Ann Daugherty (if any)

You are hereby notified that Plaintiff, LNV Corporation, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. GD-22-012864, seeking to foreclose the mortgage secured by the real estate located at 1117 McKinley Drive, Clairton, PA 15025.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

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

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

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

22-05110 Dec 22, 2022

Voluntary Dissolution Business Corporation

Notice is hereby given by Pati Petite Butter Cookies, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, as amended, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania. All persons having a claim against the Corporation are required to present their claims against the Corporation in accordance with this notice. All such claims must be presented in writing and contain sufficient information reasonably to inform the Corporation of the identity of the claimant and the substance of the claim. All such claims must be sent to Mindi M. Albert, Esq., Williams Coulson, One Gateway Center, 16th Fl., 420 Ft. Duquesne Blvd., Pittsburgh, PA 15222.

22-05105 Dec 22, 29, 2022

ORPHANS' COURT

Petitions & Motions

(Continued from Page 1, Column 3)

Judge Michael E. McCarthy

Thomas A. Eilart: deceased; Petition and order for grant of letters 21 years after date of death; Atty: K. L. Behrens; 7580 of 2022.

Vera Jean Moore: deceased; Order of court; Atty: F. C. Spina, Pro Se; 4160 of 2020.

John R. Sinclair: deceased; Order of court; Atty: R. E. Dauer Jr., J. R. Cook; 3825 of 2022.

Lucky K. Trust: trust; Consent order of court. Conference rescheduled to January 26, 2023 at 11:00 a.m.; Atty: S. W. Braver, F. C. Rapp Jr., T. J. Dempsey Jr.; 2615 of 2018.

George Knox Dillard: deceased; Petition and order for conveyance of real estate; Atty: A. J. Giresi; 1204 of 2022.

Gilbert Walker: deceased; Petition and order for small estate; Atty: E. J. Randolph; 2567 of 2022.

Peter James Barry: deceased; Motion for immediate appointment of executor denied without prejudice; Atty: G. C. Kelley, F. Robinson Jr.; 45 of 2021.

James W. DeZort Sr.: deceased; Order of court. Conference is continued to March 1, 2023 at 10:00 a.m.; Atty: L. M. Vitti, F. C. Rapp Jr.; 3896 of 2022.

Margaret Madden Melnik: deceased; Order of court. Argument April 26, 2023. Conference May 9, 2023. Hearing June 8, 2023 at 10:00 a.m.; Atty: A. G. Anderson, C. S. Gross; 494 of 2020.

Judge Lawrence J. O'Toole

Lucille Robinson: deceased; Motion and order to enter amended order; Atty: P. B. Lewis; 5990 of 2017.

Donald Bertram: deceased; Order of court. Hearing rescheduled to January 12, 2023 at 10:00 a.m.; Atty: F. R. Murrman; 2521 of 2021.

O. C. Bender: deceased; Petition and order for approval of distribution of settlement; Atty: M. R. Potochny; 4539 of 2003.

Peter O. Stamoollis: deceased; Motion and order for continuance. Trial continued to January 31, 2023 at 1:30 p.m.; Atty: J. M. Herb; 6727 of 2007.

Peter O. Stamoollis: deceased; Motion and order to amend citation; Atty: J. M. Herb; 6727 of 2007.

Richard Michael Burns: deceased; Order of court; Atty: G. Floro; 5748 of 2021.

**THE ALLEGHENY COUNTY BAR ASSOCIATION
JUDICIARY COMMITTEE WILL INTERVIEW CANDIDATES
SEEKING RATINGS FOR THE ALLEGHENY COUNTY COURT
OF COMMON PLEAS AND PA APPELLATE COURTS**

In accordance with the By-Laws of the Bar Association Article 14 – Committee on Judiciary – and the "Guidelines, Rules and Procedures" of the Committee, notice is hereby given that:

THE ACBA JUDICIARY COMMITTEE

will meet at 4:00 p.m. on the following dates at the ACBA Headquarters, 4th Floor, Koppers Building, Pittsburgh, PA to consider candidates seeking ratings for the Allegheny County Court of Common Pleas and Pennsylvania Appellate Courts.

Tuesday, January 10, 2023

Tuesday, January 24, 2023

Candidates that are requesting an interview must submit an application that is available online at www.ACBA.org. Up to four (4) candidate interviews may be conducted during each Committee meeting and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews.

To download a candidate questionnaire and other related materials please visit www.ACBA.org/Judiciary-Committee or visit the home page of the ACBA website (www.ACBA.org). If you have questions about the candidate questionnaire, please contact David Blaner, ACBA Executive Director by phone at 412-402-6601 or by email at dblaner@acba.org.

One (1) copy of the candidate questionnaire, confidential questionnaire, supplemental questionnaire, signed candidate pledge form, signed acknowledgement form and a writing sample must be emailed to David Blaner, ACBA Executive Director, for your application to be processed. Please submit one complete PDF document as your application.

Deadline for submitting an application to the Judiciary Committee is 2 weeks prior to the listed meetings dates. Candidate evaluations will be scheduled based upon the date and time that the questionnaires are submitted to the ACBA.

**Looking to hire an attorney,
paralegal, legal assistant, legal
secretary or legal administrator?**
Post your employment opportunity
on jobs.acba.org.

CONTINUING LEGAL EDUCATION *from the* ALLEGHENY COUNTY BAR ASSOCIATION

*The ACBA is accredited as a
West Virginia CLE provider.*

The Future of Privacy in America:

A Look at U.S. Consumer Privacy Regulation in 2023

Thursday, January 12 | Noon | Live Webinar | *1 Substantive credit*

What You Need to Know to be More Proactive about Cyber Security

Wednesday, January 25 | Noon | Live Webinar | *1 Substantive credit*

Ski-LE: Class Action Law for the Non-Class Action Attorney

Saturday, January 28 | 8 a.m. | Bus to Seven Springs | *1 Substantive credit*

Courtesy of Lynch Carpenter LLP and Compass Rose Financial

Environmental Law Update: 2022 Year in Review

Thursday, February 9 | Noon | Live Webinar | *1 Substantive credit*

Marriage and Estate Planning: 'Til Divorce Do They Part

Tuesday, March 14 | Noon | Live Webinar | *1 Substantive credit*

Bridge the Gap

Tuesday, March 21 | 9 a.m. | Live Webinar | *4 Ethics credits*

Register today at [ACBA.org/calendar](https://www.acba.org/calendar).

Need credits by the end of the year?

'Stocking Full of Credits' CLE Sale is Dec. 20

The ACBA is offering a Live Video Replay CLE sale event on Tuesday, Dec. 20 in the Koppers Building. Save \$10 per credit on any of 12 previously recorded CLE programs – six Substantive and six Ethics – as the ACBA shows videos of Previously Recorded CLEs all day. Attend one program or several.

Credits count as live credits, not distance learning.

Visit [ACBA.org/CLEsale](https://www.acba.org/CLEsale) for more.

Previously Recorded CLE Sale is Dec. 26-31

The ACBA is also offering members a \$10 discount on select Previously Recorded CLEs Dec. 26-31. These programs can be watched at any time during that period from any location.

Visit [ACBA.org/PreviouslyRecordedCLEsale](https://www.acba.org/PreviouslyRecordedCLEsale) for more.

The ACBA has hundreds of
**PREVIOUSLY RECORDED
CLEs**

in dozens of practice areas ready to be viewed 24/7 from anywhere at **[cle.acba.org](https://www.cle.acba.org)**.

Green Card Renewals
1 Substantive credit

Marketing Your Practice Post-Pandemic
1 Substantive credit

Cybersecurity for Lawyers
1 Substantive credit

The Surveillance of a Spouse
1 Ethics credit

Preserving, Extracting and Analyzing Digital Data
1 Substantive credit

Medicaid, Medicare and Social Security Disability
1 Substantive, 1 Ethics credits

Forensic Meteorology in Personal Injury
1 Substantive credit

Wage and Hour: 2022 Update
1 Substantive credit

Getting Sued and Getting Hacked
2 Ethics credits

The Ethics of Freelance Legal Services
1 Ethics credit

Real Estate Trends Affecting Law Offices
1 Substantive credit

From the Courthouse to the Beach House
1 Substantive credit

Estate Administration from the Executor's Perspective
1 Substantive credit

Pursuing and Defending Attorney Fee Claims
1 Substantive, 1 Ethics credits

View the rest of the CLEs at
CLE.ACBA.ORG

View anytime, anywhere.