

# The Pittsburgh Legal Journal

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www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Scott Township** vs Child Glenn H, Child Theresa S; GD-23-000107; Municipal Lien; Municipal Lien; 148.41; Atty(s): McCabe Michael G.

**Scott Township** vs Compel Michael D., Compel Jessica A.; GD-23-000110; Municipal Lien; Municipal Lien; 227.62; Atty(s): McCabe Michael G.

**Pittsburgh Water & Sewer Authority** vs Williams Frank, Williams Jeleela; GD-23-000111; Municipal Lien; Municipal Lien; 680.69; Atty(s): Moussa Monica Samir

**Pittsburgh Water & Sewer Authority** vs Rogowski Henry A.; GD-23-000112; Municipal Lien; Municipal Lien; 618.66; Atty(s): Moussa Monica Samir

**Pittsburgh Water & Sewer Authority** vs Parker Kevin T.; GD-23-000113; Municipal Lien; Municipal Lien; 837.68; Atty(s): Moussa Monica Samir

**Scott Township** vs Cox Laura A.; GD-23-000114; Municipal Lien; Municipal Lien; 164.36; Atty(s): McCabe Michael G.

**Scott Township** vs Crandall Jennie A.; GD-23-000115; Municipal Lien; Municipal Lien; 365.98; Atty(s): McCabe Michael G.

**Pittsburgh Water & Sewer Authority** vs Mary Jean O'Connell Trust; GD-23-000116; Municipal Lien; Municipal Lien; 669.93; Atty(s): Moussa Monica Samir

**Scott Township** vs Czarnecki Robert D., Czarnecki Velvet; GD-23-000117; Municipal Lien; Municipal Lien; 583.28; Atty(s): McCabe Michael G.

**Scott Township** vs Dymond Jacob, Dymond Alexandria Rae; GD-23-000118; Municipal Lien; Municipal Lien; 311.49; Atty(s): McCabe Michael G.

**Scott Township** vs Frances Jack, Frances Tricia; GD-23-000119; Municipal Lien; Municipal Lien; 242.47; Atty(s): McCabe Michael G.

**Pittsburgh Water & Sewer Authority** vs Langbein Jr. Lawrence J; GD-23-000120; Municipal Lien; Municipal Lien; 596.30; Atty(s): Moussa Monica Samir

**Scott Township** vs Grandview Investments LLC; GD-23-000121; Municipal Lien; Municipal Lien; 907.20; Atty(s): McCabe Michael G.

**Scott Township** vs Guttilla Matthew T.; GD-23-000122; Municipal Lien; Municipal Lien; 317.86; Atty(s): McCabe Michael G.

**Scott Township** vs Hennon Christopher J.; GD-23-000123; Municipal Lien; Municipal Lien; 394.40; Atty(s): McCabe Michael G.

**Scott Township** vs Highland Ventures Real Estate II LLC; GD-23-000124; Municipal Lien; Municipal Lien; 1274.15; Atty(s): McCabe Michael G.

## CIVIL DIVISION

### New Arbitration Suits

**Capital One Bank (USA) N.A.** vs Williams Chaz; AR-23-000001; Contract - Credit Card; Defendant's Appeal of MDJ; 2984.94; Atty(s): Pro Se

**Ciarkowski David J.** vs Security Credit Services LLC; AR-23-000003; Other Tort; Complaint; Atty(s): Frank Eugene D

**Discover Bank** vs Benton Robert Anthony; AR-23-000004; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Fuchs David L, Fuchs Teresa K

**Gahagan Elaine** vs Stefaniak Connie, Stefaniak Garrett E.; AR-23-000005; Other Tort; Defendant's Appeal of MDJ; 7000.00; Atty(s): Bole Matthew A

**Kaplan Michelle S.** vs Doyle Ken, Doyle Landscaping; AR-23-000006; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Pro Se

**Li Yuyu** vs Embassy Suites by Hilton Pittsburgh Downtown; AR-23-000007; Contract - Other; Petition to Proceed IFP; 21808.07; Atty(s): Pro Se

**Peak Technical Services Inc.** vs TSS Acquisition Company; AR-23-000009; Contract - Debt Collection; Complaint; 12500.00; Atty(s): Berent James M

**Lewis Nathan, Lewis Mark** vs O'Leary Kelly Francis; AR-23-000010; Motor Vehicle Accident; Complaint; Atty(s): LaCava Nick

**U.S. Bank National Association** vs Aveard Jason; AR-23-000011; Contract - Credit Card; Exhibits; 5536.78; Atty(s): Loewy Esq. Andrew

**U.S. Bank National Association** vs Grau Corey; AR-23-000012; Contract - Credit Card; Exhibits; 4762.18; Atty(s): Loewy Esq. Andrew

**U.S. Bank National Association** vs Pope Karyn; AR-23-000013; Contract - Credit Card; Exhibits; 15399.78; Atty(s): Loewy Esq. Andrew

**Friedlander Benjamin Joseph, Friedlander David L.** vs Jamison Heather E.; AR-23-000014; Motor Vehicle Accident; Complaint; 27707.20; Atty(s): Ries Jeffrey D

**Educap Inc.** vs Barvinchak Melanie; AR-23-000008; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Morris Gregg L

**Cavalry SPV I LLC** vs Albert Ashley; AR-23-000015; Contract - Credit Card; Complaint; 3169.44; Atty(s): Clafey John B.

**Progressive Advanced Insurance Company** vs Wheaton Jacquan T.; AR-23-000016; Motor Vehicle Accident; Complaint; 5216.65; Atty(s): Dougherty Michael J.

## ORPHANS' COURT

### Petitions & Motions

**Judge Lawrence J. O'Toole Lorrain Glaab:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: R. D. Glaab; 3011 of 2019.

**Staci Marie Perri:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: T. L. Kaylor, C. W. Readell; 3035 of 2019.

**Patricia L. Pohlman:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: R. S. Markovitz, J. K. Pohlman; 3144 of 2019.

**Richard C. Smith:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: K. Smith; 3298 of 2019.

**Harry E. Sawyer:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: P. F. Lawlor, T. G. Lawlor; 3474 of 2019.

**Cynthia Jane Iorio:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: J. Iorio; 4282 of 2019.

**Philma Chisholm:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: G. S. Chisholm; 4482 of 2019.

**Samuel E. Glover, Sr.:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: S. Glover Jr.; 4553 of 2019.

## BANKRUPTCY COURT

### Western District

**Robert A. Bezak, Jr. and Carolyn A. Bezak;** WESTMORELAND-PA; 22-22534; Atty: Mary Bower Sheats; Chapter: 13; Filed 12/28/2022; Judge Deller

**Kelly D. Neubauer;** WESTMORELAND-PA; 22-22535; Atty: Kenneth Steidl; Chapter: 13; Filed 12/28/2022; Judge Bohm

**Douglas Mizerak and Rachell Mizerak;** WESTMORELAND-PA; 22-22536; Atty: Corey J. Sacca; Chapter: 7; Filed 12/28/2022; Judge Bohm

**Donna Elain Pelar;** WESTMORELAND-PA; 22-22537; Atty: Corey J. Sacca; Chapter: 13; Filed 12/28/2022; Judge Taddonio

**Ronald Lee Fritzius;** BEAVER-PA; 22-22538; Atty: Scott Allen McKeel, Jr.; Chapter: 13; Filed 12/28/2022; Judge Taddonio

**Cheyenne R. Mazzulla;** ELK-PA; 22-10575; Atty: Kenneth Steidl; Chapter: 7; Filed 12/29/2022; Judge Taddonio

**Tyler J. Donaldson;** WARREN-PA; 22-10576; Atty: Kenneth Steidl; Chapter: 7; Filed 12/29/2022; Judge Deller

**Michael Louis Peres;** ERIE-PA; 22-10577; Atty: Michael S. Jan Janin; Chapter: 13; Filed 12/29/2022; Judge Taddonio

**Kevin M. Brestovich;** JEFFERSON-PA; 22-10578; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 12/29/2022; Judge Taddonio

**Clinton F. Demoss and Nicole M. Demoss;** CRAWFORD-PA; 22-10579; Atty: Daniel P. Foster; Chapter: 7; Filed 12/29/2022; Judge Deller

**Joseph W. Apgar, II;** MERCER-PA; 22-10580; Atty: Kenneth Steidl; Chapter: 7; Filed 12/29/2022; Judge Bohm

**EJR Ventures, LLC;** ALLEGHENY-PA; 22-22539; Atty: Michael J. Henny; Chapter: 7; Filed 12/29/2022; Judge Deller

**Dennis M. Thompson;** ARMSTRONG-PA; 22-22540; Atty: Kenneth Steidl; Chapter: 7; Filed 12/29/2022; Judge Deller

**Lucille M. Burns;** ALLEGHENY-PA; 22-22541; Atty: Donald R. Calaiaro; Chapter: 7; Filed 12/29/2022; Judge Taddonio

**Charles J. Miller, IV and Jamie L. Miller;** ALLEGHENY-PA; 22-22542; Atty: Mary Bower Sheats; Chapter: 7; Filed 12/29/2022; Judge Taddonio

**Charles Stephen Reese;** ALLEGHENY-PA; 22-22543; Atty: Michael J. Henny; Chapter: 7; Filed 12/29/2022; Judge Bohm

**Dana A. Shroyer;** FAYETTE-PA; 22-22544; Atty: Christopher M. Frye; Chapter: 7; Filed 12/29/2022; Judge Taddonio

**Carl E. Stockton, Jr.;** FAYETTE-PA; 22-22545; Atty: Sarah Elizabeth Connolly; Chapter: 7; Filed 12/29/2022; Judge Taddonio

**Danielle N. Anderson;** ALLEGHENY-PA; 22-22546; Atty: Kenneth Steidl; Chapter: 13; Filed 12/29/2022; Judge Taddonio

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CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**Pittsburgh Water & Sewer Authority** vs Borowski Robert; GD-23-000125; Municipal Lien; Municipal Lien; 638.23; Atty(s): Moussa Monica Samir

**Scott Township** vs Jablonski III Albert C; GD-23-000126; Municipal Lien; Municipal Lien; 763.26; Atty(s): McCabe Michael G.

**Scott Township** vs Lieu Lam Van, Lieu Thuy; GD-23-000127; Municipal Lien; Municipal Lien; 269.00; Atty(s): McCabe Michael G.

**Pittsburgh Water & Sewer Authority** vs Vega Jesse Dalton; GD-23-000128; Municipal Lien; Municipal Lien; 501.48; Atty(s): Moussa Monica Samir

**Scott Township** vs Macerelli Allen L, Macerelli Robyn L; GD-23-000129; Municipal Lien; Municipal Lien; 126.51; Atty(s): McCabe Michael G.

**Long Kenneth** vs Mikes Truck Service & Sales Inc; GD-23-000130; Against Property Owner; Praecipe for Writ of Summons; Atty(s): McClain Thomas J

**Pittsburgh Water & Sewer Authority** vs Pho Real Estate LLC; GD-23-000131; Municipal Lien; Municipal Lien; 724.63; Atty(s): Moussa Monica Samir

**Scott Township** vs McClory Edward F.; GD-23-000133; Municipal Lien; Municipal Lien; 247.73; Atty(s): McCabe Michael G.

**Scott Township** vs Moore Keisha D.; GD-23-000134; Municipal Lien; Municipal Lien; 266.89; Atty(s): McCabe Michael G.

**Scott Township** vs Muscia Ryan J.; GD-23-000135; Municipal Lien; Municipal Lien; 181.72; Atty(s): McCabe Michael G.

**Scott Township** vs Nero Adel F.; GD-23-000136; Municipal Lien; Municipal Lien; 299.81; Atty(s): McCabe Michael G.

**Scott Township** vs Panesi Erika H, Weger Linda Marie, Bradley Susan Lynn; GD-23-000137; Municipal Lien; Municipal Lien; 721.79; Atty(s): McCabe Michael G.

**Scott Township** vs Panesi Erika H, Weger Linda Marie, Bradley Susan Lynn; GD-23-000138; Municipal Lien; Municipal Lien; 240.86; Atty(s): McCabe Michael G.

**Scott Township** vs Panesi Erika H, Weger Linda Marie, Bradley Susan Lynn; GD-23-000139; Municipal Lien; Municipal Lien; 371.49; Atty(s): McCabe Michael G.

**Neumann Elizabeth M., Neumann Ron** vs City of Pittsburgh, Palais Real Estate LLC, Pittsburgh Water & Sewer Authority; GD-23-000141; Against Property Owner; Complaint; Atty(s): Halesy Christopher M.

**Chartiers Valley School District** vs Thomas Dennis; GD-23-000142; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1110.42; Atty(s): McCabe Michael G.

**Giglio Louise M.** vs City of Pittsburgh, Palais Real Estate LLC, Pittsburgh Water & Sewer Authority; GD-23-000143; Against Property Owner; Complaint; Atty(s): Halesy Christopher M.

**Woodland Hills School District** vs Vandivier Owen P; GD-23-000144; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 5726.21; Atty(s): McCabe Michael G.

**HGC Construction Co.** vs Artis Senior Living of Bethel Park LLC; GD-23-000145; Contract - Other; Praecipe for Writ of Summons; 900000.00; Atty(s): Gorton William T.

**Schreckengost Sara, Schreckengost Benjamin** vs Erie Insurance Company; GD-23-000146; Contract - Buyer Plaintiff; Complaint; Atty(s): Balzarini Jr. Edward J

**Kashi David, Kashi Aliza** vs Dollar Bank FSB; GD-23-000147; Quiet Title; Complaint; Atty(s): Solomon Brett A

**Scott Township** vs Romine Jesse C., Romine Kaelyn E.; GD-23-000148; Municipal Lien; Municipal Lien; 302.63; Atty(s): McCabe Michael G.

**Scott Township** vs Schnieders Ryan C; GD-23-000149; Municipal Lien; Municipal Lien; 701.83; Atty(s): McCabe Michael G.

**Scott Township** vs Seskey Regis; GD-23-000151; Municipal Lien; Municipal Lien; 244.32; Atty(s): McCabe Michael G.

**Scott Township** vs Shorall Thomas J.; GD-23-000152; Municipal Lien; Municipal Lien; 291.94; Atty(s): McCabe Michael G.

**Scott Township** vs Toms William J., Toms Joyce L.; GD-23-000153; Municipal Lien; Municipal Lien; 282.26; Atty(s): McCabe Michael G.

**Scott Township** vs Vazquez Javier A., Vazquez Jorge A.; GD-23-000154; Municipal Lien; Municipal Lien; 302.99; Atty(s): McCabe Michael G.

**Deutsche Bank National Trust Company** vs Wray George, Jeter Missy, Occupant; GD-23-000155; Ejectment; Complaint; Atty(s): Jarosh Sarah A

**Scott Township** vs Walnoha Edward M., Walnoha Janice; GD-23-000157; Municipal Lien; Municipal Lien; 974.91; Atty(s): McCabe Michael G.

**Scott Township** vs Welsh Timothy, Mack Jennifer; GD-23-000158; Municipal Lien; Municipal Lien; 459.34; Atty(s): McCabe Michael G.

**Scott Township** vs West Jr. Robert F; GD-23-000159; Municipal Lien; Municipal Lien; 544.57; Atty(s): McCabe Michael G.

**Elizabeth Forward School District** vs Unknown Heirs of Carmino Galzerano deceased, Unknown Heirs of Rose Galzerano deceased, Unknown Heirs of Henrietta Carozza deceased; GD-23-000160; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1517.00; Atty(s): Maiello Lawrence J.

**Scott Township** vs Williams Neil P., Garcia Alicia Camelia; GD-23-000161; Municipal Lien; Municipal Lien; 371.02; Atty(s): McCabe Michael G.

**Municipality of Penn Hills, Penn Hills School District** vs Unknown Heirs of Barbara Donato deceased; GD-23-000162; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 6061.87; Atty(s): Maiello Lawrence J.

**Hannan William, Hannan Vicki** vs DeLuca Jr. Ronald, Local5Restaurantgroup Inc., StLocal5Restaurantgroup LLC; GD-23-000163; Contract - Other; Complaint; Atty(s): Patterson Anthony E

**Pennsylvania Housing Finance Agency** vs Bowling Heather L; GD-23-000164; Ejectment; Complaint; Atty(s): Haller Leon P

**Midfirst Bank** vs Cargile John L, Cargile Joann; GD-23-000166; Mortgage Foreclosure; Complaint; 25405.07; Atty(s): Haller Leon P

**Commonwealth of PA Department of Revenue** vs Oluwole Brianna; GD-23-100013; Commonwealth Tax Lien; Personal Income Tax; 3838.62

**Commonwealth of PA Department of Revenue** vs Jankech Elizabeth M.; GD-23-100014; Commonwealth Tax Lien; Business Taxes; 24956.00

**Commonwealth of PA Department of Revenue** vs Seung H Kim; GD-23-100015; Commonwealth Tax Lien; Business Taxes; 26254.62

**Commonwealth of PA Department of Revenue** vs Rayman Mary Anne, Rayman Donald; GD-23-100016; Commonwealth Tax Lien; Personal Income Tax; 3836.28

**Commonwealth of PA Department of Revenue** vs Johnson Renada D.; GD-23-100017; Commonwealth Tax Lien; Personal Income Tax; 3845.59

**Commonwealth of PA Department of Revenue** vs Johnson Thomas E.; GD-23-100018; Commonwealth Tax Lien; Personal Income Tax; 3817.36

**Commonwealth of PA Department of Revenue** vs Brown Michael; GD-23-100019; Commonwealth Tax Lien; Personal Income Tax; 3842.32

**Commonwealth of PA Department of Revenue** vs Constantini Christian G.; GD-23-100020; Commonwealth Tax Lien; Personal Income Tax; 3823.94

**Commonwealth of PA Department of Revenue** vs Lisa P John P 1 LLC; GD-23-100021; Commonwealth Tax Lien; Business Taxes; 27758.30

**Commonwealth of PA Department of Revenue** vs Wasson Albert; GD-23-100022; Commonwealth Tax Lien; Business Taxes; 22606.25

**Commonwealth of PA Department of Revenue** vs Odom Management Group Inc.; GD-23-100023; Commonwealth Tax Lien; Business Taxes; 25733.45

**Commonwealth of PA Department of Revenue** vs Werntz Memorial Animal Hospital LLC; GD-23-100024; Commonwealth Tax Lien; Business Taxes; 23802.16

**Commonwealth of PA Department of Revenue** vs Golden Anna G., Golden John T.; GD-23-100025; Commonwealth Tax Lien; Personal Income Tax; 3834.12

**Commonwealth of PA Department of Revenue** vs Jenkins Joseph, Jenkins Coeli M.; GD-23-100026; Commonwealth Tax Lien; Personal Income Tax; 3855.28

**Commonwealth of PA Department of Revenue** vs Tomdel Inc.; GD-23-100027; Commonwealth Tax Lien; Business Taxes; 22698.14

**Commonwealth of PA Department of Revenue** vs Sheffey Robin M; GD-23-100028; Commonwealth Tax Lien; Personal Income Tax; 3845.98

**Commonwealth of PA Department of Revenue** vs Howmet Aerospace Inc; GD-23-100029; Commonwealth Tax Lien; Business Taxes; 22517.85

**Commonwealth of PA Department of Revenue** vs Aharon Nancy; GD-23-100030; Commonwealth Tax Lien; Personal Income Tax; 3829.67

**Commonwealth of PA Department of Revenue** vs Jones Charles D.; GD-23-100031; Commonwealth Tax Lien; Personal Income Tax; 3817.71

**Commonwealth of PA Department of Revenue** vs Robert C. Ferris; GD-23-100032; Commonwealth Tax Lien; Business Taxes; 22390.81

**Commonwealth of PA Department of Revenue** vs Svensson Steven; GD-23-100033; Commonwealth Tax Lien; Personal Income Tax; 3820.61

**Commonwealth of PA Department of Revenue** vs Sesame Garden Chinese Restaurant LI; GD-23-100034; Commonwealth Tax Lien; Business Taxes; 26660.22

**Commonwealth of PA Department of Revenue** vs Kazemlou Kobra, Ghafoori Mohammad A.; GD-23-100035; Commonwealth Tax Lien; Personal Income Tax; 3847.00

**Commonwealth of PA Department of Revenue** vs Nichols Terrence S.; GD-23-100036; Commonwealth Tax Lien; Personal Income Tax; 3829.99

**Commonwealth of PA Department of Revenue** vs Morningstar Charissa L.; GD-23-100037; Commonwealth Tax Lien; Personal Income Tax; 3835.78

**M&T Bank** vs Maiorano Leslie, Maiorano Stephen; MG-23-000008; Mortgage Foreclosure; Confidential Information Form; 93578.83; Atty(s): Linn Geraldine M.

**Nationstar Mortgage LLC** vs Garland Jason L., Garland Chastity R.; MG-23-000009; Mortgage Foreclosure; Complaint; 116814.39; Atty(s): Treglia Carolyn

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

**CIVIL DIVISION**

**New Arbitration Suits**  
(Continued from Page 1, Column 2)

**State Farm Mutual Automobile Insurance Company** vs Morand Jr. Letonio C., Oliver Patricia A.; AR-23-000017; Motor Vehicle Accident; Complaint; 12352.58; Atty(s): McElhanev Travis L

**Selective Insurance Company of America** vs Wodarek Malorie J.; AR-23-000018; Motor Vehicle Accident; Complaint; 13475.06; Atty(s): McElhanev Travis L

**UPMC Senior Communities-Heritage Place** vs Ramsey Dean L., Ramsey Betty J., Ramsey Sharyl L.; AR-23-000019; Contract - Debt Collection; Complaint; Atty(s): Beck Justin D.

**Green II Sean** vs Port Authority of Allegheny County; AR-23-000020; Motor Vehicle Accident; Complaint; Atty(s): Killion Katie A.

**JPMorgan Chase Bank N.A.** vs Valenta Mark; AR-23-000021; Contract - Debt Collection; Exhibits; 6068.26; Atty(s): Goodchild Julie E.

**Forsythe Finance LLC** vs Brooks Ada, Brice Daniel; AR-23-000022; Contract - Debt Collection; Exhibits; 14694.18; Atty(s): Tsarouhis Demetrios H.

**Winkler Chad** vs Big Bear Concrete Leveling; AR-23-000025; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Pro Se  
**Portfolio Recovery Associates LLC** vs Goughler Tom; AR-23-000038; Contract - Debt Collection; Exhibits; 839.02; Atty(s): Polas Jr. Robert N.

**Portfolio Recovery Associates LLC** vs Abriatis Tera; AR-23-000040; Contract - Debt Collection; Exhibits; 1772.37; Atty(s): Polas Jr. Robert N.

**Portfolio Recovery Associates LLC** vs Heckman Cindy; AR-23-000041; Contract - Debt Collection; Exhibits; 777.41; Atty(s): Polas Jr. Robert N.

**Portfolio Recovery Associates LLC** vs Lesko Mary; AR-23-000043; Contract - Debt Collection; Exhibits; 4153.45; Atty(s): Polas Jr. Robert N.

**Portfolio Recovery Associates LLC** vs Eshaghi Nava; AR-23-000044; Contract - Debt Collection; Exhibits; 3863.49; Atty(s): Polas Jr. Robert N.

**Foster Donald R** vs Smith Carl; AR-87-004739; Pre-computer case; Settled and Discontinued; Atty(s): Pro Se

**Midland Credit Management Inc.** vs Baumgartner Thomas; AR-23-000039; Contract - Credit Card; Order of Court - IFP Granted; 1575.59; Atty(s): Pro Se

**Classic Chevrolet** vs Quigley Kevin; AR-23-000042; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Fischette Joseph A

**Bennett Sean** vs Makray Zachary Joseph; AR-23-000045; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Pro Se

**Raines Kizuwanda** vs Shields Brian; AR-23-000063; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Pro Se

**Shields Brian** vs Raines Kizuwanda; AR-23-000064; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Pro Se

**Discover Bank** vs Boyd Christine A.; AR-23-000069; Contract - Credit Card; Exhibits; 13355.64; Atty(s): Pomy Matthew Weston

**Forsythe Finance LLC** vs Hester Laneice; AR-23-000070; Contract - Debt Collection; Exhibits; 5722.97; Atty(s): Tsarouhis Demetrios H.

**COURT NOTICES**

**Court of Common Pleas of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE**

**February 2023**

- February 1 - Judge Cozza
  - February 2 - Judge Cozza
  - February 3 - Judge Cozza
  - February 6 - Judge Hens-Greco
  - February 7 - Judge Hens-Greco
  - February 8 - Judge Hens-Greco
  - February 9 - Judge Hens-Greco
  - February 10 - Judge Hens-Greco
  - February 13 - Judge Spurgeon
  - February 14 - Judge Spurgeon
  - February 15 - Judge Spurgeon
  - February 16 - Judge Spurgeon
  - February 17 - Judge Spurgeon
  - February 20 - Holiday
  - February 21 - Judge Middleman
  - February 22 - Judge Middleman
  - February 23 - Judge Middleman
  - February 24 - Judge Middleman
  - February 27 - Judge McCrady
  - February 28 - Judge McCrady
- 22-05091

**Court of Common Pleas of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **MONDAY, FEBRUARY 27, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, APRIL 10, 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**  
23-00133

**Court of Common Pleas of Allegheny County**

**Orphans' Court Judges Motions Schedule for the Month of February 2023**

**Week of**

- February 6 - Judge Williams
  - February 13 - Judge Marmo
  - February 20 - Judge O'Toole
  - February 27 - Judge McCarthy
- 23-00049

**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**

**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 SCHEDULES**

**Daily Jury and Non-Jury Trial List**

**Judge Patrick M. Connelly**  
**City-County Building**  
**Room 711**  
**9:00 a.m.**

**Monday**  
**January 23, 2023**

**Jury Trials**

(158B) AR-20-4787  
Eugene G. Grattan, Jr. vs MAC Remodeling; P-Atty: Michael A. Farnan; D-Atty: Thomas Anthony Will; 2x

**Non-Jury Trials**

(160) AR-21-5075  
Mark R. Grenadier, DDS vs William Blaney; P-Atty: Pro Se; D-Atty: Pro Se; 1x

**Criminal Division**

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

**Wednesday**  
**January 25, 2023**

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

**Judge Bruce R. Beemer**  
**Courtroom 5E01**

**CR-0000449-22;** Lois A. Davis; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Nicholas Urbano**

**CR-0004241-22;** Katie Lynn Elk; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

**CR-0006153-22;** Malik White; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

**Judge Alexander P. Bicket**  
**Courtroom 321**

**CR-0003918-22;** Jeffrey D. Carlson; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert L. Foreman**

**Judge Kelly Bigley**  
**Courtroom 525**

**CR-0007399-19;** Kylie Qwinar Benjamin; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0000268-20;** Clinton Jake Carter; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**



**CR-0006796-22;** Austin Ryan Celmer; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0002100-19;** James Leon Davis; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

**CR-0006456-20;** Aaron David Fischer; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0005136-19;** John Harold Greene; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Komron Jon Maknoon**

**CR-0006048-22;** Morgan Kent Grimm; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0005431-22;** Robert Henry Hall; DUI: Highest Rte of Alc (BAC .16+) 4th Off & Sub; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jan Ira Medoff**

**CR-0006055-22;** Brenden Richar Lawrence; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003540-19;** Patricia A. McGrath; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0006049-22;** Jason John Ring; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Randall T. Ricciuti**

**CR-0005823-22;** Rabi Gautam Siwa; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Randall T. Ricciuti**

**CR-0012654-19;** Nathaniel Deondrea Thomas; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Thomas Flaherty  
Courtroom 324**

**CR-0003999-22;** Duval Mulik Allen; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

**CR-0008450-21;** Duval Mulik Allen; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James A. Wymard**

**CR-0006556-22;** Dennis Hough; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**CR-0006557-22;** Dennis Hough; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**CR-0006278-22;** Chyna Dre Howze; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime;

ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

**CR-0006279-22;** Chyna Dre Howze; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

**CR-0006281-22;** Chyna Dre Howze; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

**CR-0003195-22;** Albert Keith White; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

**CR-0003201-22;** Albert Keith White; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

**Judge Elliot Howsie  
Courtroom 533**

**CR-0004391-22;** Christian Patric Albert; Accidents Involving Death or Injury While Not Licensed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**CR-0005135-22;** Michael Daniel Caputo; Harassment - Comm. Repeatedly in Another Manner; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**CR-0004531-22;** Darius Douglass; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0005222-22;** Stephen Foreman; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Ohara Hamlin;** D-atty: **Benjamin Matthew Jackson**

**CR-0005267-22;** Stephen Foreman; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**CR-0005656-22;** Stephen Foreman; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Ohara Hamlin;** D-atty: **Benjamin Matthew Jackson**

**CR-0009098-18;** Michael Joel Lydinger; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0004454-22;** Ebony Crystal McWright; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carl Marcus**

**CR-0003956-22;** Jonah Reid; Contraband/Controlled Substance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**CR-0008110-21;** Steven W. Schaeffer; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0004614-22;** Jaquawn Ramon Underwood; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

**Judge Beth A. Lazzara  
Courtroom 313**

**CR-0008929-21;** Brandon Blye; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisa Vogel Caulfield**

**CR-0005249-21;** Keenan Young; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**Judge Anthony M. Mariani  
Courtroom 316**

**CR-0006671-22;** Gregory D. Alred; Aggravated Assault - Victim Less Than 6 and Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Leslie A. Perlow**

**CR-0004593-22;** Raymond Daline Griffin; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0007138-22;** Curtis Vernon Griffith Jr.; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

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

**CR-0006840-22;** Eric Strasser; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Jill E. Rangos  
Courtroom 327**

**CR-0002644-22;** Jason Riback; Incest of Minor - Complainant Under 13 Years; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Carl Townsend**

**CR-0000313-20;** Shawn Michael Schantz; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Timothy Nicholas Tomasic**

**CR-0005125-20;** Master William Thornton; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**Judge Kevin G. Sasinowski  
Courtroom 506**

**CR-0006839-22;** Lawrence Barren; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0007165-22;** John Gehlert; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael B. Kalocay**

**CR-0005377-22;** Jharon Rasheed McHenry; Robbery-Threat Immed Ser Injury; ADA: **Alexander Young Wilkinson;** D-atty: **Turahn Lamont Jenkins**

**CR-0007166-22;** Jamie Michalski; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0006846-22;** Ronald D. Roth; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0001838-22;** Lamont James Sherrell Jr.; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0001164-22;** Angeliquic Washington; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

**CR-0001172-22;** Pernel Washington; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

**CR-0008933-21;** Tiffany Elaine Wingrove; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**Judge Jennifer Satler  
Courtroom 527**

**CR-0004925-22;** Brandon Esu; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David D. Pardini**

**CR-0006511-22;** James Geramita; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0006741-22;** Julian Lockridge-Hurt; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0004477-22;** Richard A. Owens; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0003322-22;** Ryan Matthew Rochelle; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**Judge Randal B. Todd  
Courtroom 310**

**CR-0007894-21;** Johnathan Allison; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

**CR-0013335-14;** Elaina Brown; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Art Ettinger**

**CR-0003801-22;** Anthony Clifford Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0001992-22;** Curtis Davis; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

**CR-0005978-22;** Jerred Duncan; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Henderson**

**CR-0004886-16;** Terry C. Johnson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

**CR-0005972-22;** Quaziah Marquae Jones; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Henderson**

**CR-0003886-22;** Richard Lowery; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max Daniel Cotton**

**CR-0006191-21;** Jeffrey R. McLindon Jr.; Dec Bus Pract - Sale Less Than Quant; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0009214-21;** Jeffrey R. McLindon Jr.; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

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

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

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

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

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

**CR-0002014-22;** Jason Moran; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

**CR-0003418-21;** Christopher James Motta; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0004281-22;** Michael Runion; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max Daniel Cotton**

**CR-0014048-19;** John G. Tarr; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce W. Blissman**

**CR-0003345-22;** Finel Thompson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric James Randolph**

**CR-0007018-20;** Rammir Tolbert; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

**CR-0002761-22;** Anthony Jondel Williams; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Henderson**

**CR-0003876-22;** Anthony Jondel Williams; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Henderson**

## Arbitration Trial List

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

Wednesday  
January 25, 2023

**GD-21-010753;** Pleasant vs Port Authority of Allegheny County; P-atty: **Mark D. Troyan, Jacob Landau;** D-atty: **Roger W. Foley Jr.**

**AR-22-004086;** Green vs General Motors LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

**AR-22-004082;** Midgley vs CWPOH Inc.; P-atty: **James M. Herb, Joshua Winters;** D-atty: **Gregory Mallon**

**AR-22-004080;** New Choice Home Deco Inc. vs Bercik; P-atty: **Jesse Chen;** D-atty: **Jeffrey T. Morris**

**AR-22-004079;** Ahmadian, et al vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

**AR-22-004078;** Engle vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

**AR-22-004068;** Rodriguez vs FCA US LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-22-004067;** Williams vs FCA US LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-22-004058;** Discover Bank vs Marshall; P-atty: **Matthew Weston Pomy**

**AR-22-004056;** Stokes vs Sutton, et al; P-atty: **Edward J. Balzarini Jr.**

**AR-22-004055;** Accelerated Inventory Management vs Barton, et al; P-atty: **Demetrios H. Tsarouhis**

**AR-22-004052;** Oliphant Financial LLC vs Bartlett; P-atty: **Demetrios H. Tsarouhis**

**AR-22-003925;** Mullinary vs Frances; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-22-003901;** Decroo vs Superior Flooring Pgh; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-22-003539;** Synchrony Bank vs Baggetta; P-atty: **Gregg L. Morris**

**AR-22-002852;** Funk vs Minton; P-atty: **Gianni Floro**

**AR-22-002751;** Erie Insurance Company vs Inscho, et al; P-atty: **Katie Elizabeth Pakler;** D-atty: **Pro Se**

**AR-22-002075;** Cavalry SPV I LLC vs Thom; P-atty: **John B. Claffey**

**AR-22-001874;** Hicks vs Hyundai Motor America; P-atty: **Robert A. Rapkin;** D-atty: **James F. Marrion**

**AR-22-001782;** Bank of America N.A. vs Kanski Jr.; P-atty: **Kellie T. Hannum**

**AR-22-000650;** O'Toole vs Sure Settlement LLC; P-atty: **David J. Eckle**

**AR-22-000543;** State Farm Fire & Casualty Insurance Company vs Sidelines Tree Service, LLC; P-atty: **Patrick Clerkin;** D-atty: **Andrew O. Stiffler**

**AR-22-000435;** Portfolio Recovery Associates LLC vs Stevens; P-atty: **Robert N. Polas Jr.;** D-atty: **Travis A. Gordon**

**AR-22-000342;** Community Bank N.A. vs Patterson; P-atty: **Robert Peter Sheils**

**AR-21-003124;** Shaw vs Molina; P-atty: **Matthew Feinman;** D-atty: **Brandon M. Eberle**

**AR-20-004960;** Geico Advantage Insurance vs Guerra-Rivera, et al; P-atty: **Paul M. Schofield Jr.;** D-atty: **Thomas E. Brenner**

**AR-20-000354;** Community Bank N.A. vs Henderson; P-atty: **Robert Peter Sheils**

## Summary Appeals Branch

Judge Alexander P. Bicket  
City-County Building  
Room 821

Wednesday  
January 25, 2023

### Hearings

**SA-0000822-22;** Comm. of PA vs William Damon Anderson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001275-19;** Comm. of PA vs Jennifer Lynn Bigley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000955-20;** Comm. of PA vs Jennifer Lynn Bigley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001155-22;** Comm. of PA vs Christopher D. Byrd; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000174-22;** Comm. of PA vs Shannon M. Cleary; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001356-22;** Comm. of PA vs Autumn Danielle Cook; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001357-22;** Comm. of PA vs Autumn Danielle Cook; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000397-21;** Comm. of PA vs Robert D. Cravener Sr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000441-21;** Comm. of PA vs Robert D. Cravener Sr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001259-21;** Comm. of PA vs Gregory H. Crouch; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001358-22;** Comm. of PA vs Deric Lee Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001069-22;** Comm. of PA vs John Edwards Gatts; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000643-21;** Comm. of PA vs Tawnya Haddock; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000715-22;** Comm. of PA vs Craig Lee Hayden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001359-22;** Comm. of PA vs William Hohman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001360-22;** Comm. of PA vs Dominick Ily; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000835-22;** Comm. of PA vs Jonathan Kingsley Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000390-21;** Comm. of PA vs James Clyde Kelly; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000777-22;** Comm. of PA vs James B. Lengyel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001345-22;** Comm. of PA vs Martin Thomas Moore; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000537-21;** Comm. of PA vs Theresa Lee Morrow; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000090-22;** Comm. of PA vs Zakery Maxwell Morrow; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000533-22;** Comm. of PA vs Stacy Pashel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001346-22;** Comm. of PA vs Autumn Ruth; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001344-22;** Comm. of PA vs Patricia Lynn Sandman; P-atty: **Emily Elizabeth Shanahan**

**SA-0000807-22;** Comm. of PA vs Tanner Vargo-Lewis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000781-22;** Comm. of PA vs Zyaair Washington; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## LEGAL ADS

## Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, February 6, 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 MONDAY, FEBRUARY 6, 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. TUESDAY, FEBRUARY 7, 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, FEBRUARY 13, 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."

## Aspinwall

39. Patricia L. Held  
GD-22-002817—\$1,569.71  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Aspinwall: Having erected thereon a one story commercial building being known as 103 Delafield Road, Pittsburgh, PA 15215. Deed Book Volume 11208, Page 155, Block & Lot 171-E-60.

## Avalon

65. Mary Rose Siebert, as Believed Heir of the Estate of Richard Allen Siebert a/k/a Richard Alan Siebert; Unknown Heirs of the Estate of Richard Allen Siebert a/k/a Richard Alan Siebert (if any); Unknown Administrators of the Estate of Richard Allen Siebert a/k/a Richard Alan Siebert (if any)

MG-19-000754—\$36,576.71  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 545 Marie Avenue, Pittsburgh, PA 15202. Document Number 112553, Deed Book Volume 09539, Page 279. Block and Lot Number 0214-S-00341-0000-00.

## Baldwin Borough

82. Lynden Goehring  
MG-22-000634—\$111,771.66  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 578 Brinwood Avenue, Pittsburgh, PA 15227. Deed Book Volume 17129, Page 55. Block and Lot Number 0094-B-00336-0000-00.

## Bethel Park

30. Mary Whitehead, Solely as Heir of the Estate of Mark Whitehead, Deceased and Richard Whitehead, Solely as Heir of the Estate of Mark Whitehead, Deceased and Christopher A. Whitehead, Solely as Heir of the Estate of Mark Whitehead, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Mark Whitehead, Deceased  
MG-21-000233—\$114,652.25  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a 2 story dwelling being known and numbered as 4468-4470 3rd St., Bethel Park, PA 15102. Deed Book 12597, Page 23. Block and Lot Number 317-F-27.

## Brackenridge

22. Tanya Fleming  
MG-22-000538—\$54,519.06  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 869 Sixth Avenue, Brackenridge, PA 15014. Deed Book Volume 14435, Page 192. Block and Lot Number 1224-B-263.

## Brentwood

61. Christian Aggazio  
MG-22-000685—\$160,006.44  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 4034 Cloverlea Street, Pittsburgh, PA 15227. Document Number 2020-22840, Deed Book Volume 18127, Page 539. Block and Lot Number 0188-N-00255-0000-00.

## Bridgeville

26. Caryn S. Falcone  
MG-20-000064—\$67,946.57  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 1349 Pesavento Drive, Bridgeville, PA 15017. Deed Book 5078, Page 493. Block and Lot Number 254-J-322.

36. Stacey Ann Arensberg  
GD-19-016190—\$2,353.98  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a two story frame house being known as 269 Prestley Road, Bridgeville, PA 15017. Deed Book Volume 15315, Page 502. Block & Lot No. 255-A-105.

## City of Clairton

89. Walter E. Jaskulski  
GD-21-012784—\$4,273.41  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a two story brick house being known as 426 Baker Avenue, Clairton, PA 15025. Deed Book Volume 11513, Page 462. Block & Lot No. 879-S-243.

## Collier

1. Stanley C. Perkowski  
MG-20-000271—\$173,273.91  
Keri P. Ebeck, Esq.  
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a residential dwelling being known and numbered as 134 Baldwin Road, Carnegie, PA 15106. Deed Book Volume 13761, Page 190, Block and Lot Number 202-F-12.

83. John S. Weigner a/k/a John Weigner a/k/a John S. Weigner, Jr.  
MG-22-000452—\$74,974.57  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Collier Township: Having erected thereon a dwelling being known and numbered as 1028 Franklin St., Oakdale, PA 15071. Deed Book Volume 9076, Page 639. Block and Lot Number 0331-N-00007-0000-00.

## Crescent

10. Philip J. McNally  
GD-19-012328—\$20,504.69  
Danielle Guarascio, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a two story dwelling, known as 234 Spring Run Road, Crescent, PA 15046. Deed Book 14334, Page 268. Block and Lot Number 702-G-94.

## Dormont

20. Capital Real Estate Construction LLC  
GD-21-011851—\$11,406.42  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a commercial office building being known and numbered as 3015 West Liberty Avenue, Pittsburgh, PA 15216. Deed Book 15402, Page 175. Block and Lot Number 98-D-313.

56. Donna Lee Karafilis  
MG-22-000147—\$70,130.69  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling being known and numbered as 3262 Eastmont Avenue, Pittsburgh, Pennsylvania 15216. Deed Book Volume 8458 Page 255, Block and Lot Number 98-R-339.

### Dravosburg

#### 91. Thomas Wayne Limley and Cheryl Ann Limley

GD-05-012534—\$8,923.15  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a two story frame house being known as 34 Park Avenue, Dravosburg, PA 15034. Deed Book Volume 6221, Page 241. Block & Lot No. 309-L-104.

### Duquesne

#### 44. Daniel H. Freet

GD-22-009576—\$45,538.40  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the City of Duquesne: Having erected thereon a dwelling being known and numbered as 717 Foster Avenue Duquesne, PA 15110. Deed Book Volume 12724, Page 102. Block and Lot 0306-D-00024-0000-00.

### East McKeesport

#### 86. Thomas C. Gwillim, With Notice to Heirs and Assigns

GD-19-001878—\$3,020.54  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a one story frame house being known as 1116 Morrelle Avenue, East McKeesport, PA 15035. Deed Book Volume 11610, Page 198. Block & Lot No. 547-A-346.

#### 87. CH2GH, LLC

GD-19-000377—\$6,411.95  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two story frame house being known as 958 5th Avenue, East McKeesport, PA 15035. Deed Book Volume 13978, Page 446. Block & Lot No. 547-B-289.

### Edgewood

#### 23. Arthur J. Drexler

MG-22-000446—\$156,407.91  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Second Ward of Edgewood Borough: Having erected thereon a dwelling being known and numbered as 449 Morris St., Pittsburgh, PA 15218. Deed Book Volume 17242, Page 308. Block and Lot Number 0233-P-00036-0000-00.

#### 38. Jay Steinitz and Shauna Tallentire

GD-19-014475—\$16,117.14  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a two and a half story masonry frame house being known as

147 Oakview Avenue, Pittsburgh, PA 15218. Deed Book Volume 11793, Page 185. Block & Lot No. 234-E-263.

### Elizabeth Borough

#### 16. Amy M. Marghella, Executrix for the Estate of Robert R. Grice, Jr., Deceased

GD-22-003287—\$17,486.42  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 520 Ferry St., Elizabeth, PA 15037. Deed Book 17218, Page 38. Block and Lot Number 1133-R-150.

#### 55. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Charles A. Flowers, Deceased

GD-22-003416—\$63,008.18  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 604 Church Street, Elizabeth, Pennsylvania 15037. Deed Book 4251, Page 187. Block and Lot Number 1132-E-212.

### Elizabeth Township

#### 15. Tara K. Lofstrom

GD-22-003289—\$16,906.29  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 136 Similo Dr., Elizabeth, PA 15037. Deed Book 14944, Page 572. Block and Lot Number 1132-K-347.

#### 47. Irie Johnsta Mack

MG-20-000246—\$121,150.46  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 833 Everglade Dr. McKeesport, PA 15135. Deed Book Volume 17442, Page 295. Block and Lot 0652-R-00370-0000-00.

#### 69. Amie Lynn Keeler and Matthew T. Keeler

MG-22-000307—\$138,520.34  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 501 Elizabeth Avenue, Elizabeth, Pennsylvania 15037. Deed Book 17740, Page 583, Instrument No. 2019-25747, Block and Lot Number 1132-G-124.

#### 72. Barry P. Gidel

MG-22-000096—\$95,659.32  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 431 Stonybrook Drive, Elizabeth, PA 15037. Deed Book Volume 5861, Page 529. Block and Lot 1270-C-00354-0000-00.

### Forest Hills

#### 28. The Unknown Heirs of Kevin E. Patterson Deceased, Ariadne Patterson Solely in Her Capacity as Heir of Kevin E. Patterson, Deceased, Crystal Patterson Solely in Her Capacity as Heir of Kevin E. Patterson, Deceased, and Keitaro Patterson

#### Solely in His Capacity as Heir of Kevin E. Patterson, Deceased

MG-21-000182—\$181,875.43  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a dwelling being known and numbered as 1010 Braddock Road, Pittsburgh, PA 15221. Deed Book 14428, Page 425. Block and Lot Number 298-M-150.

### Forward

#### 70. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Charles William Pavelchak, deceased

GD-21-014377—\$36,529.64  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a dwelling being known and numbered as 3281-3283 Rainbow Run Road, Monongahela, PA 15063. Deed Book Volume 7464, Page 213. Block and Lot 2469-C-00096-0000-00.

### Fox Chapel

#### 81. Elizabeth Berger

GD-21-015120—\$4,800.97  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Fox Chapel: Having erected thereon a one story brick house being known as 419 Valley Drive, Pittsburgh, PA 15215. Deed Book Volume 14732, Page 424. Block & Lot No. 169-H-285.

### Glassport

#### 68. The Unknown Heirs of Catherine L. Bonacci, Deceased

GD-22-006899—\$10,767.00  
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 902 Vermont Ave., Glassport, PA 15045. Deed Book 4938, Page 113. Block and Lot Number 558-L-199.

#### 80. Albert Boboth and Mary Sue Boboth, Known Heirs of Patricia A. Boboth, Deceased; and the Unknown Heirs of Patricia A. Boboth, Deceased

GD-22-006522—\$15,192.68  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 25 Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 10386, Page 60. Block and Lot Number 467-C-73.

### Heidelberg

#### 37. George E. Tracey, Jr.

GD-19-013713—\$3,861.30  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a one story brick house being known as 526 Madison Avenue, Carnegie, PA 15106. Deed Book Volume 17051, Page 457. Block & Lot No. 101-F-259.

#### 49. Beth Ann Mikus

MG-20-000129—\$105,783.31  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a dwelling being known and numbered as 531 Lincoln Avenue, Carnegie, PA 15106. Deed Book Volume 12190, Page 280. Block and Lot 0101-F-00093-0000-00.

### Leetsdale

#### 76. Ambridge Restoration Partners, LP

GD-22-011497—\$225,178.39  
Preston D. Jaquish, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a single-family dwelling known as 5 Winding Road, Leetsdale, PA 15056, and Deed Book Volume 17250, Page 325. Block and Lot Number 601-D-3.

### Lincoln

#### 67. Linda A. Rodman and Mark J. Rodman

GD-21-014951—\$22,636.40  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: (Parcel I) Having erected thereon a single family dwelling being known and numbered as 2122 Lincoln Blvd., Elizabeth, PA 15037; Deed Book Volume 9535, Page 30; Block and Lot Number 1001-L-391.

And (Parcel II) Being vacant land known as Lincoln Blvd., Elizabeth, PA 15037. Deed Book 9535, Page 30; Block and Lot Number 1001-G-5.

### Marshall

#### 52. Mamata Mohanty and Subhendra Mattagajasingh

MG-21-000145—\$210,765.09  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 848 Hillcrest Circle, Wexford, PA 15090. Deed Book Volume 12734, Page 318. Block and Lot 1497-M-00049-0000-00.

#### 77. L. Joyce Evans a/k/a Lois Joyce Evans; Samuel E. Evans; and the United States of America

MG-18-000095—\$903,211.52  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling being known and numbered as 113 Burry Avenue, Bradford Woods, PA 15015. Document Number 2004-32782, Deed Book Volume 12198, Page 405. Block and Lot Number 1657-L-00002-0000-00.

#### 79. Donald Hammel a/k/a Donald C. Hammel; and Jeanne Brooks Hammel a/k/a Jeanne B. Hammel

MG-19-000727—\$2,411,538.05  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling being known and numbered as 310 Mingo Road, Wexford, PA 15090. Document Number 2006-41258, Deed Book Volume 13084, Page 438. Block and Lot Number 1655-C-00008-0000-00.

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**Town of McCandless**

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**71. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Matthew E. Mehelic, Deceased, Matthew E. Mehelic, Jr., known Heir of Matthew E. Mehelic, deceased, Mary June Mehelic, known Heir of Matthew E. Mehelic, deceased**

MG-19-000765—\$48,626.68  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8559 Wittmer Road, Pittsburgh, PA 15237. Deed Book Volume 12360, Page 593, Block and Lot 0713-M-00238-0000-00.

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**City of McKeesport**

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**73. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ruth A. Seabolt, deceased**

MG-19-001061—\$43,037.47  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2708 Garbett Street, McKeesport, PA 15132. Deed Book Volume 12894, Page 249, Block and Lot 0381-F-00128-0000-00.

**90. The Unknown Heirs of Diane M. House, Deceased**

GD-22-007495—\$3,325.42  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 9: Having erected thereon a two story frame house being known as 2727 Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 5733, Page 669. Block & Lot No. 464-H-120.

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**McKees Rocks**

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**78. Catherine Angelo, as Believed Heir of the Estate of Lawrence J. Populo; Karen Pelkey, as Believed Heir of the Estate of Lawrence J. Populo; Charles Populo, as Believed Heir of the Estate of Lawrence J. Populo; William Populo, as Believed Heir of the Estate of Lawrence J. Populo; Unknown Heirs of the Estate of Lawrence J. Populo (if any); Unknown Administrators of the Estate of Lawrence J. Populo (if any)**

GD-22-008297—\$12,526.30  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 916 1st Street, McKees Rocks, PA 15136. Deed Book Volume 6408, Page 816. Block and Lot Number 0072-M-00085-0000-00.

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**Monroeville**

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**50. Amanda Probst, known Heir of Jerry L. Boyko, deceased, B.B., minor, known Heir of Jerry L. Boyko, deceased, J.B., minor, known Heir of Jerry L. Boyko, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jerry L. Boyko, deceased**

MG-22-000276—\$79,022.24  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 411 A Street, Monroeville, PA 15146. Deed Book Volume 14170, Page 57, Block and Lot 0545-M-00194-0000-00.

**62. Bunny Laverne Saddler, as Believed Heir of the Estate of George Saddler; Romie Saddler, as Believed Heir of the Estate of George Saddler; Unknown Heirs of the Estate of George Saddler (if any); Unknown Administrators of the Estate of George Saddler (if any); Darlene Saddler, as Believed Heir of the Estate of George Saddler, Jr.; Unknown Heirs of the Estate of George Saddler, Jr. (if any); Unknown Administrators of the Estate of George Saddler, Jr. (if any)**

GD-22-003469—\$70,048.01  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 210 Garden City Drive, Monroeville, PA 15146. Document Number 2003-40934, Deed Book Volume 11865, Page 95. Block and Lot Number 0743-D-00182-0000-00.

**88. Robin L. Kaczynski**

GD-17-007866—\$7,042.55  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant residential land known as Interlaken Drive, Monroeville, PA 15146 f/k/a 306 Interlaken Drive, Monroeville, PA 15146. Deed Book Volume 7495, Page 102. Block & Lot No. 1108-H-218.

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**Moon**

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**4. William E. Frew, Jr. and Betty L. Frew**

MG-22-000358—\$7,810.50  
David W. Raphael, Esq.  
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, in the Township of Moon: Having erected thereon a dwelling being known and numbered as 222 Burch Drive, Coraopolis, PA 15108, By Deed Dated September 12, 1966, and Recorded on September 12, 1996, in the Department of Real Estate of Allegheny County at Deed Book Volume 4367, Page 397. Block 416-S, Lot 88.

**29. Lee C. Pingree, Jr.**

MG-22-000135—\$144,499.77  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a 1 story dwelling being known and numbered as 342 Moon Clinton Road, Coraopolis, PA 15108. Deed Book 17304, Page 461, Block and Lot Number 806-D-239.

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**Mt. Lebanon**

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**6. Robert J. Kennedy and Victoria Dedonato Kennedy, Husband and Wife**

GD-22-003587—\$28,185.63  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 30 Lemoyne Avenue, Pittsburgh, Pennsylvania 15228-2155, Deed Book Volume 9315, Page 175, Block and Lot 141-P-326.

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**North Braddock**

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**53. Mary Phyllis McLaughlin**

GD-21-014014—\$92,037.59  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a dwelling being known and numbered as 1300-1302 Packer Avenue, Braddock, PA 15104. Deed Book Volume 9030, Page 390, Block and Lot 0302-K-00025-0000-00.

**85. Jennifer Henderson a/k/a Jennifer Ludwig & the Unknown Heirs of Darryl J. Henderson, Jr., Deceased**

GD-22-002738—\$34,001.89  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house being known as 243 Hawkins Avenue, Braddock, PA 15104. Deed Book Volume 11240, Page 154. Block & Lot No. 236-H-174.

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**North Versailles**

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**3. Carl B. Heywood**

MG-17-001171—\$204,109.19  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 111 Central Avenue, North Versailles, PA 15137. Deed Book Volume 5705, Page 7, Block and Lot 0457-D-00123-0000-00.

**57. Robert P. Obringer**

MG-22-000703—\$66,369.52  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 164 Central Avenue, North Versailles, PA 15137. Deed Book Volume 14351, Page 593. Block and Lot Number 456-R-184.

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**Penn Hills**

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**17. Stacie Ann Arenth now known as Stacie Ann Sturchio**

GD-21-011635—\$18,807.07  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon 1/2 of a two story brick double dwelling being known and numbered as 269 Universal Road, Pittsburgh, PA 15235. Deed Book 14885, Page 90. Block and Lot Number 449-S-343.

**18. The Unknown Heirs of Theodore R. Thomas, Deceased**

GD-22-006172—\$17,601.65  
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 8078 Aber Road, Verona, PA 15147. Deed Book 8228, Page 410. Block and Lot Number 295-F-374.

**25. John Gatto, II and Melody M. Gatto**

MG-20-000372—\$114,899.56  
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 116 Marshall Dr., Pittsburgh, PA 15235. Deed Book Volume 10941, Page 241. Block and Lot Number 0370-M-00352-0000-00.

**54. James W. Schultz**

MG-22-000427—\$60,270.69  
Powers Kirm, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 929 Jefferson Heights Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 14381, Page 583, Instrument No. 2010-25050, Block and Lot Number 540-A-120.

**64. Vanessa Portis, as Believed Heir of the Estate of Preston J. Portis; Melissa Portis, as Believed Heir of the Estate of Preston J. Portis; Rosemary Portis, as Believed Heir of the Estate of Preston J. Portis; Deandre Portis, as Believed Heir of the Estate of Preston J. Portis; Unknown Heirs of the Estate of Preston J. Portis (if any); Unknown Administrators of the Estate of Preston J. Portis (if any)**

MG-22-000038—\$57,930.60  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1216 Universal Road, Pittsburgh, PA 15235. Document Number 2012-18673, Deed Book Volume 14956, Page 229. Block and Lot Number 0539-C-00056-0000-00.

**66. Mark A. Nelson**

MG-18-000295—\$141,310.07  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 241 Shenandoah Drive, Pittsburgh, PA 15235. Deed Book Volume 9641, Page 342. Block and Lot Number 0537-N-00270-0000-00.

**84. Thomas Clowney a/k/a Thomas C. Clowney**

MG-22-000473—\$175,916.98  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 143 Castle Drive, Pittsburgh, PA 15235. Deed Book 12550, Page 252. Block and Lot Number 449-F-47.

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**Port Vue**

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**60. James Richel a/k/a James P. Richel and Jaime Richel a/k/a Jaime L. Richel**

MG-19-000965—\$79,055.13  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 909 Monroe Avenue, McKeesport, PA 15133. Document Number 2009-7746, Deed Book Volume 13897, Page 542. Block and Lot Number 0383-B-00327-0000-00.

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**Richland**

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**34. Laura E. Handlow and Robert U. Handlow, Jr.**

GD-19-009293—\$10,608.79  
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 2588 Elgro Road, Gibsonia, PA 15044. Deed Book Volume 17179, Page 13. Block & Lot No. 1354-A-19.

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### Robinson

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**31. Richard Steigerwald a/k/a Richard A. Steigerwald and Patricia L. Steigerwald**  
MG-20-000446—\$377,955.76  
KML Law Group, P.C.  
212-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a dwelling being known and numbered as 6 Cheryl Drive, Coraopolis, PA 15108. Deed Book 17170, Page 333. Block and Lot Number 208-F-37.

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### Ross

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**8. Richard F. Dominek and Jeanie L. Dominek**  
GD-20-004402—\$303,744.44  
Catherine Aponte, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 106 Stevens Drive, Pittsburgh, PA 15237 more fully described in Deed Book 10347, Page 359. Lot and Block: 218-D-80.

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### Sewickley

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**46. William Cook, in His Capacity as Heir of Etta Mae Cook; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Etta Mae Cook**  
MG-22-000310—\$138,169.95  
Robertson, Anschutz, Schneider, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 901 Nevin Avenue, Sewickley, PA 15143. Deed Book Volume 3133, Page 634. Block and Lot 0421-C-00190-0000-00.

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### Shaler

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**48. Rebecca A. Rupp a/k/a Rebecca Auld, Administratrix of the Estate of Dyann Carroll**  
GD-20-011116—\$40,943.55  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 939 Middle Road, Pittsburgh, PA 15223. Deed Book Volume 12579, Page 44. Block and Lot 0285-J-00038-0000-00.

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### South Park

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**27. Larry A. Kovalak a/k/a Larry Kovalak and Mary Anna Kovalak a/k/a Mary Kovalak**  
MG-15-000673—\$200,010.99  
KML Law Group, P.C.  
212-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 1811 Renee Drive, South Park, PA 15129. Deed Book 12094, Page 311. Block and Lot Number 1008-C-182.

**35. Richard J. Lauth, Jr. and Marlene C. Lauth**  
GD-19-008275—\$2,645.07  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one story frame house being known as 1613 Leona Avenue,

South Park, PA 15129. Deed Book Volume 6032, Page 561, Block & Lot 772-M-47.

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### Swissvale

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**19. Michal Shannon Associates, LLC, a Pennsylvania Limited Liability Company a/k/a Michael Shannon Associates, LLC**  
GD-20-010798—\$11,217.10  
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 2413 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book 14250, Page 397. Block and Lot Number 235-J-172.

**43. David Baer, Known Surviving Heir of Barbara M. Campbell, Gerri Kidston, Known Surviving Heir of Barbara M. Campbell, Cookie Romanik a/k/a Bernadette Romanik, Known Surviving Heir of Barbara M. Campbell and Unknown Surviving Heirs of Barbara M. Campbell**  
MG-22-000345—\$102,434.52  
Erin H. Conroy, Esq.  
Buchanan Ingersoll & Rooney, PC  
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a residential building and other improvements known and numbered as 7108 Harrison Avenue, Pittsburgh, PA 15218-2024. Deed Book Volume 14967, Page 281. Block and Lot Number 178-A-286.

**74. Nancy Aharon and the United States of America - Department of Treasury - Internal Revenue Service**

GD-19-012304—\$47,544.23  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7306 Denniston Avenue, Pittsburgh, PA 15218. Deed Book Volume 11586, Page 439. Block and Lot 0178-L-00184-0000-00.

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### Upper St. Clair

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**59. James R. Gillece, Jr. and Maureen A. Gillece**  
MG-22-000549—\$154,999.55  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Upper St. Clair Township: Having erected thereon a dwelling being known and numbered as 2036 Murdstone Road, Pittsburgh, PA 15241. Document Number 2007-26531, Deed Book Volume 13347, Page 11. Block and Lot Number 0395-L-00028-0000-00.

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### West Deer

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**7. John R. Spichty, III**  
GD-21-012816—\$14,712.00  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel One: Having erected thereon a dwelling being known and numbered as 230 East Union Road, Cheswick, Pa 15024. Deed Book 11451, Page 444. Block and Lot Number 1360-H-350.

Parcel Two: Having erected thereon an auxiliary building being known and numbered as 244 East Union Road, Cheswick, PA 15024. Deed Book 10474, Page 380. Block and Lot Number 1360-M-389.

**33. Katherine M. Beiber a/k/a Katherine Beiber, John P. Beiber, United States of America c/o the United States Attorney for the Western District of PA**

MG-18-001401—\$30,880.17  
Catherine Aponte, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of West Deer: Having erected thereon a dwelling being known and numbered as 1210 Sandstone Court East, Tarentum, PA 15084. More fully described in Deed Book 11229, Page 470. Lot and Block: 1670-P-4.

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### Whitehall

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**75. Kimberly L. Matz, solely as heir of Mary L. Matz, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Mary L. Matz, deceased**

MG-22-000189—\$130,320.49  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Whitehall Borough: Having erected thereon a 1 story dwelling being known and numbered as 4819 Rolling Hills Road, Pittsburgh, PA 15236. Deed Book 8864, Page 609. Block and Lot Number 248-N-132.

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### Wilkinsburg

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**12. Jonathan T. Hines, Administrator of the Estate of Dorothy M. Hines, Deceased**  
GD-21-004579—\$9,505.90  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1455 Foliage Street, Pittsburgh, PA 15221. Deed Book 5201, Page 265. Block and Lot Number 232-J-219.

**13. Harold Green**  
GD-22-003055—\$8,969.13  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 1400 Hill Ave., Pittsburgh, PA 15221. Deed Book 18062, Page 435. Block and Lot Number 233-C-120.

**14. Richard A. Goldman**  
GD-22-006896—\$16,886.34  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 452 Swissvale Ave., Pittsburgh, PA 15221. Deed Book 12949, Page 278. Block and Lot Number 233-J-208.

**32. Benjamin Calvert**  
MG-22-000075—\$117,719.34  
Adam Friedman, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 610 Hampton Avenue, Pittsburgh, PA 15221. More fully described in Deed Book 11318, Page 233. Block and Lot #: 176-L-355.

**41. Brother-In Law's Place Inc.**  
GD-20-004353—\$2,590.10  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a one story commercial building being known as 827 Wood Street,

Pittsburgh, PA 15221. Deed Book Volume 13059, Page 537, Block & Lot 176-D-13.

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### Pittsburgh—13th Ward

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**42. Jefferson C. Brooks and Aurelia M. Brooks**  
GD-14-004014—\$11,647.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 13: Having erected thereon a two story brick house being known as 7152 Monticello Street, Pittsburgh, PA 15208. Deed Book Volume 8259, Page 389. Block & Lot No. 174-E-23.

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### Pittsburgh—19th Ward

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**9. Timothy R. Baker**  
MG-20-000295—\$144,754.32  
Thomas O. Vreeland, Esq.  
Bassi, Vreeland & Associates, P.C.  
724-228-7000

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon, a two story old style dwelling being known and numbered as 127 Labelle Street, Pittsburgh, PA 15211. Deed Book 14331, Page 75. Block and Lot Number 1-N-49.

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### Pittsburgh—20th Ward

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**45. Susan Marie Crouse**  
MG-22-000453—\$71,489.39  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1232 Faulkner Street, Pittsburgh, PA 15204. Deed Book 12252, Page 191. Block and Lot Number 42-N-60.

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### Pittsburgh—28th Ward

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**51. Jean Wilson**  
MG-22-000526—\$19,113.88  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 424 Fairywood Street, Pittsburgh, PA 15205. Deed Book Volume 5383, Page 119, Block and Lot 0070-E-00036-0000-00.

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### Pittsburgh—31st Ward

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**24. Raymond J. Hyland**  
MG-22-000536—\$68,260.14  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4647 West Run Road, Pittsburgh, PA 15207. Deed Book Volume 11381, Page 246. Block and Lot Number 0133-P-00152-0000-00.

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### Pittsburgh—32nd Ward

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**58. James R. Gillece a/k/a James R. Gillece, Jr. and Maureen A. Gillece**  
GD-22-010435—\$651,446.39  
Elizabeth L. Slaby, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of

Pittsburgh: Parcel 1: Having erected thereon a warehouse being known and numbered as 2231 Saw Mill Run Boulevard, Pittsburgh, PA 15210. Deed Book Volume 14053, Page 38, Block and Lot Number 95-J-65.

Parcel 2: Having erected thereon a commercial garage being known and numbered as 2237 Saw Mill Run Boulevard, Pittsburgh, PA 15210. Deed Book Volume 9147, Page 558, Block and Lot Number 95-J-58.

Parcel 3: Having thereon a vacant commercial lot being known and numbered as 2237 Saw Mill Run Boulevard, Pittsburgh, PA 15210. Deed Book Volume 9147, Page 558, Block and Lot Number 95-P-22.

#### AMENDED NOTICE

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

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

Allegheny County Bar Association  
412-261-0518

Lawyer Referral Services  
412-261-5555

Neighborhood Legal Services  
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.  
Kevin M. Kraus, Sheriff  
Jan 12, 2023  
Jan 13, 20, 27, 2023

## Find out what's happening in the Pittsburgh Legal Community

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

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

**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:

Bacon, Fred, deceased, of Pittsburgh, PA. No. 00319 of 2023. Fred Bacon, Jr., Admr., 1231 Mohlar Street, Pittsburgh, PA 15208 or to Cynthia Porta-Clark, Esq., Porta-Clark + Ward LLC, 100 Fleet Street, Suite 101, Pittsburgh, PA 15220.  
23-00103w Jan 20, 27; Feb 3, 2023

Bednar, Glenn Andrew, deceased, of Avalon, PA. No. 04161 of 2022. Roberta Chapas, Admr., 4000 Claridon Drive, Mars, PA 16046 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.  
23-00139 Jan 20, 27; Feb 3, 2023

Benedict, Norman A. a/k/a Norman Allen Benedict, deceased, of Jefferson Hills, PA. No. 00273 of 2023. Lynn B. Rubenson, Admr. c.t.a., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.  
23-00100w Jan 20, 27; Feb 3, 2023

Clark, Anna Marie, deceased, of Monroeville, PA. No. 07867 of 2022. Evelyn L. Herrmann, Extr., 302 Canterbury Court, Oakmont, PA 15139 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.  
23-00129 Jan 20, 27; Feb 3, 2023

Cooper, Ned S., deceased, of Monroeville, PA. No. 00049 of 2023. Linda Paulovitch, Extr., 4207 Stonecliffe Drive, Monroeville, PA 15146 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.  
23-00145 Jan 20, 27; Feb 3, 2023

Cwalina, Adrienne J., deceased, of Bethel Park, PA. No. 04972 of 2020. Michael S. Cwalina, Extr., c/o Glenn A. Smith, Esq., Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017.  
23-00128 Jan 20, 27; Feb 3, 2023

Dahlberg, Odette M., deceased, of Hampton Twp., PA. No. 8104 of 2022. Cynthia B. Thompson, Extr., 4239 Lampl Rd., Allison Park, PA 15101 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.  
23-00147 Jan 20, 27; Feb 3, 2023

DeFrancesco, James A. a/k/a James Alfred DeFrancesco, deceased, of Pittsburgh, PA. No. 07703 of 2022. Jessica A. Shimko, Extr., 824 Irwin Drive, Pittsburgh, PA 15236 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.  
23-00148 Jan 20, 27; Feb 3, 2023

Eshelman, Nancy H., deceased, of Mt. Lebanon, PA. No. 00106 of 2023. Peter D. Eshelman, Co-Extr. and Cortney Ivanov, Co-Extr., c/o Steven L. Sablowsky, Esq.,

Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
23-00146 Jan 20, 27; Feb 3, 2023

Johnson, Renee E., deceased, of Pittsburgh, PA. No. 1390 of 2022. Gayle Jackson, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.  
23-00143 Jan 20, 27; Feb 3, 2023

Jones, Marjorie H., deceased, of Gibsonia, PA. No. 00035 of 2023. Kevin H. Jones, Co-Extr., 118 Windermere Drive, Valencia, PA 16059 and Alyson J. Carlson, Co-Extr., 13997 Oakview Drive, Meadville, PA 16335 or to Devin Hallett Snyder, Esq., Hallett Snyder Law, 518A Allegheny River Blvd., Oakmont, PA 15139.  
23-00105w Jan 20, 27; Feb 3, 2023

Kmetz, Andrew W., deceased, of Monroeville, PA. No. 01515 of 2020. Joseph S. Bielecki, Extr. and Atty., 68 South 12th Street, Pittsburgh, PA 15203.  
23-00142 Jan 20, 27; Feb 3, 2023

Maggio, August P., deceased, of Cheswick, PA. No. 00124 of 2023. Vincent A. Maggio, Co-Extr. and Tina Ferdinand, Co-Extr., 1346 Benbrooke Lane, NW, Acworth, GA 30101 or to Gary Milnes, Esq., Brandt, Milnes & Rea, P.C., 310 Grant St., Ste. 1109, Pittsburgh, PA 15219.  
23-00130 Jan 20, 27; Feb 3, 2023

Palus, Bernard R. a/k/a Bernard Robert Palus, deceased, of Monroeville, PA. No. 00046 of 2023. Diane E. Brown, Extr., 232 Heather Drive, Monroeville, PA 15146.  
23-00137 Jan 20, 27; Feb 3, 2023

Ruhle, Eugene Francis, deceased, of Wexford, PA. No. 00023 of 2023. Sheri Ruhle, Admr., 459 Cloverdale Drive, Wexford, PA 15090 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.  
23-00140 Jan 20, 27; Feb 3, 2023

Schultz, Alice A., deceased, of Pittsburgh, PA. No. 08064 of 2022. Ramona Venn, Extr., 219 Walnut St., Pittsburgh, PA 15238.  
23-00131 Jan 20, 27; Feb 3, 2023

Shepard, Karen L., deceased, of Penn Hills, PA. No. 08181 of 2022. Scott J. Shepard, Extr., 110 Janice Drive, Pittsburgh, PA 15235 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.  
23-00135 Jan 20, 27; Feb 3, 2023

Sidwell, Phyllis J., deceased, of Pittsburgh, PA. No. 06954 of 2022. Craig

Sidwell, Co-Extr., Bradford J. Sidwell, Co-Extr. and BNY Mellon National Association, Co-Extr., Attention: Connie L. Wollenweber, BNY Mellon Center, 500 Grant Street, Suite 3740, Pittsburgh, PA 15258-0001 or to Mario Santilli, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152.  
23-00144 Jan 20, 27; Feb 3, 2023

Sisco, Vincent S., deceased, of Monroeville, PA. No. 00110 of 2023. Sharon Sisco-Diggs, Admr. c.t.a., 229 McAlister Drive, Pittsburgh, PA 15235 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.  
23-00138 Jan 20, 27; Feb 3, 2023

Smith, Thomas A. a/k/a Thomas Avery Smith, deceased, of Munhall Borough, PA. No. 00689 of 2019. Warner Mariani, Admr. c.t.a. and Atty., Poerio & Walter, Inc., 411 Seventh Avenue, Suite 1400, Pittsburgh, PA 15219.  
23-00102w Jan 20, 27; Feb 3, 2023

Szott, Stanley J., deceased, of Pittsburgh, PA. No. 00101 of 2023. Alice Szott, Extr., 4876 Criss Road, Bethel Park, PA 15102 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
23-00150 Jan 20, 27; Feb 3, 2023

Tomlin, Eugenia, deceased, of Verona, PA. No. 07663 of 2022. Marilyn Merenstein, Extr., 4260 Minnesota Street, Pittsburgh, PA 15217 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.  
23-00149 Jan 20, 27; Feb 3, 2023

Vernon, Alice I., deceased, of Pittsburgh, PA. No. 02233 of 2022. Phyllis Vernon, Admr., 2425 Arlington Ave., Pittsburgh, PA 15210.  
23-00106w Jan 20, 27; Feb 3, 2023

Weber, Donald A. a/k/a Donald Albert Weber, deceased, of Monroeville, PA. No. 00144 of 2023. Vicki L. Kelley, Extr., 1733 Grove Crest Drive, Pittsburgh, PA 15239 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.  
23-00136 Jan 20, 27; Feb 3, 2023

Wucher, Mary Ann, deceased, of Scott Township, PA. No. 07885 of 2022. Bradley R. Wucher, Extr., c/o Samantha J. Gagliardo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.  
23-00141 Jan 20, 27; Feb 3, 2023

### In Person CLE Seminar Provided by

**Dickie McCamey**

ATTORNEYS AT LAW

at Two PPG Place, Second Floor Auditorium, Pittsburgh, PA

### "Product Liability Law Update"

Thursday, February 16, 2023 | 12 - 3 p.m.

Registration from 11:30 a.m. - Noon, Lunch will be provided

2 Substantive and 1 Ethics credits  
Pennsylvania and West Virginia credits

Presented by:

Douglas M. Grimsley, Esquire

For additional information or registration contact  
LPettinato@dmclaw.com, 412-392-5445 or visit [www.dmclaw.com](http://www.dmclaw.com).

Blumberg, Theresa P. a/k/a Theresa Patricia Blumberg, deceased, of Pittsburgh, PA. No. 07869 of 2022. Jessica L. Hornsby, Exrx., 114 Lozer Drive, Moon Township, PA 15108.

23-00055 Jan 13, 20, 27, 2023

Bohr, Helen E., deceased, of Munhall, PA. No. 00013 of 2023. Janet R. Smecker, Exrx., 3222 Jeffrey Drive, McKeesport, PA 15133 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

23-00072 Jan 13, 20, 27, 2023

Cook, Sr., David R., deceased, of Cheswick, PA. No. 08188 of 2022. Christine Kiss, Exrx., 918 Fairfield Lane, McDonald, PA 15057 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-00049w Jan 13, 20, 27, 2023

Ewonce, Gabrielle F., deceased, of McKees Rocks, PA. No. 00171 of 2023. Audra Wilson, Exrx., c/o Todd T. Zwilk, Esq., Zwilk Law Offices PLLC, 500 Grant Street, Ste. 2900, Pittsburgh, PA 15219.

23-00059w Jan 13, 20, 27, 2023

Harper, Karen Sue a/k/a Karen Harper, deceased, of Moon Township, PA. No. 08014 of 2022. Judith A. Harper, Exrx., c/o Jorden P. Colalella, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001.

23-00054 Jan 13, 20, 27, 2023

Heywood, Marvin, deceased, of Pittsburgh, PA. No. 00149 of 2023. Carolyn Curry, Exrx., 7951 Thon Drive, Verona, PA 15147 or to David J. DeFiandra, Esq., Leech Tishman Fuscaldo & Lampl, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

23-00056w Jan 13, 20, 27, 2023

Kline, Donald F., deceased, of Baldwin, PA. No. 08137 of 2022. Ronald Boyer, Exrx., 5251 Ranchview Drive, Baldwin, PA 15236 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

23-00053w Jan 13, 20, 27, 2023

Markowitz, Milton, deceased, of Pittsburgh, PA. No. 07007 of 2022. Mitchell Markowitz, Exrx., 5134 McLauren Lane, Frederick, MD 21703 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

23-00057 Jan 13, 20, 27, 2023

Marlett, Jr., Earl Joseph, deceased, of Friday Harbor, WA. No. 8244 of 2022. David Earl Marlett, Exrx., 2412 Maryland Drive, Pittsburgh, PA 15241 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

23-00056 Jan 13, 20, 27, 2023

O'Nan, III, John Lee a/k/a John O'Nan a/k/a John L. O'Nan a/k/a John Lee O'Nan, deceased, of Pittsburgh, PA. No. 08278 of 2022. Stewart O'Nan, Exrx., 1028 Mifflin Ave., Pittsburgh, PA 15221.

23-00053 Jan 13, 20, 27, 2023

Rogers, Paul, deceased, of Pittsburgh, PA. No. 00134 of 2023. Lisa Shaw, Admrx., 432 Jenny Drive, Gibsonia, PA 15044.

23-00054w Jan 13, 20, 27, 2023

Schepis, Nancy T., deceased, of Dormont, PA. No. 00130 of 2023. Peter T. Schepis, Exrx., c/o Johanna C. Guehl, Esq., Law Offices of Johanna C. Guehl, 1725 Washington Road, Suite 305, Pittsburgh, PA 15241-1207.

23-00050w Jan 13, 20, 27, 2023

Vester, Brenda Marie, deceased, of Pittsburgh, PA. No. 07925 of 2022. Leah Vester, Exrx., c/o Brooke B. McMorro,

Esq., McMorrow Law LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.

23-00069 Jan 13, 20, 27, 2023

Whalen, Noah, deceased, of Sewickley, PA. No. 00117 of 2023. Tracy Nagle, Admrx., 55 Thorn St., Sewickley, PA 15143 or to Shelley K. Newlin, Esq., Newlin Elder Law, 26 Myrtle Hill Road, Sewickley, PA 15143.

23-00045w Jan 13, 20, 27, 2023

Zak, Theresa M., deceased, of Braddock Hills, PA. No. 08162 of 2022. David A. Zak, Admrx. c.t.a., 264 Penhurst Drive, Pittsburgh, PA 15235 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.

23-00070 Jan 13, 20, 27, 2023

Zapf, Eric P., deceased, of West Mifflin, PA. No. 02646 of 2022. Sheri Jellison, Admrx., 430 Mack Hollow Rd., Georgetown, PA 15043 or to Sarah G. Hancher, Esq., Hancher Law Office, 101 North Green Lane, Zelienople, PA 16063.

23-00071 Jan 13, 20, 27, 2023

Abarotin, Margot L. a/k/a Margot Abarotin, deceased, of Hampton Township, PA. No. 7972 of 2022. Sonja Kassouf, Exrx., 4053 LeTort Lane, Allison Park, PA 15101 or to Aleksandra J. Kocelko, Esq., Burns White, LLC, 48 26th Street, Pittsburgh, PA 15222.

22-05237 Jan 6, 13, 20, 2023

Balint, Barbara A. a/k/a Barbara Ann Balint, deceased, of McKeesport, PA. No. 07433 of 2022. Carla J. Forsythe, Exrx., 960 Cherry St., Greenock, PA 15047 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

22-05247 Jan 6, 13, 20, 2023

Battistone, Rochelle C., deceased, of Pittsburgh, PA. No. 08174 of 2022. Carla Marie Muggio, Exrx., 4430 Exeter Drive, Unit M102, Longboat Key, FL 34228 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-00011w Jan 6, 13, 20, 2023

Cadman, Jane K., deceased, of Town of McCandless, PA. No. 8203 of 2022. Alexander J. Cadman, Exrx., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

23-00013w Jan 6, 13, 20, 2023

Dowd, Jeffrey F., deceased, of Shaler Twp., PA. No. 7374 of 2022. Sharon A. Jenets, Exrx., 213 Arborwood Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

22-05239 Jan 6, 13, 20, 2023

Good, Paula M., deceased, of Richland Twp., PA. No. 8042 of 2022. John H. Auld, II, Exrx., P.O. Box 268, Mars, PA 16046 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

22-05251 Jan 6, 13, 20, 2023

Grana, Anna M. a/k/a Anna B. Grana, deceased, of Pittsburgh, PA. No. 07810 of 2022. Constance Grana, Exrx., 1400 Smokeywood Drive, Apt. 206, Swissvale, PA 15218 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

22-05243 Jan 6, 13, 20, 2023

Hall, Richard, deceased, of Pittsburgh, PA. No. 02868 of 2022. Ashley Hall, Exrx., 501 Reed St., Pittsburgh, PA 15221.

23-00015w Jan 6, 13, 20, 2023

Horne, William, deceased, of Bellevue, PA. No. 06897 of 2022. Mary Swindal, Admrx. c.t.a., 187 Main Entrance Dr.,

Pittsburgh, PA 15228 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross St., 4th Fl., Pittsburgh, PA 15219.

22-05238 Jan 6, 13, 20, 2023

Jenets, Kevin R., deceased, of Richland Twp., PA. No. 7372 of 2022. Sharon A. Jenets, Admrx., 213 Arborwood Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

22-05240 Jan 6, 13, 20, 2023

Kacsur, Mary, deceased, of White Oak, PA. No. 02615 of 2021. Craig Wynn, Admrx. c.t.a. and Atty., Herskowitz & Wynn, PC, 2002 McMinn St., Aliquippa, PA 15001.

22-05242 Jan 6, 13, 20, 2023

Kearney, Vivian M., deceased, of McCandless Twp., PA. No. 7631 of 2022. Jaclynn R. Kearney, Exrx., 1300 Woodhill Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

22-05252 Jan 6, 13, 20, 2023

Kurtz, Alan D. a/k/a Alan Dale Kurtz, deceased, of Naples, FL. No. 07953 of 2022. Conrad Willkomm, Admrx. c.t.a., c/o Wendy Denton Heleen, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.

22-05248 Jan 6, 13, 20, 2023

Larkin, Scott Frances, deceased, of Franklin Park, PA. No. 07038 of 2022. Lori Eileen Mele, Exrx., 2603 Davinty Lane, Lehighton, PA 18235 or to Jason M. Rapa, Esq., 141 South First Street, Lehighton, PA 18235.

22-02212w Jan 6, 13, 20, 2023

Mohr, Dorothy A. a/k/a Dorothy Ann Mohr, deceased, of Bethel Park, PA. No. 08007 of 2022. Darcie L. Zeliesko, Exrx., 1481 Jenkins Drive, Pittsburgh, PA 15241 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

22-05249 Jan 6, 13, 20, 2023

O'Toole, Thomas Martin a/k/a Thomas M. O'Toole, deceased, of West Deer Township, PA. No. 07933 of 2022. Thomas M. O'Toole, Jr., Exrx., 44 Magill Drive, Cheswick, PA 15024 or to Edward H. Walter, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

22-05246 Jan 6, 13, 20, 2023

Preisner, Helen a/k/a Helen M. Preisner, deceased, of Pittsburgh, PA. No. 05825 of 2022. Ann Preisner, Exrx., 2850 E. Carson Street, #403, Pittsburgh, PA 15203 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

22-05241 Jan 6, 13, 20, 2023



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Rafeew, Ruth C. a/k/a Ruth Claire Marie Rafeew, deceased, of Monroeville, PA. No. 08036 of 2022. Vincent Russell Rafeew, Extr., 3175 Day Court, Murrysville, PA 15668 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.  
22-05245 Jan 6, 13, 20, 2023

Rosa, Barbara A., deceased, of Bethel Park, PA. No. 08219 of 2022. James M. Perry, Extr., 140 Headwater Circle, Apt. 202, Mooresville, NC 28117 or to Rebecca A. Bowman, Esq., P.E., 114 Aston Ct., McMurray, PA 15317-2745.  
23-00012w Jan 6, 13, 20, 2023

Russell, Constance E., deceased, of Pittsburgh, PA. No. 08259 of 2022. Deborah L. Watkins, Extr., 11305 Althea Rd., Pittsburgh, PA 15235.  
23-00016w Jan 6, 13, 20, 2023

Thomas, Earl P., deceased, of Pittsburgh, PA. No. 08213 of 2022. Joan Thomas, Extr., 6315 Forbes Avenue, Apt. 1001, Pittsburgh, PA 15217 or to Adam J. Garret, Esq., Gentile, Horoho & Avalli, P.C., 310 Grant Street, Suite 1000, Pittsburgh, PA 15219.  
23-00014w Jan 6, 13, 20, 2023

Thomas, Eunice M. a/k/a Eunice Marie Thomas, deceased, of Plum Borough, PA. No. 07866 of 2022. Jeffrey G. Thomas, Extr., 9532 Saltsburg Rd., Pittsburgh, PA 15239 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.  
22-05244 Jan 6, 13, 20, 2023

Wilson, Viola, deceased, of Pittsburgh, PA. No. 3039 of 2022. Eric Wilson, Co-Admr. and Michelle Bradley, Co-Admr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.  
23-00009w Jan 6, 13, 20, 2023

Wuyak, Michelle Lynn, deceased, of South Park Township, PA. No. 06854 of 2022. Cathy Ann Priest, Extr., 11259 Southwest St. Moritz Loop, Apt. 108, Wilsonville, OR 97070 or to Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.  
22-05250 Jan 6, 13, 20, 2023

### Articles of Incorporation Business Corporation

Frederich E. Liechti, Esq., 7190 Steubenville Pike, Oakdale, PA 15071. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is LOLA Wellness & Aesthetic, Inc.  
23-00153 Jan 20, 2023

### Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on January 13, 2023, with respect to a nonprofit corporation, Beaver Valley Area Beekeepers Association, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.  
23-00097w Jan 20, 2023

### Fictitious Name Registration

Eric C. Springer, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for

the conduct of a business under the fictitious name of Eleven O'One Chocolate Company, with its principal office or place of business at 1101 Russellton Road, Cheswick, PA 15024. The names and addresses of all persons who are parties to the registration are: Stover & Co. Inc., 1101 Russellton Road, Cheswick, PA 15024.  
23-00155 Jan 20, 2023

### Notice of Action in Mortgage Foreclosure

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
No. GD-22-011774

Lakeview Loan Servicing, LLC, Plaintiff vs. Elizabeth Lubert, in Her Capacity as Heir of Elizabeth Horton; et al, Defendants  
To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elizabeth Horton Defendant(s), 2919 Grover Avenue, McKeesport, PA 15132

Complaint In Mortgage Foreclosure  
You are hereby notified that Plaintiff, Lakeview Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. GD-22-011774, seeking to foreclose the mortgage secured on your property located, 2919 Grover Avenue, McKeesport, PA 15132.

#### Notice

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, a Florida professional limited liability company, Attorneys For Plaintiff, Jonathan M. Etkowicz, Esq. ID No. 208786, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906  
23-00252 Jan 20, 2023

### Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Action-Law  
NO.: GD-22-013326  
Wintrust Mortgage, a Division of Barrington Bank and Trust Co., N.A., Plaintiff vs. Denise Cole, as Believed Heir to the Estate of Tina R. Pipkin; Unknown Heirs to the Estate

of Tina R. Pipkin (if any); Unknown Administrators to the Estate of Tina R. Pipkin (if any), Defendants  
TO: Unknown Heirs to the Estate of Tina R. Pipkin (if any), Unknown Administrators to the Estate of Tina R. Pipkin (if any)

You are hereby notified that Plaintiff, Wintrust Mortgage, a Division of Barrington Bank and Trust Co., N.A., 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-22-013326; seeking to foreclose the mortgage secured by the real estate located at 1017 Hamil Road, Verona, PA 15147.

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.

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

23-00253 Jan 20, 2023

### Voluntary Dissolution Business Corporation

Notice is hereby given by Daniel Power Co., 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, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-00055w Jan 13, 20, 2023

## ORPHANS' COURT

### Petitions & Motions

(Continued from Page 1, Column 3)

**Nakiti Graham:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: T. C. Graham, F. L. Robinson Jr.; 4924 of 2019.

**Antoinette Greco:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: G. Greco; 6713 of 2019.

**Kevin S. Barnett:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If

not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: A. Barnett; 1712 of 2019.

**John F. Good:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: T. J. Giltinan; 6243 of 2020.

**Peggy Watkins:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: K. A. Yuhas, M. Lamb; 3500 of 2019.

**Florence C. Barvilchak:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: H. R. Tolbert; 3579 of 2019.

**Timothy Zadinski:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: C. L. Zadinski; 4063 of 2019.

**Linda Ines Guido:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: D. Robbins; 4035 of 2019.

**Howard Lowenberg:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: C. Broskey, R. L. Downey Jr.; 3677 of 2019.

**Patricia L. Koncki:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: D. A. Regoli, M. Koncki; 4565 of 2018.

**Virginia Perlick:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: P. Guidish; 6913 of 2018.

**Joshua William Walsh:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: S. Walsh; 4387 of 2018.

**Jessica Basnet:** deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: P. R. Giba, K. Basnet; 4916 of 2018.