

The Pittsburgh Legal Journal

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AUGUST 18, 2023

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www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Commonwealth of PA Department of Labor & Industry vs Brunetti Brewing Company; GD-23-101083; Unemployment Compensation Lien; Unemployment Compensation Lien; 2574.29

Commonwealth of PA Department of Labor & Industry vs Simbaina Construction LLC; GD-23-101084; Unemployment Compensation Lien; Unemployment Compensation Lien; 1934.63

Commonwealth of PA Department of Labor & Industry vs Skkr Inc; GD-23-101085; Unemployment Compensation Lien; Unemployment Compensation Lien; 2026.49

Commonwealth of PA Department of Revenue vs Bishop Metals Inc.; GD-23-101086; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 244283.39

Commonwealth of PA Department of Revenue vs Schreiner Mark A A, Schreiner Laura; GD-23-101087; Commonwealth Tax Lien; Personal Income Tax; 93769.36

Commonwealth of PA Department of Revenue vs Foster Brian K, Foster Darla R; GD-23-101088; Commonwealth Tax Lien; Personal Income Tax; 14017.06

Commonwealth of PA Department of Revenue vs SRG Eastside LLC; GD-23-101089; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 48623.85

Commonwealth of PA Department of Revenue vs Pittsburgh Real Estate Company LLC; GD-23-101090; Commonwealth Tax Lien; Realty Transfer Tax; 2473.80

Commonwealth of PA Department of Revenue vs Jaca Associates; GD-23-101091; Commonwealth Tax Lien; Realty Transfer Tax; 20090.57

Commonwealth of PA Department of Revenue vs Pepper Steven, Pepper Marcy L; GD-23-101092; Commonwealth Tax Lien; Personal Income Tax; 13234.44

Commonwealth of PA Department of Revenue vs W P Shaw Inc; GD-23-101093; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 44676.58

Norris James M. vs Darrah Lisa M.; MG-23-000671; Mortgage Foreclosure; Certificate of Location; 186921.95; Atty(s): Norris James Ryan

JPMorgan Chase Bank National Association vs Siemering Marilyn W; MG-23-000734; Mortgage Foreclosure; Complaint; 55435.57; Atty(s): Riloff Heather

CIVIL DIVISION

Arbitration Awards

DBC Cedar Ridge LP vs Thomas, et al; LT-23-000331; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff as against both Defendants on claims: for possession based on end of lease term, for damages in the amount of \$0 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 08/10/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40133

New Arbitration Suits

Cavalry SPV I LLC vs Pepper Susan; AR-23-004040; Contract - Credit Card; Complaint; 2567.74; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Kauffman Mary L; AR-23-004041; Contract - Other; Complaint; 3802.64; Atty(s): Apothaker David J

Peoples Natural Gas Company LLC vs Plum Contracting, Inc.; AR-23-004042; Other Tort; Complaint; 11406.85; Atty(s): Leyland Jacob

Wendell H. Stone Company Inc. vs Green Development and Construction LLC; AR-23-004043; Contract - Debt Collection; Praecept for Appearance; 45574.78; Atty(s): Wechsler Daniel A

CKS Prime Investments LLC vs Williams Twaneisha; AR-23-004044; Contract - Credit Card; Exhibits; 1192.12; Atty(s): Weinberg Frederic I.

Root Insurance Company vs Coyne Cayla, Paljavcsik Paul A.; AR-23-004045; Motor Vehicle Accident; Complaint; 7265.30; Atty(s): McElhaney Travis L

CKS Prime Investments LLC vs Gibson Scott; AR-23-004046; Contract - Credit Card; Exhibits; 1345.48; Atty(s): Weinberg Frederic I.

Poness Randy vs United of Omaha Life Insurance; AR-23-004047; Contract - Other; Complaint; Atty(s): Brett Tybe, Burns Kaitlyn M.

All About Painting Inc., Malesa Miroslaw vs FCA US LLC; AR-23-004050; Contract - Other; Complaint; Atty(s): Silverman Robert M

State Farm Fire and Casualty Company vs Hargraves Erika; AR-23-004052; Contract - Other; Complaint; 6100.00; Atty(s): Allen Robert W.

Westlake Services LLC vs Hull Davonna; AR-23-004053; Contract - Debt Collection; Exhibits; 14164.05; Atty(s): Ratchford Michael

Capital One N.A. vs Masters Benjamin; AR-23-004054; Contract - Credit Card; Exhibits; 13333.56; Atty(s): Ratchford Michael

ORPHANS' COURT

Petitions & Motions

Judge Joseph K. Williams, III
Elsie B. Zeuner: deceased; Order of court. Returnable August 23, 2023. Hearing September 18, 2023 at 11:00 a.m.; Atty: T. J. Dempsey Jr., Pro Se; 26 of 2019.

Thomas A. Smith: deceased; Order of court. Conference September 18, 2023 at 11:30 a.m.; Atty: T. J. Dempsey Jr., G. J. Herne, W. Mariani, B. Rende; 689 of 2019.

Pamela Moray Cherkin: deceased; Petition and order for citation for return of property. Returnable September 21, 2023. Conference September 21, 2023 at 11:00 a.m.; Atty: M. H. Marks; 8338 of 2021.

James Family Farm Trust: trust; Petition and order for citation to file accounting and sale of trust. Returnable September 21, 2023. Conference September 21, 2023 at 11:30 a.m.; Atty: F. C. Spina; 5510 of 2023.

Scott William Humphrey: deceased; Petition and order to retrieve will for safe deposit box denied without prejudice; Atty: M. P. Conti; 5516 of 2023.

Wills

Ilamae Beltz, deceased; Lawrence B. Pollins, Extr.; Atty: F. Christopher Spina; 05415 of 2023.

Paul Melko, deceased; George M. Melko, Jr., Extr.; Atty: Dale P. Frayer; 05416 of 2023.

Frank E. Miniotas, deceased; Audra M. Johnson, Extr.; Atty: Kathleen A. Cleary Lennen; 05417 of 2023.

Frank Pugliano, Jr., deceased; Thomas W. Fife, Co-Extr., Daniel Barry, Co-Extr.; Atty: Steven L. Sablowsky; 05419 of 2023.

Charlotte J. Conn, deceased; Margaret E. Crosse, Extr.; Atty: Francis R. Murrman; 05421 of 2023.

Kathleen C. Dumire, deceased; Kathleen Rullo, Extr.; Atty: Angela R. Winslow; 05423 of 2023.

Thomas A. Rogers, deceased; Christie Moulder, Extr.; Atty: George M. Janocsko; 05425 of 2023.

Virginia Palguta, deceased; Alan Palguta, Extr.; 05431 of 2023.

Meryl L. Cramer, deceased; Kimberly A. Lowder, Co-Extr., Kristine E. Cramer, Co-Extr.; Atty: Robin L. Rarie; 05445 of 2023.

Margaret E. Anthos, deceased; Harry D. Anthos, Jr., Extr.; Atty: Justin Ellis; 05447 of 2023.

Mary Ann Waleko, deceased; Jeanette Waleko, Extr.; Atty: Jeffrey J. Lochner; 05448 of 2023.

BANKRUPTCY COURT

Eastern District

Joseph A. Conroy; CHESTER-PA; 23-12268; Atty: Timothy Wilfong; Chapter: 13; Filed 07/28/2023; Judge Chan

Jorge H. Rivera; PHILADELPHIA-PA; 23-12269; Atty: David M. Offen; Chapter: 13; Filed 07/28/2023; Judge Coleman

Essie Swain; CAMDEN-NJ; 23-12286; Atty: Pro Se; Chapter: 7; Filed 07/28/2023; Judge Chan

Stephen M. Miller and Jessica L. Miller; NORTHAMPTON-PA; 23-12270; Atty: Philip W. Stock; Chapter: 7; Filed 07/29/2023; Judge Mayer

Jonathan M. Agamalian and Jamie Agamalian; CHESTER-PA; 23-12270; Atty: Richard N. Lipow; Chapter: 13; Filed 07/29/2023; Judge Coleman

Saad E. Hegazy; PHILADELPHIA-PA; 23-12272; Atty: Timothy Zearfoss; Chapter: 7; Filed 07/29/2023; Judge Coleman

Michael I. Karsnitz; BERKS-PA; 23-12273; Atty: George Meany Lutz; Chapter: 7; Filed 07/30/2023; Judge Mayer

Carl M. Ebersole and Melissa H. Ebersole; BERKS-PA; 23-12274; Atty: George Meany Lutz; Chapter: 7; Filed 07/30/2023; Judge Mayer

Shawn T. Edwards; PHILADELPHIA-PA; 23-12275; Atty: David M. Offen; Chapter: 13; Filed 07/30/2023; Judge Chan

Barbara A. Pisanick; PHILADELPHIA-PA; 23-12276; Atty: David M. Offen; Chapter: 7; Filed 07/30/2023; Judge Mayer

Joong H. Lee; DELAWARE-PA; 23-12277; Atty: David M. Offen; Chapter: 7; Filed 07/30/2023; Judge Coleman

Amanda F. Pietanza; BUCKS-PA; 23-12278; Atty: Diana M. Dixon; Chapter: 7; Filed 07/30/2023; Judge Mayer

Matthew R. Wagner and Jamie L. Wagner; PHILADELPHIA-PA; 23-12279; Atty: Brad J. Sadek; Chapter: 13; Filed 07/31/2023; Judge Mayer

Joseph J. Sanders; PHILADELPHIA-PA; 23-12280; Atty: David B. Spitofsky; Chapter: 13; Filed 07/31/2023; Judge Chan

Shawn A. Bishop; MONTGOMERY-PA; 23-12281; Atty: David B. Spitofsky; Chapter: 13; Filed 07/31/2023; Judge Chan

Delores J. Phillips; LANCASTER-PA; 23-12282; Atty: Leah M. Stump-Lesley; Chapter: 7; Filed 07/31/2023; Judge Mayer

Page St., LLC; PHILADELPHIA-PA; 23-12283; Atty: Zachary Perlick; Chapter: 7; Filed 07/31/2023; Judge Chan

Ari Camay Shaw; PHILADELPHIA-PA; 23-12284; Atty: Zachary Perlick; Chapter: 13; Filed 07/31/2023; Judge Coleman

Anthony Edward Morris, Jr.; CHESTER-PA; 23-12285; Atty: Joseph L. Quinn; Chapter: 13; Filed 07/31/2023; Judge Mayer

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CIVIL DIVISION

General Docket

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Redevelopment Authority of Allegheny County vs Smith Peggie P.; GD-23-009709; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

Redevelopment Authority of Allegheny County vs White Howard, White Geraldine E.; GD-23-009712; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

Redevelopment Authority of Allegheny County vs Lauderbaugh Fred M, Kelly Donald; GD-23-009713; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

First National Bank of Pennsylvania vs PFE Corporation; GD-23-009714; DSB (for money commercial); Notice of Judgment & Documents; 117204.57; Atty(s): Donaher Donna M

Redevelopment Authority of Allegheny County vs Pezel Albert E., Pezel Clara Mae; GD-23-009716; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

Redevelopment Authority of Allegheny County vs Malley Thomas; GD-23-009719; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

Redevelopment Authority of Allegheny County vs Nguyen Chau N., Nguyen Nancy A.; GD-23-009720; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

Galaxy International Purchasing LLC vs Cosgrove Kevin C.; GD-23-009721; Exemption of Record; Notice of Judgment Mailed; 27187.76; Atty(s): Ratchford Michael

Redevelopment Authority of Allegheny County vs Estate of Dorothy A. Kass Deceased; GD-23-009722; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

Lewis Justin, Lewis Dyan vs Murphy Dennis J.; GD-23-009723; Motor Vehicle Accident; Complaint; Atty(s): Berret Thomas D.

AAS Debt Recovery Inc vs Brown Alicia B.; GD-23-009724; MDJ Transcript; Notice of Judgment Mailed; 8142.53; Atty(s): Elek Stephen M

Hickory Hills vs Fleissner Lisa; GD-23-009725; MDJ Transcript; Notice of Judgment Mailed; 4046.25; Atty(s): Pro Se

Swanson Erica vs West Penn Power, Centre Wisp Venture Company LLC; GD-23-009726; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Pribanic Victor H

LVNV Funding LLC vs Valkanas Anthony; GD-23-009727; MDJ Transcript; Notice of Judgment Mailed; 1040.03; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Uselton Lorraine; GD-23-009728; MDJ Transcript; Notice of Judgment Mailed; 1374.11; Atty(s): Carfagno Christopher B.

Absolute Resolutions Investments LLC vs Johnson Robert K; GD-23-009729; MDJ Transcript; Notice of Judgment Mailed; 1852.72; Atty(s): Carfagno Christopher B.

Absolute Resolutions Investments LLC vs Golomb Noelle E.; GD-23-009730; MDJ Transcript; Notice of Judgment Mailed; 1456.44; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Fertig Michael; GD-23-009731; MDJ Transcript; Notice of Judgment Mailed; 897.23; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Daniele Isaac; GD-23-009732; MDJ Transcript; Notice of Judgment Mailed; 810.88; Atty(s): Carfagno Christopher B.

Stern Howard, Wasserman Rhonda vs Oplinger Renovations; GD-23-009733; No Lien Agreement; Certificate of Location; Atty(s): Pro Se

LVNV Funding LLC vs Darling Jessica; GD-23-009734; MDJ Transcript; Notice of Judgment Mailed; 7587.31; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Bertolet Colleen; GD-23-009735; MDJ Transcript; Notice of Judgment Mailed; 8326.52; Atty(s): Carfagno Christopher B.

Stern Howard, Wasserman Rhonda vs SWI Debris Removal & Demo Service; GD-23-009736; No Lien Agreement; Certificate of Location; Atty(s): Pro Se

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Capital One N.A. vs Uphold Brenda K; AR-23-004055; Contract - Credit Card; Exhibits; 14373.11; Atty(s): Ratchford Michael

Wells Fargo Bank N.A. vs Fodor Lacey A; AR-23-004056; Contract - Credit Card; Complaint; 5675.57; Atty(s): Francese Nicole M., Cirino Timothy A.

State Farm Mutual Automobile Insurance Company vs Agency Insurance Company of Maryland Inc.; AR-23-004048; Contract - Other; Complaint; 11496.95; Atty(s): Allen Robert W.

State Farm Mutual Automobile Insurance Company vs Garrity Theodore; AR-23-004049; Motor Vehicle Accident; Complaint; 18549.93; Atty(s): Allen Robert W.

State Farm Mutual Automobile Insurance Company vs Suarez Gustavo Arguelles; AR-23-004051; Motor Vehicle Accident; Complaint; 7424.45; Atty(s): Allen Robert W.

CKS Prime Investments LLC vs Boswell Robert; AR-23-004057; Contract - Credit Card; Exhibits; 1157.79; Atty(s): Weinberg Frederic I.

Dollar Bank F S B vs Geckle Scott R., Berthold Tricia C.; AR-23-004058; Contract - Other; Complaint; 23251.39; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

Seneca Place vs Miller Kristine L; AR-23-004059; Contract - Debt Collection; Complaint; 26501.93; Atty(s): Mall James R., Rankin-Wahlers Jaden

Discover Bank vs Hatton Ashley P.; AR-23-004060; Contract - Credit Card; Exhibits; 1565.01; Atty(s): Loewy Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

PNC Bank National Association vs Pistella Robert L.; AR-23-004061; Contract - Credit Card; Exhibits; 5039.04; Atty(s): Loewy Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

PNC Bank N.A. vs Pulley Beth A.; AR-23-004062; Contract - Credit Card; Exhibits; 3271.50; Atty(s): Loewy Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

Wausau Underwriters Insurance Company vs American Bridge Company, Solano Esteban; AR-23-004063; Contract - Other; Complaint; 41879.93; Atty(s): Koplove Steven

PNC Bank National Association vs Barezmercado Karla M.; AR-23-004064; Contract - Credit Card; Exhibits; 2906.96; Atty(s): Loewy Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

Demorest Jr. Charles vs United Revenue Collection Services; AR-23-004065; Other Tort; Exhibits; Atty(s): Gordon Travis A.

PNC Bank N.A. vs McKeen Kyle L.; AR-23-004066; Contract - Credit Card; Exhibits; 3881.99; Atty(s): Loewy Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

PNC Bank National Association vs Hric Peter P.; AR-23-004067; Contract - Credit Card; Exhibits; 9075.31; Atty(s): Loewy Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

PNC Bank National Association vs Fedorka Jacqueline B.; AR-23-004068; Contract - Credit Card; Exhibits; 8425.62; Atty(s): Loewy Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

Tipton Lorraine vs Werley Brendan; AR-23-004069; Motor Vehicle Accident; Complaint; Atty(s): Chiuurazzi Wayne M, Flaherty Donna Marie, Benedetti Sarah M.

Boss Property Management Group vs Woodridge Condominium Ass.; AR-23-004070; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Jug Jr. Fred C.

Wells Fargo Bank N.A. vs Rusiewicz Dolores; AR-23-004072; Contract - Credit Card; Complaint; 6109.39; Atty(s): Francese Nicole M., Cirino Timothy A.

Giangiorgi Dennis B., Giangiorgi Genette M. vs Callaghan Daniel J., Callaghan Susan B.; AR-23-004074; Contract - Other; Complaint; Atty(s): Iovino Francesca

Pennsylvania State Employees Credit Union vs Kibler Brandon J.; AR-23-004075; Replevin; Complaint; Atty(s): Urban Matthew D.

Erie Insurance Exchange vs Darrah Richard; AR-23-004076; Other Tort; Complaint; 14843.02; Atty(s): Weisberg Matthew B.

JPMorgan Chase Bank N A vs McPaul Kathleen; AR-23-004077; Contract - Credit Card; Exhibits; 8945.58; Atty(s): Kline Robert M

Nuway Scaffolding LLC vs Americo Construction Company; AR-23-004071; Contract - Debt Collection; Complaint; 18000.00; Atty(s): Zellner Brian K.

Huntington National Bank vs Lauterbach Joseph W., Lauterbach Laboratories Inc, Financial Pacific Leasing Inc; AR-23-004073; Contract - Debt Collection; Complaint; 48053.49; Atty(s): Niekamp Christopher J, Quay James Alexander

Cavalry SPV I LLC vs Kaufman Robert C.; AR-23-004078; Contract - Other; Complaint; 2818.13; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Mangold Brent; AR-23-004079; Contract - Other; Complaint; 3628.48; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Wasko Yvonne L; AR-23-004080; Contract - Other; Complaint; 1314.07; Atty(s): Apothaker David J

Erb David vs Barnes Garrett S.; AR-23-004081; Contract - Other; Complaint; Atty(s): Blackwell Dennis M, Blackwell Jr. Dennis Michael

Cavalry SPV I LLC vs Iarrapino Thomas P.; AR-23-004082; Contract - Other; Complaint; 2088.33; Atty(s): Apothaker David J

Halsband Herbert vs Erdmann Angela; AR-23-004083; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Minto Jr. Ralph

Cavalry SPV I LLC vs Davis Clyde; AR-23-004084; Contract - Other; Complaint; 2661.70; Atty(s): Apothaker David J

Erdmann Angela vs Halsband Herbert; AR-23-004085; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Minto Jr. Ralph

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

COURT NOTICES

Pennsylvania
Supreme CourtSUPREME COURT OF PENNSYLVANIA
ORPHANS' COURT PROCEDURAL
RULES COMMITTEE

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of
Pa.R.O.C.P. 15.2, 15.3, 15.7, 15.8,
15.9, 15.10, and 15.13

The Orphans' Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.O.C.P. 15.2, 15.3, 15.7 - 15.10, and 15.13 to establish procedures relating to the Indian Child Welfare Act and Bureau of Indian Affairs regulations, for the reasons set forth in the publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

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

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

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

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

All communications in reference to the proposal should be received by **October 27, 2023**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Orphans' Court
Procedural Rules Committee,
Julian E. Gray, Esq., Chair

To view the proposed rule changes please visit <https://www.pacourts.us/courts/supreme-court/court-opinions/>.
23-03172

Pennsylvania
Supreme Court

IN RE: ORDER AMENDING RULES
216, 227.1, 234.6, 1558, 1559, 1565,
1569, 1571, 1572, 1573, AND 1574
OF THE PENNSYLVANIA RULES OF
CIVIL PROCEDURE

NO. 744

CIVIL PROCEDURAL RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 8th day of August, 2023, upon the recommendation of the Civil Procedural Rules Committee; the proposal having been published for public comment at 51 Pa.B. 4262 (August 7, 2021):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rules 216, 227.1, 234.6, 1558, 1559, 1565, 1569, 1571, 1572, 1573, and 1574 of the Pennsylvania Rules of Civil Procedure are amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective October 1, 2023.

To view the rule changes please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.

23-03173

Pennsylvania
Supreme Court

IN RE: ORDER AMENDING RULE
230.2 OF THE PENNSYLVANIA
RULES OF CIVIL PROCEDURE

NO. 743

CIVIL PROCEDURAL RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 8th day of August, 2023, upon the recommendation of the Civil Procedural Rules Committee; the proposal having been published for public comment at 53 Pa.B. 1160 (March 4, 2023):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 230.2 of the Pennsylvania Rules of Civil Procedure is amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective immediately.

To view the rule change please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.

23-03174

Court of Common Pleas
of Allegheny County

JUVENILE COURT

MOTIONS SCHEDULE
September 2023

September 1 - Judge Sizemore
September 4 - Holiday
September 5 - Judge Hens-Greco
September 6 - Judge Hens-Greco
September 7 - Judge Hens-Greco
September 8 - Judge Hens-Greco
September 11 - Judge Middleman
September 12 - Judge Middleman
September 13 - Judge Middleman
September 14 - Judge Middleman
September 15 - Judge Middleman
September 18 - Judge Cozza
September 19 - Judge Cozza
September 20 - Judge Cozza
September 21 - Judge Cozza
September 22 - Judge Cozza
September 25 - Judge Woodruff
September 26 - Judge Woodruff
September 27 - Judge Woodruff
September 28 - Judge Woodruff
September 29 - Judge Woodruff

23-03024

Court of Common Pleas
of Allegheny CountyFAMILY DIVISION MOTIONS
SCHEDULE FOR THE MONTH OF

September 2023

September 1 - No Motions
September 4 - Court Holiday
September 5 - Bush, J. in Courtroom 320 at 10:00 AM
September 6 - Hens-Greco, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
September 7 - McGough, J. in Courtroom 425 at 2:00 PM
September 8 - No Motions
September 11 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
September 12 - Middleman, J. in Courtroom 320 at 9:30 AM and Korb, J. in Courtroom 425 at 2:00 PM
September 13 - Costa, J. in Courtroom 425 at 2:00 PM

September 14 - Sizemore, J. in Courtroom 320 at 9:30 AM and Wagner, J. in Courtroom 425 at 2:00 PM

September 15 - No Motions

September 18 - McCrady, J. in Courtroom 224 at 10:00 AM; Woodruff, J. in Courtroom 320 at 10:00 AM; and Eaton, J. in Courtroom 425 at 2:00 PM

September 19 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

September 20 - Cozza, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM

September 21 - Korb, J. in Courtroom 425 at 2:00 PM

September 22 - No Motions

September 25 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

September 26 - Wagner, J. in Courtroom 425 at 2:00 PM

September 27 - McGough, J. in Courtroom 425 at 2:00 PM

September 28 - Korb, J. in Courtroom 425 at 2:00 PM

September 29 - No Motions

000 Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korb, 010 Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Wagner, 018 Judge McCrady, 019 Judge Spurgeon

23-03139

Court of Common Pleas
of Allegheny CountyOrphans' Court Judges Motions
Schedule for the Month of
September 2023

Week of

September 4 - Judge Marmo
September 11 - Judge McCarthy
September 18 - Judge Williams
September 25 - Judge O'Toole

23-03150

Court of Common Pleas
of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **TUESDAY, AUGUST 29, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **TUESDAY, OCTOBER 10, 2023**, General Argument and Equity Argument List

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
23-02951

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COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.Wednesday
August 23, 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 510

CR-0002528-23; Colin Francis Camerota; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004921-22; Malaya Ann Garland; Hinder App/Prosec-Harbor Or Conceal; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0003452-23; Jamar Jacobs; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **John Michael Pavlik**

CR-0003388-23; William Jonathan Wagner; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brandon Michael Herring**

CR-0003389-23; William Jonathan Wagner; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brandon Michael Herring**

Judge Thomas Flaherty
Courtroom 324

CR-0008767-22; Lewis Andrew Hawes; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0007491-22; John W. Hirschfield; Drg Lic Sus/Rev Purs to Sec 3802/1547B1; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis W. Emmi**

CR-0007875-22; Darius Riley; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0001305-23; Shaborn Lahmeak Woods; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rodney Blaine Jones II**

Judge Elliot Howsie
Courtroom 533

CR-0000617-23; Corey Barlow; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samantha Elizabeth Smyth**

CR-0002450-23; Dennis Bowles; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003186-23; Gary Brown; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Dewitt Barry**

Judge Beth A. Lazzara
Courtroom 313

CR-0003329-23; Walter M. Butts; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0001274-23; Eriq Collington; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Christopher Patarini**

CR-0001475-23; Eriq Collington; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Christopher Patarini**

CR-0001625-23; Eriq Collington; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Christopher Patarini**

CR-0001557-23; Lashawna L. Cook; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jaime Marie Hickton**

CR-0003235-23; Anthony Defazio; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Stephen H. Begler**

CR-0003030-23; Anthony Defazio; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0006694-22; Teresa Franklin; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kathryn Simmers**

CR-0003272-23; Frank Lowry; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Oliver Stiffler**

CR-0001273-23; Jayshon Martin; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachael C. Arieanna Santoriella**

CR-0001551-23; Anthony Jerome Page; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samantha Elizabeth Smyth**

CR-0006695-22; James Parks; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002476-23; Matthew Randour; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002123-23; Nelson Edgar Rodriguez; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Difenderfer**

CR-0002671-23; Teonna Lynn Smith; Aggravated Assault - Victim Less Than 13 and Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Difenderfer**

CR-0001757-23; Cody Douglas Suehr; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009185-22; Ivy M. Woodson; Agg. Assault Of Unborn Child; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Angela Rene Carsia**

Judge Anthony M. Mariani
Courtroom 316

CR-0003788-23; Keyshawn Howard Campbell; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph David Horowitz**

CR-0007596-22; Daemon D. Choat; Crim'l Misch-Tamper W/Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Marie Mancuso**

CR-0001544-23; John Fritzius; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

CR-0007595-22; Damon Peters; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Jane Krolkowski**

CR-0009163-22; Wesley Lamar Walker; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Ashley Marie Cagle**

Judge Jill E. Rangos
Courtroom 327

CR-0008929-22; Feedele Freeman; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Steven Carl Townsend**

CR-0007704-22; Derick Hernandez-Alers; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kathryn Simmers**

CR-0008096-22; Pamela Joann Patton; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

CR-0001304-20; Franklin Revis; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Christina Marie Burik**

CR-0001809-22; Franklin Revis; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Christina Marie Burik**

Judge Jennifer Satler
Courtroom 527

CR-0002959-22; Taj McBride; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brandon Michael Herring**

CR-0001678-23; Nigel Thompson; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004244-22; Darryl Anthony Wardlow; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Thomas Anthony Will**

CR-0004250-22; Darryl Anthony Wardlow; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Thomas Anthony Will**

Judge Randal B. Todd
Courtroom 310

CR-0005828-22; Allen David Berry; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001730-22; Allen David Berry; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

CR-0001121-23; James Akire Bonner; Aggravated Cruelty to Animals - Causing SBI or Death; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005613-21; Charles S. Edwell; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bradley Thomas Marscher**

CR-0003569-21; Donald Lee Johnson; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Difenderfer**

CR-0007829-21; Gerald Mar; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Owen Matthew Seman**

CR-0002533-22; Clinton McLaughlin; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samantha Elizabeth Smyth**

CR-0010174-19; Richard Palmer; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lena Bryan Henderson**

CR-0001611-23; Richard Palmer; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lena Bryan Henderson**

CR-0007828-21; Laci Saunders; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kristen A. Pauli**

Judge Wrenna L. Watson
Courtroom 521

CR-0007943-22; Francis Josphe Folz; DUI: High Rte of Alc (Bac.10 - < .16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mychal Evans**

Summary
Appeals BranchJudge Alexander P. Bicket
City-County Building
Room 821Wednesday
August 23, 2023

Hearings

SA-0000764-23; Comm. of PA vs George Anderson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000759-23; Comm. of PA vs Kristen Bakey; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000760-23; Comm. of PA vs Richard Thomas Bakey; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000758-23; Comm. of PA vs Sagar Vijay Baviskar; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000754-23; Comm. of PA vs Dylan Robert Brooks; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000531-23; Comm. of PA vs Raymar Dawson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000767-23; Comm. of PA vs Shajan Dhaurali; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000761-23; Comm. of PA vs Milaysha Ruby Diggs; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000770-23; Comm. of PA vs Allen R. Freeman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000551-23; Comm. of PA vs Tounce Henry Gaskin; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000175-23; Comm. of PA vs James J. Hayes; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000371-21; Comm. of PA vs Ivorie Hines; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000287-23; Comm. of PA vs Tysenena Latresse Holley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000546-23; Comm. of PA vs Jena Taylour Kolb; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000763-23; Comm. of PA vs Tierra Matthews; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000765-23; Comm. of PA vs Brady Mulrow; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000694-23; Comm. of PA vs David Orr; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000333-23; Comm. of PA vs Cyria Rene Pace; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001133-21; Comm. of PA vs Brittany M. Rhodes; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000755-23; Comm. of PA vs Drayton Sligh III; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000695-23; Comm. of PA vs Avery Lamar Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001575-22; Comm. of PA vs Shalynn Kendall Ann Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000766-23; Comm. of PA vs Kyraeh Sowell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000769-23; Comm. of PA vs A'Niya Rajae Vaughn; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000693-23; Comm. of PA vs Marirose Watt; 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, Tuesday, September 5, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on TUESDAY, SEPTEMBER 5, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, SEPTEMBER 6, 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, SEPTEMBER 11, 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."

Avalon

44. Ronald W. Klett
GD-22-004282—\$3,623.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story frame house being known as 806 Jackman Avenue, Pittsburgh, PA 15202. Deed Book Volume 9408, Page 99. Block & Lot No. 159-H-100.

Baldwin Borough

69. Dorn P. Laux, Jr., Administrator of the Estate of Anna Marie Seman a/k/a Anna Seman, Deceased and as Known Heir of Anna Marie Seman a/k/a Anna Seman, Deceased

MG-21-000209—\$68,303.08

Stephen Panik, 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 629 Penn Street, Pittsburgh, PA 15227. Deed Book Volume 11254, Page 358. Block and Lot Number 0059-G-00074-0000-00.

Bellevue

99. James G. Motta, in His Capacity as Heir of Zoe Belle Motta a/k/a Zoe B. Motta, Deceased; Zoey Motta, in Her Capacity as Heir of Zoe Belle Motta a/k/a Zoe B. Motta, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right Title or Interest From or Under Zoe Motta a/k/a Zoe B. Motta, Deceased

MG-22-000439—\$65,598.97
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 189 North Balph Avenue, Pittsburgh, PA 15202. Deed Book Volume 7045, Page 405. Block and Lot Number 0160-D-00167-0000-00.

Bethel Park

70. William C. Huehn
MG-22-000627—\$138,681.98
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 403 Broughton Road, Bethel Park, PA 15102. Deed Book Volume 15838, Page 45. Block and Lot Number 0392-L-00045-0000-00.

77. Estair Kotsagrellos

GD-22-015776—\$10,036.67
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 1083 Surrey Woods Road, Bethel Park, PA 15102. Deed Book 5700, Page 453. Block and Lot Number 391-R-270.

Blawnox

96 Aug 23. David W. Carr and Craig A. Carr
MG-15-000125—\$202,141.74
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Blawnox: Having erected thereon a brick dwelling being known and numbered as 209 Summit Drive, Pittsburgh, Pennsylvania 15238. Block/Lot # 292-J-271.

Carnegie

66. Michelle A. Shiring
MG-23-000127—\$31,154.85
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Carnegie: Having currently erected thereon a single family dwelling being known as 618 6th Avenue, Carnegie, PA 15106. Deed Book 12913, Page 384, Block and Lot 0103-N-00140-0000-00.

Castle Shannon

26. **Mark D. Hutchin and Shantel M. Hutchin**
MG-20-000401—\$86,212.03
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3158 May Street, Pittsburgh, PA 15234. Deed Book 13217, Page 31. Block and Lot Number 190-G-208.

51. **Pingala Gajurel and Bidur Khadka**
MG-22-000273—\$196,263.28
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 707 Riehl Drive, Pittsburgh, PA 15234. Deed Book 16876, Page 419. Block and Lot Number 139-J-121.

Churchill

20. **Solutions for Homeowners LLC, Solutions for Homeowners Inc., and Douglas C. Dorsey**
GD-22-002427—\$303,427.15
Adam Friedman, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Churchill: Parcel 1: Having erected thereon a dwelling being known and numbered as 2331 Marbury Road, Pittsburgh, PA 15221. Deed Book Volume 17468, Page 197. Block and Lot 298-F-207.

Parcel 2: Being vacant land being known as Marbury Road, Pittsburgh, PA 15221. Deed Book Volume 17468, Page 197. Block and Lot 298-F-206.

City of Clairton

65. **David D. Lee, Individually, as Administrator and Heir of the Estate of Shawnta M. Moore a/k/a Shawnta M. Lee a/k/a Shawnta Moore a/k/a Shawnta Marrelle Moore-Lee; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Shawnta M. Moore a/k/a Shawnta M. Lee a/k/a Shawnta Moore a/k/a Shawnta Marrelle Moore-Lee**

MG-22-000413—\$30,310.05
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 412 Baker Avenue, Clairton, PA 15025. Deed Book Volume 13943, Page 468. Block and Lot 0879-S-00230-0000-00.

87. **Lisa Denillo, as Believed Heir of the Estate of Carol Ann Daugherty; Todd Daugherty, as Believed Heir of the Estate of Carol Ann Daugherty; Teri Jamison, as Believed Heir of the Estate of Carol Ann Daugherty; Unknown Heirs of the Estate of Carol Ann Daugherty (if any); and Unknown Administrators of the Estate of Carol Ann Daugherty (if any)**

GD-22-012864—\$107,609.17
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 1117 McKinley Drive, Clairton, PA 15025. Document Number 2001-102677, Deed Book Volume 11125, Page 415. Block and Lot Number 0879-J-00082-0000-00.

Collier

13. **Angel Lou Skulos Boulis**
MG-19-001353—\$988,282.77
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 4010 Muirfield Drive, Presto, PA 15142. Deed Book 10930, Page 620. Block and Lot Number 199-L-19.

Crafton

2. **Mary Beth Sciubba a/k/a Mary B. Sciubba**
MG-23-000252—\$39,609.68
Michelle Pierro, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling known and numbered as 35 Taylor St., Pittsburgh, PA 15205. Deed Book Volume 11172, Page 239. Parcel No.: 0069-R-00268-0000-00.

Dormont

43. **Frances Pattinato**
GD-22-004483—\$3,204.72
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story masonry frame house being known as 1696 New Haven Avenue, Pittsburgh, PA 15216. Deed Book Volume 7960, Page 527. Block & Lot No. 63-L-169.

91. **Jeffrey Leslie Varion**
GD-23-002408—\$40,352.69
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family rowhouse being known and numbered as 1329 Tennessee Avenue, Pittsburgh, PA 15216. Deed Book 8570, Page 340. Block and Lot Number 98-D-54.

Duquesne

35. **The Unknown Heirs of Henry Samuels, Deceased**
GD-23-002110—\$3,397.87
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 3: Having erected thereon a one and one half story brick house being known as 422 South 3rd Street, Duquesne, PA 15110. Deed Book Volume 8702, Page 78. Block & Lot No. 378-J-79.

Elizabeth Borough

61. **Kenneth A. Kolodziej and Lori A. Kolodziej**
GD-22-015453—\$36,887.19
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: (Parcel 1) Having erected thereon a three family dwelling being known and numbered as 511 7th Ave., Elizabeth, PA 15037. Deed Book 14325, Page 159. Block and Lot Number 1133-S-377;

(Parcel 2) Having erected thereon a single family dwelling being known and numbered as 610 Bayard St., Elizabeth, PA 15037. Deed Book 15783, Page 198. Block and Lot Number 1133-R-97.

Elizabeth Township

81. **Ronald W. Hallas, Jr.**
MG-23-000301—\$68,552.73
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 900 Pineview Drive, Elizabeth, PA 15037. Document Number 31342, Deed Book Volume 11457, Page 363. Block and Lot Number 1904-F-00371-0000-00.

Forward

90. **Kenneth A. Kolodziej and Lori A. Kolodziej**
GD-22-015477—\$31,243.69
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: (Parcel 1) Having erected thereon a single family dwelling being known and numbered as 2712 Pangburn Hollow Road, Monongahela, PA 15063. Deed Book 17281, Page 425. Block and Lot Number 2088-G-41; (Parcel 2) Having erected thereon a mobile home dwelling being known and numbered as 2838 Pangburn Hollow Road, Monongahela, PA 15063. Deed Book 9818, Page 480. Block and Lot Number 1738-N-360; (Parcel 3) Having erected thereon a single family dwelling being known and numbered as 8832 Roberts Hollow Road, Elizabeth, PA 15037. Deed Book 15933, Page 388. Block and Lot Number 1573-B-328.

Glassport

19. **Craig A. Slafka and the Secretary of Housing and Urban Development**
MG-17-001293—\$53,946.61
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 known and numbered as 235 Euclid Avenue, Glassport, PA 15045. Deed Book Volume 12690, Page 97. Block and Lot Number 467-L-334-0000-01.

84. **Hunter Jackson Harris Holdings Inc.**
GD-23-000100—\$49,212.21
Sarah A. Elia, Esq.
267-295-3364

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a multi family residential dwelling being known and numbered as 830-832 Ohio Avenue, Glassport, PA 15045 a/k/a 830 Ohio Avenue, Glassport, PA 15045. Deed Book Volume 18529, Page 577. Block and Lot Number 558-F-3.

100. **Cecilia Sowa, with Notice to Heirs and Assigns**
GD-23-002996—\$2,914.46
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one story frame house known as 435 Iowa Avenue, Glassport, PA 15045. Deed Book Volume 4788, Page 234. Block & Lot No. 467-R-327.

101. **The Unknown Heirs of Carol Ann Dabruzzo, Deceased**
GD-23-002993—\$5,375.81
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family, two story frame house known as 316 5th Street, Glassport, PA 15045. Deed Book Volume 4645, Page 532. Block & Lot No. 467-R-128.

102. The Unknown Heirs of Kenneth G. Pollock, Deceased

GD-23-002994—\$3,504.19
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two story frame house known as 310 N. Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 4770, Page 437. Block & Lot No. 384-R-234.

Hampton

40. **Howard Gibson**
GD-19-018223—\$10,133.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one story two family house being known as 4336 Route 8, Allison Park, PA 15101. Deed Book Volume 17628, Page 86. Block & Lot No. 830-D-299.

49. **Jean Holland Baumgardner**
GD-16-018988—\$2,794.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one and a half story frame house being known as 2264 W. Hardies Road, Gibsonia, PA 15044. Deed Book Volume 10425, Page 482. Block & Lot No. 1075-D-159.

82. **Farhad Salari-Lak; Zahra Salari-Lak a/k/a Zahra Salri-Lak; and the United States of America, Department of Treasury, Internal Revenue**

MG-22-001052—\$780,955.84
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 2154 South Villa Drive, Gibsonia, PA 15044. Document Number 36126, Deed Book Volume 7995, Page 211. Block and Lot Number 1209-H-00001-0000-00.

Ingram

5. **Matthew J. Douglas**
MG-23-000251—\$30,601.47
Michelle Pierro, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling known and numbered as 148 Ingram Avenue, Pittsburgh, PA 15205. Block/Lot # 69-C-16.

Liberty

54. **Nemeth and Sons, LLC, a Pennsylvania limited liability company, and Mark G. Nemeth, an adult individual, and MGT Manufacturing Corporation, a Pennsylvania corporation, jointly and severally**

GD-16-013843—\$124,384.12
Jaclyn M. DiPaola, Esq.
412-802-6666

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a commercial building being known and numbered as 2805 Liberty Way, McKeesport, PA 15133. Deed Book Volume 10078, Page 251, Block and Lot Number 465-R-227.

55. **Michael Spargal**
MG-23-000367—\$59,595.78
KML Law Group, P.C.
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 2708 E Street, McKeesport, PA 15133. Deed Book 14342, Page 260. Block and Lot Number 465-R-309.

City of McKeesport

15. Erica Griffin, Heir of Nancy L. Griffin, Deceased, Unknown Heirs of Nancy L. Griffin, Deceased, and Darryl Smith, Heir of Nancy L. Griffin, Deceased

MG-16-000539—\$23,353.14
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1301 Evans Avenue, McKeesport, PA 15132. Deed Book 9609, Page 238. Block and Lot Number 381-A-1.

31. Julia H. Traczynski

MG-22-000984—\$20,254.74
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Parcel No. 1: Having erected thereon a single family residential dwelling being known and numbered as 3421 Steele Street, McKeesport, PA 15132. Deed Book Volume 10387, Page 522. Block and Lot Number 381-L-76.

Parcel No. 2: Being vacant land known and numbered as Steele Street, McKeesport, PA 15132. Deed Book Volume 10387, Page 522. Block and Lot Number 381-L-78.

57. All Known and Unknown Heirs of Michael A. West

MG-23-000091—\$28,002.77
Michelle Piero, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Eighth Ward of the City of McKeesport: Having erected thereon a dwelling known and numbered as 3009 Boyd Street, McKeesport, PA 15132. Deed Book Volume 9570, Page 184, Parcel Number 380-R-2.

McKees Rocks

24. David Pachasa Solely in His Capacity as Heir of Joann Pachasa, Deceased, Donald Pachasa Solely in His Capacity as Heir of Joann Pachasa, Deceased, Paul Pachasa, Jr., Solely in His Capacity as Heir of Joann Pachasa, Deceased, and the Unknown Heirs of Joann Pachasa, Deceased

GD-23-001137—\$22,472.00
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1149 Church Avenue, McKees Rocks, PA 15136. Deed Book 5722, Page 587. Block and Lot Number 72-S-150.

Monroeville

68. Timothy E. Lewis and Karen M. Lewis

MG-22-000386—\$121,213.84
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Monroeville: Having currently erected thereon a single family dwelling being known as 101 Edgemoade Drive, Monroeville, PA 15146, Deed Book 12977 Page 6, Block and Lot 0741-G-00023-0000-00.

Moon

25. Paul R. Castner

MG-17-001586—\$159,672.99
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known and numbered as 243 Burch Drive, Coraopolis, PA 15108. Deed Book 16053, Page 534. Block and Lot Number 416-S-149.

76. Michael John Ivosevich

GD-23-000322—\$12,235.86
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling, known as 112 South Patton Drive, Coraopolis, PA 15108. Deed Book 15078, Page 8. Block and Lot Number 697-M-60.

85. One Thorn Run Associates, A. Richard Nernberg, Susan Nernberg, A. Richard Nernberg, as Trustee of the A. Richard Nernberg Amended and Restated Revocable Deed of Trust, Dated May 25, 2018, and Susan L. Nernberg, as Trustee of Susan L. Nernberg Amended and Restated Revocable Deed of Trust, Dated May 25, 2018

GD-23-006835—\$9,325,286.80
Mark G. Claypool, Esq.
Knox McLaughlin Gornall & Sennett, P.C.
814-459-2800

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a six-story commercial office building being known and numbered as 1187 Thorn Run Road, Coraopolis, PA 15108 and leasehold of 1187 Thorn Run Road, Coraopolis, PA 15108. Deed Book Volume 17301, Page 36. Block and Lot Number 0595-B-00068-0000-00.

Munhall

72. Jason Dixon a/k/a Jasin Dixon, in His Capacity as Known Heir of Eugene L. Dixon, Deceased, and the Unknown Heirs of Eugene L. Dixon, Deceased

MG-22-000070—\$22,633.14
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1402 Ravine Street, Homestead, PA 15120 a/k/a 1402 Ravine Street, Munhall, PA 15120. Deed Book Volume 11165, Page 28. Block and Lot Number 180-P-147.

94. Skeeter E. Hicks and Nicole B. Hicks

GD-22-006424—\$120,366.01
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Parcel 1: Having thereon a vacant lot being known and numbered as W. Marigold Street, Homestead, PA 15120. Deed Book Volume 10776, Page 422, Block and Lot 0180-F-00032-0000-00.

Parcel 2: Having erected thereon a dwelling being known and numbered as 220 West Marigold Street, Homestead, PA 15120. Deed Book Volume 10776, Page 422, Block and Lot 0180-F-00036-0000-00.

North Versailles

73. Daniel L. Isaacs

MG-23-000026—\$67,028.68
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North

Versailles: Having erected thereon a dwelling being known and numbered as 420 Tintsmans Avenue, North Versailles, PA 15137. Deed Book Volume 11322, Page 418. Block and Lot Number 456-G-258.

Penn Hills

7. James Stefan, Known Heir of John R. Stefan, Deceased, David Stefan, Known Heir of John R. Stefan, Deceased and All Unknown Heirs of John R. Stefan, Deceased

GD-22-005925—\$18,133.01
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 11009 Azalea Drive, Pittsburgh, PA 15235. Deed Book 5628, Page 157. Block and Lot Number 368-C-73.

9. ECCJ Real Estate Management

GD-21-013009—\$11,445.20
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 7800 Thon Dr., Verona, PA 15147. Deed Book 16031, Page 170. Block and Lot Number 230-G-60.

10. TOC Management, LLC

GD-22-006570—\$44,867.14
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 185 Coal Hollow Road, Verona, PA 15147. Deed Book 15247, Page 387. Block and Lot Number 367-N-145;

Parcel 2: Being all that certain vacant land being known and numbered as Coal Hollow Road, Verona, PA 15147. Deed Book 15247, Page 387. Block and Lot Number 367-N-161; and

Parcel 3: Having erected thereon a commercial building being known and numbered as 270 Coal Hollow Road, Verona, PA 15147. Deed Book 15247, Page 387. Block and Lot Number 367-N-336.

18. Sharon R. Young

MG-15-000378—\$84,158.70
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 235 Curtis Street, Pittsburgh, PA 15235. Deed Book Volume 16857, Page 103. Block and Lot Number 296-D-107.

22. Trista Chester, Solely as Heir of Anthony T. Sims, Deceased and Anthony J. Sims, Solely as Heir of Anthony T. Sims, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Anthony T. Sims, Deceased

MG-22-000678—\$138,190.14
Joseph A. Sulon, Esq.
Hill Wallack LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Penn Hills Municipality: Having erected thereon a 2 story dwelling being known and numbered as 51 Rushmore Dr., Pittsburgh, PA 15235. Deed Book 17476, Page 162. Block and Lot Number 537-E-146.

28. Sherry Leaf-Wittkopp, Known Heir of Merna Wittkopp, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming

Right, Title or Interest from or under Merna Wittkopp, Deceased

MG-19-001257—\$78,795.49
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 158 Bridge Street, Verona, PA 15147. Deed Book Volume 8956, Page 255, Block and Lot 0631-B-00049-0000-00.

30. Harry G. Delancey, With Notice to Known Heirs and Assigns

GD-21-015130—\$11,467.76
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 890 Old Coal Hollow Rd., Verona, PA 15147. Deed Book 4340, Page 53. Block and Lot Number 368-N-101.

60. Monique Dunson

GD-23-000986—\$12,524.54
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 1890 Runnette St., Pittsburgh, PA 15235. Deed Book 10237, Page 13. Block and Lot Number 173-D-279.

63. Robert A. Satryan, Sr.

GD-22-013346—\$12,933.05
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 11738 Joan Drive, Pittsburgh, PA 15235. Deed Book 10556, Page 458. Block and Lot Number 450-E-304.

67. Jason L. O'Connell

GD-22-015398—\$84,467.78
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having currently erected thereon a single family dwelling being known as 1817 Loretta Drive, Pittsburgh, PA 15235. Deed Book 12177, Page 565. Block and Lot 0632-K-00298-0000-00.

92. Davon Lee Reynolds, Jr.

GD-22-011509—\$17,157.37
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 305 Jefferson Road, Pittsburgh, PA 15235. Deed Book 17255, Page 424. Block and Lot Number 449-R-173.

98. Darryl W. Johnson

MG-22-001011—\$91,787.50
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 10909 Frankstown Road, Pittsburgh, PA 15235. Deed Book Volume 8971, Page 393. Block and Lot 0368-R-00105-0000-00.

Pennsbury Village

96. Steven J. Cable

MG-21-000228—\$100,229.32
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Pennsbury Village: Having erected thereon a condominium unit being known and numbered as 1192 Pennsbury Boulevard, Pittsburgh, PA 15205. Deed Book Volume 13650, Page 213, Block and Lot 0150-S-00096-0148-00.

Pine

48. Kevin J. Roth and Shelby A. Roth
GD-22-011781—\$6,193.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a one story brick house being known as 100 Fawn Drive, Wexford, PA 15090. Deed Book Volume 17149, Page 231, Block & Lot No. 1824-D-11.

Plum

14. Edward Waugh a/k/a Edward P. Waugh
MG-22-000796—\$81,913.81
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 270 Fiesta Drive, Pittsburgh, PA 15239. Deed Book 14478, Page 185. Block and Lot Number 1240-C-386.

59. Sean R. Kelley and Steffany R. Kelley
MG-23-000071—\$186,001.94
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 493 Rainier Drive, Pittsburgh, PA 15239 a/k/a 493 Rainier Drive, Plum, PA 15239. Deed Book Volume 18172, Page 163. Block and Lot Number 1103-H-205.

78. Karen L. Burnside and Ronald L. Burnside
GD-19-006511—\$13,557.21
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 7906 Saltsburg Road, Pittsburgh, PA 15239. Deed Book 7450, Page 250. Block and Lot Number 852-K-127.

Ross

88. Toni A. Fiumara
MG-23-000169—\$107,840.25
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a dwelling being known and numbered as 317 Preston Ave, Pittsburgh, PA 15214. Deed Book Volume 12914, Page 405. Block and Lot Number 162-N-126.

Scott

34. Terrance L. Cassidy
GD-21-013636—\$13,139.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a two story brick house being known as 603 Lindsay Road, Carnegie, PA 15106. Deed Book Volume 17041, Page 120. Block & Lot No. 143-A-52.

95. Ronald Styche, III, in His Capacity as Heir of Kandy M. Styche; Michael J. Styche, in His Capacity as Heir of Kandy

M. Styche; Timothy J. Styche, in His Capacity as Heir of Kandy M. Styche; Jaimie L. Styche, in His/Her Capacity as Heir of Kandy M. Styche; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kandy M. Styche

MG-22-000667—\$78,777.96
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Scott: Having erected thereon a dwelling being known and numbered as 441 Carothers Avenue, Carnegie, PA 15106. Deed Book Volume 12886, Page 502. Block and Lot 0102-G-00097-0000-00.

South Fayette

1. Jason L. Katz and Denise Smith
AR-22-000212—\$5,138.85
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge No. 6 Condominium Association dwelling being known and numbered as 2469 Brook Ledge Road, Unit 33A, Bridgeville, PA 15017. Deed Book 16495, Page 453. Block and Lot Number 0481-R-00474-033A-00.

36. Rose M. Susa
GD-22-000302—\$3,530.23
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one story frame house being known as 213 Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block & Lot No. 258-C-1.

Stowe

3. Michael A. Foor and Brandon Lee Lueckert
GD-22-012063—\$6,045.50
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1117 Dohrman Street, McKees Rocks, PA 15136. Deed Book 14998, Page 388. Block and Lot Number 72-8-125.

37. Rick Sheets a/k/a Richard Sheets, with Notice to Heirs and Assigns
GD-23-002135—\$6,513.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story, two family brick house being known as 66 Harlem Avenue, McKees Rocks, PA 15136. Deed Book Volume 12980, Page 137. Block & Lot No. 73-M-168.

75. Edward L. Wallace and Dewanda D. Wallace
MG-23-000393—\$100,431.31
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Parcel 1: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-147.

Parcel 2: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-148.

Parcel 3: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-149.

Parcel 4: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-150.

Parcel 5: Having erected thereon a dwelling known and numbered as 38 McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-152.

Turtle Creek

16. David Cook, Solely in His Capacity as Heir of Jeanne M. Ireland, Deceased
MG-22-000923—\$24,954.64
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 313 Monroeville Avenue, Turtle Creek, PA 15145. Deed Book 9074, Page 109. Block and Lot Number 455-L-192.

Verona

64. Matthew A. Frank a/k/a Matthew Frank, in His Capacity as Heir of Barbara Frank; Gregory Frank, in His Capacity as Heir of Barbara Frank; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barbara Frank

GD-21-012070—\$87,704.01
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Verona: Having erected thereon a dwelling being known and numbered as 664 3rd Street, Verona, PA 15147. Deed Book Volume 12957, Page 459. Block and Lot 0364-S-00224-0000-00.

West Deer

39. Margaret I. Wilson, with Notice to Heirs and Assigns
GD-23-001914—\$16,103.23
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant residential land known as Bakerstown Culmerville Road, Gibsonsia, PA 15044. Deed Book Volume 2747, Page 470. Block & Lot No. 2009-J-385.

41. The Unknown Heirs of Sarah M. McMorran, Deceased
GD-23-002143—\$5,373.11
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant residential land known as Bakerstown Culmerville Road, Gibsonsia, PA 15044. Deed Book Volume 3061, Page 692. Block & Lot No. 2008-R-62.

46. The Unknown Heirs of Reese M. Hassinger, Deceased
GD-23-001913—\$11,131.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one story frame house being known as 25 Tree Haven Lane, Gibsonsia, PA 15044. Deed Book Volume 3402, Page 196. Block & Lot No. 2010-N-182.

56. Georgetta Thalman a/k/a Georgetta M. Thalman
GD-22-000906—\$34,206.37
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer:

Having erected thereon a dwelling being known and numbered as 225 Shoaf Street, Tarentum, PA 15084. Deed Book 15842, Page 84. Block and Lot Number 1838-N-172.

Whitehall

89. Patricia L. Nidbella
GD-22-014861—\$135,963.46
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5135 South Passage Drive, Pittsburgh, PA 15236. Deed Book Volume 15826, Page 109. Block and Lot Number 249-H-008.

Wilksburg

8. The Unknown Heirs of Zelma M. Locke, Deceased
GD-21-014055—\$16,576.09
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1243 Franklin Ave., Pittsburgh, PA 15221. Deed Book 10676, Page 632. Block and Lot Number 233-F-252.

29. William Thompson
GD-22-011510—\$51,153.29
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a three family dwelling being known and numbered as 727 Hill Avenue, Pittsburgh, PA 15221. Deed Book 16970, Page 114. Block and Lot Number 232-J-86.

62. Carl C. Jordan
GD-17-003019—\$51,909.23
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 2042 Laketon Road, Pittsburgh, PA 15221. Deed Book 18620, Page 71. Block and Lot Number 297-B-81.

79. Mark Wagner, as Believed Heir to the Estate of Daisy E. Wagner; Unknown Heirs to the Estate of Daisy E. Wagner (if any); Unknown Administrators to the Estate of Daisy E. Wagner (if any)
GD-23-001033—\$45,372.55
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1411 Fairmont Street, Pittsburgh, PA 15221. Document Number 2004-8920, Deed Book Volume 11988, Page 356. Block and Lot Number 0298-A-00025-0000-00.

93. Ellen M. Gleason and Linda S. Kelly
MG-20-000163—\$76,668.23
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1017 Osage Drive, Pittsburgh, PA 15235. Deed Book 17002, Page 374. Block and Lot Number 297-L-246.

Pittsburgh—4th Ward

33. Janet Wise, with Notice to Heirs and Assigns
GD-22-013738—\$45,283.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 4: Having erected thereon a two and a half story brick house being known as 3632 Frazier Street, Pittsburgh, PA 15213. Deed Book Volume 6374, Page 430. Block & Lot No. 29-G-42.

52. The Unknown Heirs of Cheryl Pearsall Deceased, and Marcus Zigler Solely in His Capacity as Heir of Cheryl Pearsall, Deceased
MG-22-000012—\$106,217.20

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward City of Pittsburgh: Having erected thereon a condominium unit designated as No. 3283, Building 10 in Holmes Place Condominiums, being known and numbered as 3283 Dawson Street, Pittsburgh, PA 15213. Deed Book 7935, Page 67. Block and Lot Number 29-C-270-10.

Pittsburgh—5th Ward

97. Anthony I. Bentley, Jr.

GD-20-010310—\$32,468.33
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3309 Iowa Street, Pittsburgh, PA 15219. Deed Book Volume 12614, Page 159, Block and Lot 0027-C-00024-0000-00.

Pittsburgh—14th Ward

45. Paula Epstein Elinoff

GD-20-001068—\$4,413.83
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 14: Having erected thereon a two and one half story, two family house being known as 5606 Pocusset Street, Pittsburgh, PA 15217. Deed Book Volume 15600, Page 74. Block & Lot No. 87-F-243.

Pittsburgh—15th Ward

21. Jennie A. Sciarretti and Orlando F. Sciarretti
MG-18-000718—\$317,894.10

Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and 15th Ward of the City of Pittsburgh: Parcel# 1: Having Erected thereon a Residential Dwelling being known and numbered as 308 Kaercher Street, Pittsburgh, PA 15207. Deed Book 11262, Page 424. Block and Lot 0055-A-00074-0000-00.

Parcel #2: Having Erected thereon a Res Aux Building (No House) known and numbered as 308 Kaercher Street, Pittsburgh, PA 15207. Deed Book 11262, Page 424. Block and Lot 0055-A-00076-0000-00.

71. Kathryn A. Lovas and Dale K. Lovas, Jr.

MG-17-000111—\$77,947.81
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4322 Tesla Street, Pittsburgh, PA 15217. Deed Book Volume 14108, Page 134. Block and Lot Number 0055-H-00016-0000-00.

Pittsburgh—18th Ward

50. Dusan Grmusa

GD-18-006236—\$154,695.59
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 18: Having erected thereon a two story commercial building being known as 634 E. Warrington Avenue, Pittsburgh, PA 15210. Deed Book Volume 10432, Page 634. Block & Lot No. 14-A-337.

Pittsburgh—19th Ward

4. A M Rafi, P.C.

GD-23-004979—\$1,770,464.65
Andrew G. Dittoe, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward, City of Pittsburgh: Parcel One: Having erected thereon a commercial building known as 2681 Waddington Avenue, Pittsburgh, PA 15226 and designated as Block and Lot 62-P-282.

Parcel Two: Being vacant commercial land known as Waddington Avenue, Pittsburgh, PA 15226 and designated as Block and Lot 62-P-282-1.

12. The Unknown Heirs of Hoang H. Dang Deceased, and Truc Garry Solely in Her Capacity as Heir of Hoang H. Dang, Deceased
GD-22-014533—\$194,688.03

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 743 Mayville Avenue, Pittsburgh, PA 15226. Deed Book 17937, Page 37. Block and Lot Number 61-B-16.

Pittsburgh—20th Ward

53. Patricia A. Wagner

MG-22-000339—\$98,911.65
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 1306 Carnahan Road, Pittsburgh, PA 15220. Deed Book 8595, Page 643. Block and Lot Number 36-C-1-A.

83. Tyler W. Knabe-Jones

MG-20-000095—\$61,741.88
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 20: Having erected thereon a dwelling being known and numbered as 2916 Banksville Avenue, Pittsburgh, PA 15216. Document Number 2014-12123, Deed Book Volume 15599, Page 591. Block and Lot Number 0063-B-00133-0000-00.

Pittsburgh—26th Ward

17. Donna Rae McDonough

MG-22-000633—\$23,540.15
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 312 West Burgess Street, Pittsburgh, PA 15214. Deed Book 9476, Page 620. Block and Lot Number 46-J-239.

Pittsburgh—28th Ward

32. James Shannon

MG-23-000280—\$52,246.44
Powers Kirn, LLC
215-942-2090

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 1207 Justine Street, Pittsburgh, PA 15204. Deed Book Volume 13425, Page 576, Instrument 2007-35011, Block and Lot Number 41-G-100.

Pittsburgh—29th Ward

6. Christine R. Aggazio a/k/a Christine Renee Aggazio

MG-23-000180—\$55,570.79
Michelle Pierro, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Twenty-Ninth Ward, City of Pittsburgh, formerly known as Carrick: Having erected thereon a dwelling known and numbered as 401 Birmingham Ave., Pittsburgh, PA 15210. Deed Book Volume 10586, Page 307 Block/Lot # 32-N-249.

27. The Unknown Heirs of Georgeann C. Donnelly, Deceased

MG-22-000881—\$64,665.65
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 413 Sinton Ave., Pittsburgh, PA 15210. Deed Book 9729, Page 609. Block and Lot Number 95-L-316.

Pittsburgh—30th Ward

74. Stanley D. Shuey, Charlene R. Shuey and Mark W. Bright

MG-23-000054—\$66,533.97
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 310 Reifert Street, Pittsburgh, PA 15210. Deed Book Volume 12426, Page 140, Instrument No. 2005-13053, Block and Lot Number 33-K-19.

AMENDED NOTICE

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

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

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

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

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

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

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

For more information and updates, please visit our website at

www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

August 10, 2023

August 11, 18, 25, 2023

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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:

Balawajder, Sophie, deceased, of McKeesport, PA. No. 5529 of 2023. James J. Balawajder, Extr., 17 Kalyn Court, North Huntingdon, PA 15642 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

23-03202 Aug 18, 25; Sep 1, 2023

Burnett, Keith Allan, deceased, of Allison Park, PA. No. 05491 of 2023. Matthew J. Burnett, Extr., 2548 Royalview Drive, Allison Park, PA 15101 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.

23-03191 Aug 18, 25; Sep 1, 2023

Cacali, Virginia L., deceased, of Moon Township, PA. No. 05223 of 2023. Stephen A. Cacali, Extr., 293 Shafer Road, Moon Township, PA 15108 or to Thomas J. Boris, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

23-03196 Aug 18, 25; Sep 1, 2023

Doychak, Dorothy D., deceased, of Coraopolis, PA. No. 05721 of 2023. Amanda Miller, Extr., 162 Davidson Lane, Aliquippa, PA 15001 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01575w Aug 18, 25; Sep 1, 2023

Durler, Patriciaann, deceased, of Pittsburgh, PA. No. 05053 of 2023. Jacquelin F. Gift, Extr., 3353 Woodwind Drive, Jefferson Hills, PA 15025 or to Adam J. Long, Esq., Long & Long, LLC, 305 West Pittsburgh St., Greensburg, PA 15601.

23-03189 Aug 18, 25; Sep 1, 2023

Ebbert, William M., deceased, of Pittsburgh, PA. No. 05702 of 2023. Anthony DeFide, Extr., 118 Royal Park Drive, Apt. 4C, Oakland Park, FL 33309 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.

23-01571w Aug 18, 25; Sep 1, 2023

Fay, Maureen E., deceased, of O'Hara Township, PA. No. 03619 of 2023. Carol A. Freiland, Admrx., 620 Glangery Drive, Pittsburgh, PA 15215 or to Joseph V. Luvara, Esq., Luvara Law Group, LLC, 1822 Worcester Drive, Pittsburgh, PA 15243.

23-03188 Aug 18, 25; Sep 1, 2023

Gardner, Rita J., deceased, of Pittsburgh, PA. No. 05523 of 2023. Sheila Gardner-Price, Admrx., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

23-03192 Aug 18, 25; Sep 1, 2023

Gusky, Henry, deceased, of Mt. Lebanon, PA. No. 06454 of 2022. Nancy E. Gusky, Extr., 120 Haverford Circle, Pittsburgh, PA 15243 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

23-03199 Aug 18, 25; Sep 1, 2023

Krieger, Richard J., deceased, of Mount Lebanon Township, PA. No. 05103 of 2023. Phillip Krieger, Admrx., 888 Lovington Drive, Pittsburgh, PA 15216 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.

23-03180 Aug 18, 25; Sep 1, 2023

Linhart, Rebecca L., deceased, of Fox Chapel, PA. No. 05268 of 2023. Deborah W. Linhart, Admrx., 13 Chapel Oak Road, Pittsburgh, PA 15238 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238.

23-03197 Aug 18, 25; Sep 1, 2023

Love, Thomas J., deceased, of McCandless Township, PA. No. 05307 of 2023. Faith A. Love, Extr., c/o Robert J. Winters, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.

23-03203 Aug 18, 25; Sep 1, 2023

McCall, Jr., Elmer Norbert a/k/a Elmer N. McCall, Jr., deceased, of Pittsburgh, PA. No. 05260 of 2023. Scott A. McCall, Extr., 72 Davis School Road, Washington, PA 15301 or to Brian J. Kahle, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

23-03201 Aug 18, 25; Sep 1, 2023

McIntyre, Roberta L. a/k/a Roberta Lynn McIntyre, deceased, of Mt. Lebanon, PA. No. 04843 of 2023. Jeffrey C. Allison, Extr., 1247 Pinewood Drive, Pittsburgh, PA 15243 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-03195 Aug 18, 25; Sep 1, 2023

Michalik, Susan G. a/k/a Susan Michalik, deceased, of Moon Township, PA. No. 04761 of 2023. Larra M. Daniels, Admrx. c.t.a., 109 Great Oaks Drive, Moon Township, PA 15108 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

23-03179 Aug 18, 25; Sep 1, 2023

Mossellem, Thomas E., deceased, of Pittsburgh, PA. No. 05393 of 2023. Lynda M. Palmer, Extr., 6001 Great Oaks Drive, Export, PA 15632 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

23-03200 Aug 18, 25; Sep 1, 2023

Muller, Brigitte E., deceased, of Verona, PA. No. 4970 of 2023. Petra Muller Traini, Extr., 8 Ridgemed Fields Drive, Verona, PA 15147 or to John P. Montoya, Esq., Lange Legal Group, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

23-03190 Aug 18, 25; Sep 1, 2023

Paradzick, Velia, deceased, of Pittsburgh, PA. No. 05698 of 2023. Christopher Garman, Extr., 971 Vallevista St., Pittsburgh, PA 15234.

23-01577w Aug 18, 25; Sep 1, 2023

Pugliano, Jr., Frank, deceased, of Elliott, PA. No. 05419 of 2023. Thomas W. Fife, Co-Extr. and Daniel Barry, Co-Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

23-03193 Aug 18, 25; Sep 1, 2023

Roman, Paula a/k/a Paula M. Roman, deceased, of North Fayette Township, PA. No. 04968 of 2023. Catherine Ann Weber, Extr., 103 Holly Hill Drive, Oakdale, PA 15071 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-03194 Aug 18, 25; Sep 1, 2023

Rosiak, Ronald P., deceased, of Pittsburgh, PA. No. 5635 of 2023. Edward P. Rosiak, Admrx., 1468 Senior Drive, Pittsburgh, PA 15227 or to Allan J. Opsitnick, Esq., Opsitnick & Associates, 564

Forbes Avenue, Suite 1201, Pittsburgh, PA 15219.

23-01572w Aug 18, 25; Sep 1, 2023

Sweeney, Daniel Michael, deceased, of Pittsburgh, PA. No. 04966 of 2023. Patricia Sweeney, Extr., 1616 El Paso St., Pittsburgh, PA 15206.

23-03187 Aug 18, 25; Sep 1, 2023

Welsh, William J., deceased, of Glenshaw, PA. No. 05135 of 2023. Ann Marie Boylan, Admrx., 221 Lucille Street, Glenshaw, PA 15116 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.

23-03198 Aug 18, 25; Sep 1, 2023

Ackenheil, Pauline King Wilson a/k/a Pauline W. Ackenheil, deceased, of Upper St. Clair Township, PA. No. 05174 of 2023. Marcia A. Gooding, Extr., 704 Red Barn Court, Bethel Park, PA 15102 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

23-03126 Aug 11, 18, 25, 2023

Bubash, Jr., George F. a/k/a George Bubash, deceased, of Blawnox, PA. No. 04112 of 2023. George P. Bubash, Extr., 121 Meadow Wood Lane, Washington, PA 15301 or to Stephen J. Taczak, Esq., Taczak Law Office, 12 N. Jefferson Ave., Canonsburg, PA 15317.

23-01416w Aug 11, 18, 25, 2023

Green, Jeffrey B., deceased, of North Fayette, PA. No. 5548 of 2023. Nancy Green, Extr., 41 Woodland Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01505w Aug 11, 18, 25, 2023

Lagattuta, Lawrence A. a/k/a Lawrence Anthony Lagattuta, deceased, of Pittsburgh, PA. No. 05230 of 2023. Madeline E. Lagattuta, Admrx., 39 Greene Street, Apt. 202, Jersey City, NJ 07302 or to Benjamin J. Wischnowski, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 535 Smithfield Street, Ste. 800, Pittsburgh, PA 15222.

23-03120 Aug 11, 18, 25, 2023

Lauderbaugh, Carole A., deceased, of South Park, PA. No. 04795 of 2023. Lori Gillis, Extr., 573 Cherryhill Dr., Bridgeville, PA 15017.

23-01508w Aug 11, 18, 25, 2023

Lavrich, Joseph B., deceased, of Bethel Park, PA. No. 05567 of 2023. Richard Lavrich, Extr., 1023 Quincy Drive, Greensburg, PA 15601 or to Elizabeth A. Male, CPA, Esq., 3925 Reed Blvd., Ste. 205, Murrysville, PA 15668.

23-01509w Aug 11, 18, 25, 2023

Liguori, Pasquale R., deceased, of McKees Rocks, PA. No. 05382 of 2023. Richard Charles Liguori, Admrx., 75 Thorncrest Drive,



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McKees Rocks, PA 15136 or to Frederick E. Liechti, Esq., 7190 Steubenville Pike, Oakdale, PA 15071.

23-03123 Aug 11, 18, 25, 2023

Reese, Sharon, deceased, of Monroeville, PA. No. 05549 of 2023. Danean Boyer, Extr., 2339 Bavarian Avenue, Rosamond, CA 93560 or to Branden A. Fulciniti, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

23-01503w Aug 11, 18, 25, 2023

Renda, Antoinette M., deceased, of Pittsburgh, PA. No. 05556 of 2023. Marc Mastro, Extr., 2269 Clairmont Drive, Pittsburgh, PA 15241 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossidae Boulevard, Monroeville, PA 15146.

23-01511w Aug 11, 18, 25, 2023

Seybert, William T., deceased, of Monroeville, PA. No. 04453 of 2023. Melissa Ann Shearer, Admrx., 521 Anderson Road, Ford City, PA 16226 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

23-03125 Aug 11, 18, 25, 2023

Sutton, Loretta Lee, deceased, of Pittsburgh, PA. No. 04758 of 2023. Derek M. Sutton, Admrx., 100 Toms Xing, Fruitland, MD 21826 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.

23-03122 Aug 11, 18, 25, 2023

Tingler, Terry L. a/k/a Terry Lee Tinger, deceased, of Pittsburgh, PA. No. 05456 of 2023. Tom Bryan a/k/a Thomas Bryan, Extr., 2145 N. Flaugherty Run Road, Coraopolis, PA 15108 or to Deborah R. Erbstein, Esq., 1806 Frick Bldg., 437 Grant Street, Pittsburgh, PA 15219.

23-01512w Aug 11, 18, 25, 2023

Valcheff, Anneliese M., deceased, of Moon Township, PA. No. 04333 of 2023. Barbara M. Valcheff, Extr., c/o Del P. Nolfi, III, Esq., Ligonier Law, L.L.C., 300 North Market Street, Ligonier, PA 15658.

23-01510w Aug 11, 18, 25, 2023

Wesolowski, Elisabeth R. a/k/a Elisabeth Wesolowski a/k/a Elizabeth M. Wesolowski, deceased, of Pittsburgh, PA. No. 04948 of 2023. Stephen M. Wesolowski, Extr., c/o Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

23-03121 Aug 11, 18, 25, 2023

Bounos, Georgiann, deceased, of Pittsburgh, PA. No. 05042 of 2023. Michael Bounos, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01462w Aug 4, 11, 18, 2023

Cangelier, Margaret M., deceased, of Scott Township, PA. No. 5276 of 2023. Sandra Baer, Admrx., 607 Jefferson Road, Pittsburgh, PA 15235 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

23-02972 Aug 4, 11, 18, 2023

Cox, Beverly J., deceased, of Pittsburgh, PA. No. 05330 of 2023. Robert Cox, Extr., 200 Carriage Ct., Pittsburgh, PA 15238 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-01460w Aug 4, 11, 18, 2023

Endsley, Joanne Frankhouser, deceased, of Pittsburgh, PA. No. 05313 of 2023. Robert Endsley, Co-Admrx. and Pamela Marchetto, Co-Admrx., 1099 William St., Pittsburgh, PA 15209.

23-01452w Aug 4, 11, 18, 2023

McElhane, Virginia E., deceased, of Findlay Township, PA. No. 04945 of 2023. Cynthia L. Sherbondy, Extr., c/o David C. Moran, Esq., Moran & Moran, P.C., 2500 Brooktree Rd., Ste. 203, Wexford, PA 15090.

23-02973 Aug 4, 11, 18, 2023

Miller, Bertha E., deceased, of McKees Rocks, PA. No. 03070 of 2023. Jeffrey J. Miller, Extr., 509 Hidden Court, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

23-01458w Aug 4, 11, 18, 2023

Rubash, Jr., Edward, deceased, of Plum, PA. No. 05023 of 2023. Ronald J. Rubash, Extr., c/o Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

23-01454w Aug 4, 11, 18, 2023

Williams, Mary Ellen a/k/a Mary Williams, deceased, of Pittsburgh, PA. No. 05381 of 2023. Maxwell Williams, Extr., 502 Greendale Ave., Pittsburgh, PA 15218 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.

23-01461w Aug 4, 11, 18, 2023

Wilson, Nancy A/k/a Nancy Cassinelli Wilson a/k/a Nancy C. Wilson, deceased, of Jefferson Hills Borough, PA. No. 4881 of 2023. Floyd Cassinelli, Extr., 1113 State Route 885, Jefferson Hills, PA 15025 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

23-02971 Aug 4, 11, 18, 2023

Articles of Incorporation Business Corporation

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, as amended. The name of the corporation is Regency Home Care Services, Inc.

23-03222 Aug 18, 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 August 13, 2023, with respect to a nonprofit corporation, Neighborhood Pickleball, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

23-01570w Aug 18, 2023

Certificate of Organization Limited Liability Company

Gregory P. Diulus, Esq., 4898 Campbell's Run Rd., Suite 3, Pittsburgh, PA 15205. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Boss Real Estate Group, LLC.

23-01573w Aug 18, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-8460. In re: Petition of Lindsay Michele Jack, for change of name to Lindsay Michele Jack DeFelic. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 13, 2023, at 9:30 a.m. as the time and the Motions Room,

City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-01568w Aug 18, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-008368. In re: Petition of Halea Shawn Andryka, for change of name to Haley Shawn Andryka. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 13, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-01569w Aug 18, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-239757. In re: Petition of Angelielique Robinson, parent(s) and Legal guardian(s) of Amir Lamont Robinson and Mason Anthony Robinson for change of names to Amir Demetrius Williams and Mason Anthony Williams. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 20, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said names should not be changed as prayed for.

23-01574w Aug 18, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-008165. In re: Petition of Elliot Angelo Davis, for change of name to Silvan Elliot Maxwell. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, September 11, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-01576w Aug 18, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-008658. In re: Petition of Heather Godfrey, parent(s) and Legal guardian(s) of Haiden Joseph Pollak for change of name to Haiden Joseph Pollak Godfrey. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, September 14, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-01578w Aug 18, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-008174. In re: Petition of Aram Paul Kolesar, for change of name to Aram Zelman. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 13, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg.,

Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-03204 Aug 18, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division

NO. GD-23-008908

Wilkinsburg School District and Wilkinsburg Borough, Plaintiffs,

v.

The Unknown Heirs of Minnie Ward, Deceased, Defendant.

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 232-M-86, more commonly known as 1615 Clark Street, Pittsburgh, PA 15221 in Wilkinsburg Borough.

Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice to the relief requested by the Plaintiff. You may lose the 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Telephone: (412) 261-5555

Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

23-03221 Aug 18, 2023

Notice of Trust

RE: William Lionel Craver, Jr. Revocable (now Irrevocable) Trust

Notice is hereby given that William M. Craver is the Trustee of the above-named Trust. All persons indebted to William Lionel Craver, Jr. are requested to make payment and all those having claims against William Lionel Craver, Jr. are directed to present the same without delay to:

William Lionel Craver, Jr. Revocable (now Irrevocable) Trust

William M. Craver, Jr., Trustee
c/o Dentons Cohen & Grigsby P.C.
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152

Or to:

Lauren C. Hadburg, Esquire
Dentons Cohen & Grigsby P.C.
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152

23-02974 Aug 4, 11, 18, 2023

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

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

August Compliance Period – Live Video Replay CLE Sale

Monday, August 21 | 8:30 a.m. | Koppers Building | *Up to 6 Substantive and 6 Ethics credits*

Crisis Communication:

Safeguarding Reputation, Stakeholder Trust and the Bottom Line

Tuesday, August 22 | 8 a.m. | Live Webinar | *2 Substantive credits*

AI in the Courtroom:

The Ethical Role of Augmented AI in Modern Legal Practice

Friday, August 25 | Noon | Koppers Building | *1.5 Ethics credits*

The United States Supreme Court:

Same As It Always Has Been or Radical New Change?

Wednesday, August 30 | 3 p.m. | Joseph F. Weis, Jr. U.S. Courthouse | *2 Substantive credits*

Fiduciary Duties and the Modern Lawyer

Wednesday, September 13 | Noon | Live Webinar | *1 Ethics credit*

Judges' Roundtable Discussion of Current Topics in Workers' Compensation

Thursday, September 14 | 11 a.m. | Shannopin Country Club | *1 Substantive credit*

**ACBA Workers' Compensation Section Golf Outing to Follow*

Get Your S.O.P.s Together –

Top 20 Procedures Every Firm Should Have in Writing

Wednesday, September 20 | Noon | Live Webinar | *1 Substantive credit*

Pennsylvania PFAS MCLs and Proposed Federal PFAS MCLs

Thursday, September 21 | Noon | Live Webinar | *1 Substantive credit*

Update on Reporting Requirements for Pennsylvania Businesses

Tuesday, September 26 | Noon | Koppers Building | *1 Substantive credit*

SCOTUS Update: Labor and Employment Law

Tuesday, October 3 | Noon | Koppers Building | *1 Substantive credit*

The Weaponization of Technology in Family Law Cases

Wednesday, October 4 | Noon | Live Webinar | *1 Substantive credit*

Distressed Lawyers: What You Thought You Knew

Tuesday, October 10 | Noon | Koppers Building | *1 Substantive credit*

How Real Estate Attorneys Can Leverage Digital Forensics to Unearth Potentially Hidden Assets

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

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