

The Pittsburgh Legal Journal

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CIVIL DIVISION

General Docket

McKees Rocks Borough vs JACL Holdings LLC; GD-23-011489; Municipal Lien; Municipal Lien; 897.27; Atty(s): Boehret Diane M.

Midland Credit Management Inc vs Haley Tera; GD-23-011490; MDJ Transcript; Notice of Judgment Mailed; 1522.57; Atty(s): Polas Bryan J.

McKees Rocks Borough vs JM Properties LLC; GD-23-011491; Municipal Lien; Municipal Lien; 941.74; Atty(s): Boehret Diane M.

McKees Rocks Borough vs McKees Rocks LLC; GD-23-011492; Municipal Lien; Municipal Lien; 4658.97; Atty(s): Boehret Diane M.

Fox Chapel Area School District vs Hall Jonathan; GD-23-011493; Sci Fa sur Tax Lien; Certificate of Location; 12534.71; Atty(s): Giuffre Paul J

Midland Credit Management Inc. vs Guttilla Matthew; GD-23-011494; MDJ Transcript; Notice of Judgment Mailed; 854.21; Atty(s): Bunce Martin, Homoleski Kristina

Midland Credit Management Inc. vs Cusack Brandi K.; GD-23-011495; MDJ Transcript; Notice of Judgment Mailed; 3481.35; Atty(s): Bunce Martin, Homoleski Kristina

Alcibiade Keith vs Snyder Michael D., Appalachian Drillers LLC; GD-23-011496; Defamation; Praecipe for Writ of Summons; Atty(s): Frederick Troy M.

Allegheny County vs Samuel P. Kamin Spousal Trust, Joan G. Kamin Family Trust; GD-23-011497; Appointment of Viewers; Certificate of Location; Atty(s): Kamin Jonathan M.

Midland Credit Management Inc. vs Simmons Audrey; GD-23-011498; MDJ Transcript; Notice of Judgment Mailed; 2255.35; Atty(s): Bunce Martin, Homoleski Kristina

Bridgecrest Credit Company LLC vs Winston Desiree Michelle; GD-23-011499; Replevin; Complaint; Atty(s): Williams Robert W.

Capital One Bank (USA) vs Watkins Charles O.; GD-23-011500; MDJ Transcript; Notice of Judgment Mailed; 4271.29; Atty(s): Cawley Jonathan Paul

Capital One N.A. vs Orenyak Dennis Ann; GD-23-011501; MDJ Transcript; Notice of Judgment Mailed; 1959.46; Atty(s): Ratchford Michael

Capital One N.A. vs Coleman Bobbie Ann; GD-23-011502; MDJ Transcript; Notice of Judgment Mailed; 4892.54; Atty(s): Ratchford Michael

Fuestel Lisa vs Homewood North Apartments; GD-23-011503; Miscellaneous Petition; Petition to Proceed IFP; Atty(s): Pro Se

CIVIL DIVISION

Arbitration Awards

O'Brien vs NM & H Industries, Inc.; GD-22-002440; P-atty: Carmen J. Nocera; D-atty: Sharon R. Stritmatter; Award for Defendant Dated 10/10/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40195

Porter, Jr. vs Marvel Homes LLC; AR-23-001935; P-atty: Pro Se; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendants, jointly and severally, in the amount of \$10,000.00. Defendants not appearing at 10:30 am. Dated 10/10/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40194

Cavalry SPV I LLC vs Towns; AR-23-002284; P-atty: David J. Apothaker; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded the sum of \$2,008.85. Defendant failed to appear at 10:20 a.m. Dated 10/10/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40194

Travisano, et al vs C. A. Muer Corporation; AR-23-001678; P-atty: Carmen J. Nocera; D-atty: Trisha A. Gill; Award for Defendant against both Plaintiffs. Dated 10/11/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

Park Building Ltd vs Collington-Dennison; AR-23-002342; P-atty: Matthew D. Urban; D-atty: Pro Se; Award Ex Parte in favor of Plaintiff and against the Defendant in the amount of \$8,219.50 plus costs. Dated 10/11/23. Defendant failing to appear at 10:15 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

Goldman Sachs Bank USA vs Hines; AR-23-002354; P-atty: Andrew Loewy; D-atty: Pro Se; Non Jury Verdict Dated 10/11/20233, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McGinley J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Urban Growth Property vs Payne; AR-23-002355; P-atty: Austin P. Henry; D-atty: Pro Se; Award for Plaintiff in the amount of \$26,697.31. Award for Plaintiff and against Defendant on counterclaim. Dated 10/11/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40197

Hlebik, et al vs Peoples Natural Gas Company, LLC; AR-23-002358; P-atty: Jeffrey A. Kubay; D-atty: Stephen R. Perrott; Award for Defendant against

ORPHANS' COURT

Letters

Val Walter Dschuhan, deceased; William T. Bohatch, Admr.; Atty: Steven Kocherzat; 03824 of 2023.

Kathy Lynn Camp, deceased; Nicole Miller, Admr.; Atty: Glenn S. Sinko; 06427 of 2023.

Eleanore Marie Davis, deceased; Duane A. Davis, Admr.; Atty: Bernard R. Rizza; 06428 of 2023.

Anna M. Smith, deceased; Donna J. Schreckengost, Co-Admr., Debra Ann Grondwalski, Co-Admr.; Atty: John N. Paz; 06439 of 2023.

Alan Charles Delmastro, deceased; John Alan Delmastro, Admr.; Atty: W. Robert Ament; 06447 of 2023.

Robert H. Smith, deceased; Dianne C. Kelleher, Admr.; Atty: Harold A. English; 06449 of 2023.

Jennifer Jean Shirley, deceased; Thomas J. Shirley, Admr.; Atty: Anthony M. Tedesco; 06454 of 2023.

Patricia A. Slinsky, deceased; Gary A. Slinsky, Admr.; Atty: Ryan L. Dansak; 06460 of 2023.

James E. Schreiber, deceased; Anne M. Mlecko, Admr.; 06464 of 2023.

Susan A. Thompson, deceased; Carrie Penn, Co-Admr., Caroline A. Binner, Co-Admr.; Atty: Charles J. Jacques, Sr., Charles J. Jacques, III; 06080 of 2023.

Mary Lee Jeffery, deceased; Tara Simmons, Admr.; Atty: Andrew G. Sykes; 06498 of 2023.

Anthony J. Mowry, Sr., deceased; Dawn Mowry, Admr.; Atty: Sherie P. Cannin; 06500 of 2023.

Marcel Bruchez, deceased; Julie Heinrich, Admr.; Atty: Kathleen D. Schneider; 06506 of 2023.

Chris Sorenson Bloch, deceased; Nicole Webb, Admr.; Atty: Todd T. Zwilk; 06507 of 2023.

Andrew S. D'Andries, deceased; Marla D'Andries, Admr.; Atty: Laura Cohen; 06515 of 2023.

Gregory Suran, deceased; Barbara J. Suran, Admr.; Atty: Michael J. Pater; 06516 of 2023.

Reeshia D. Lee, deceased; Richard Harris, Admr.; 06523 of 2023.

Joanne M. Lacher, deceased; Glen A. Lacher, Admr.; Atty: Alan I. Farber; 06524 of 2023.

Candi Mae Allen-Wofford, deceased; Carlos Wofford, Admr.; 06525 of 2023.

Priscilla E. Franklin, deceased; Michael L. Franklin, Admr.; Atty: Peter G. Nychis; 06529 of 2023.

Joseph Caruso, deceased; Deborah Caruso, Admr.; Atty: Robert L. Downey, Jr.; 06534 of 2023.

BANKRUPTCY COURT

Western District

Michael A. Hersh; ALLEGHENY-PA; 23-22013; Atty: Lawrence W. Willis; Chapter: 13; Filed 09/22/2023; Judge Bohm

Anne L. Waugaman; WESTMORELAND-PA; 23-22014; Atty: Lawrence W. Willis; Chapter: 13; Filed 09/22/2023; Judge Taddonio

Ruth E. Hodill; LAWRENCE-PA; 23-22015; Atty: Shawn N. Wright; Chapter: 7; Filed 09/22/2023; Judge Deller

Aaron D. Thompson; ALLEGHENY-PA; 23-22016; Atty: Matthew M. Herron; Chapter: 7; Filed 09/22/2023; Judge Taddonio

Joseph A. Duchene, II; ALLEGHENY-PA; 23-22017; Atty: Mary Bower Sheats; Chapter: 13; Filed 09/22/2023; Judge Bohm

David P. Bigenno and Katherine J. Bigenno; ARMSTRONG-PA; 23-22018; Atty: Charles F. Fox, III; Chapter: 7; Filed 09/22/2023; Judge Bohm

Pinnacle Health Services, LLC; BUTLER-PA; 23-22019; Atty: Renee M. Kuruce; Chapter: 7; Filed 09/22/2023; Judge Bohm

Ronald G. Dietz; SOMERSET-PA; 23-70328; Atty: Kenneth P. Seitz; Chapter: 7; Filed 09/22/2023; Judge Deller

John C. Roland, Jr. and Amy B. Roland; INDIANA-PA; 23-70329; Atty: Lawrence W. Willis; Chapter: 13; Filed 09/22/2023; Judge Deller

Vincent M. McNevin, Jr. and Tamelyn A. McNevin; SOMERSET-PA; 23-70330; Atty: Kenneth Steidl; Chapter: 13; Filed 09/22/2023; Judge Deller

Kiersten N. McIntire; BLAIR-PA; 23-70331; Atty: James R. Huff, II; Chapter: 7; Filed 09/22/2023; Judge Deller

Alexandra Marie Kosmann; BLAIR-PA; 23-70332; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 09/22/2023; Judge Deller

Christopher D. King and Rachele H. King; ERIE-PA; 23-10495; Atty: Michael J. Graml; Chapter: 13; Filed 09/23/2023; Judge Taddonio

Danita M. Novak; ALLEGHENY-PA; 23-22020; Atty: Amy L. Zema; Chapter: 13; Filed 09/23/2023; Judge Melaragno

Donna M. Thompson; WESTMORELAND-PA; 23-22021; Atty: Shawn N. Wright; Chapter: 13; Filed 09/24/2023; Judge Taddonio

Jeffrey Jonathan Johnson; ERIE-PA; 23-10496; Atty: Michael S. Jan Janin; Chapter: 13; Filed 09/25/2023; Judge Melaragno

Thomas H. Kinner, Sr.; MCKEAN-PA; 23-10497; Atty: Christopher J. Antalics; Chapter: 13; Filed 09/25/2023; Judge Melaragno

Robert E. Parsell; JEFFERSON-PA; 23-10498; Atty: Kenneth P. Seitz; Chapter: 13; Filed 09/25/2023; Judge Melaragno

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Capital One Bank USA N.A. vs Allender Cameron S.; GD-23-011504; MDJ Transcript; Notice of Judgment Mailed; 3214.74; Atty(s): Ratchford Michael

Dollar Bank Federal Savings Bank vs Clark Ronald W., Clark Richard H.; GD-23-011505; Mortgage Foreclosure; Complaint; 87175.64; Atty(s): Anthou Kristine M.

Capital One N.A. vs Donovan Leslie; GD-23-011506; MDJ Transcript; Notice of Judgment Mailed; 10687.67; Atty(s): Cawley Jonathan Paul

McKees Rocks Borough vs PHM Real Estate LLC; GD-23-011507; Municipal Lien; Municipal Lien; 1055.84; Atty(s): Boehret Diane M.

Capital One N.A. vs Chambers Marlow; GD-23-011508; MDJ Transcript; Notice of Judgment Mailed; 4765.19; Atty(s): Ratchford Michael

Bell Acres Borough vs Jancay Timothy J; GD-23-011509; Sci Fa sur Tax Lien; Certificate of Location; 2132.80; Atty(s): McCabe Michael G.

Carnegie Borough vs Zbalishen Alexander; GD-23-011510; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1567.84; Atty(s): McCabe Michael G.

Crafton Borough vs Greicon Properties Company LLC; GD-23-011511; Sci Fa sur Tax Lien; Certificate of Location; 1291.02; Atty(s): McCabe Michael G.

Crafton Borough vs MBRM Properties LLC; GD-23-011512; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 5192.48; Atty(s): McCabe Michael G.

NCB Management Services Inc. vs Barnett Shanequa; GD-23-011513; MDJ Transcript; Notice of Judgment Mailed; 3879.05; Atty(s): Ratchford Michael

Kilbuck Township vs Dimitroff Paul R., Tanski Jami Q; GD-23-011514; Sci Fa sur Tax Lien; Certificate of Location; 1235.33; Atty(s): McCabe Michael G.

Kilbuck Township vs Meese David, Hobbs Samantha; GD-23-011515; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1767.79; Atty(s): McCabe Michael G.

Shaler Township vs Reardon Daniel E.; GD-23-011516; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1082.60; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Albert II Edward T, Albert Nicole T; GD-23-011517; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2277.18; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Hua Li Zhuang; GD-23-011518; Sci Fa sur Tax Lien; Certificate of Location; 1221.25; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Pirain Carmen A; GD-23-011519; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2442.99; Atty(s): McCabe Michael G.

McKees Rocks Borough vs Owgs LLC; GD-23-011520; Municipal Lien; Municipal Lien; 880.73; Atty(s): Boehret Diane M.

Second Round Sub LLC vs Wilson Theresa; GD-23-011521; MDJ Transcript; Notice of Judgment Mailed; 1982.75; Atty(s): Carfagno Christopher B.

McKees Rocks Borough vs Terra Property Development LLC; GD-23-011522; Municipal Lien; Municipal Lien; 904.27; Atty(s): Boehret Diane M.

McKees Rocks Borough vs West Park Realty LLC; GD-23-011523; Municipal Lien; Municipal Lien; 932.43; Atty(s): Boehret Diane M.

LVNV Funding LLC vs Wilson Robin; GD-23-011524; MDJ Transcript; Notice of Judgment Mailed; 1768.46; Atty(s): Carfagno Christopher B.

Shellhammer Cheryl vs Cantrell Timothy; GD-23-011525; Motor Vehicle Accident; Complaint; Atty(s): LaCava Nick, Mengine Anthony C

Steubenville Rt 60 Devco LLC vs Robinson Township, Robinson Township Board of Commissioners; GD-23-011526; Mandamus; Complaint; Atty(s): Lucas Brendan P., Gallagher Shawn N

Touch of Color Flooring Inc. vs Albert's Capital Management LLC; GD-23-011527; Mechanic's Lien; Certificate of Location; 1424.90; Atty(s): Sweet Kayla M., Pappas Evan Charles

LVNV Funding LLC vs Wilmore Aaron L.; GD-23-011528; MDJ Transcript; Notice of Judgment Mailed; 3768.52; Atty(s): Carfagno Christopher B.

Maatta Patricia, Maatta Thomas vs Malatak David, Malatak Amy; GD-23-011529; Other Tort; Complaint; Atty(s): Nakles Ned J, Cribbs Ryan Paul

Katz Amy Spiegel vs Guardian Life Insurance Company of America, Colelli Vincent, Luttner Financial Group LTD, Lifetime Financial Growth LLC, Katzbeck William; GD-23-011530; Contract - Other; Complaint; 250000.00; Atty(s): Newborg John

Johnson Roger E., Johnson Cathy vs 4520 Corp. Inc., A.O. Smith Corporation, Amentum Environment & Energy Inc., Armstrong International Inc., Atlas Turner Inc., Beazer East Inc., Bechtel Corporation, BMI Refractory Services Inc., Bridgestone Americas Tire Operations LLC, Burnham LLC, Canvas CT LLC, Clark Industrial Insulation Company, Cleveland Electric Illuminating Company, Copes-Vulcan Inc., Crown Cork & Seal Company Inc., Dezurik Inc., DTE Energy Company, Duquesne Light Company, E.I. Du Pont De Nemours and Company, Ecodyne Corporation, Eichleay Corporation, Electrolux Home Products Inc., Firstenergy Corp., Fischbach LLC, Flowserve US Inc., Fluor Constructors International, Fluor Constructors International Inc., Fluor Daniel Services Corporation, Fluor Enterprises Inc., Foseco Inc., Foster Wheeler Energy Corporation, Gardner Denver Nash LLC, General Electric Company, Goodyear Tire & Rubber Company, Goulds Pumps LLC, Grinnell LLC, Henry Pratt Company LLC, Honeywell International Inc., HPC Industrial Services LLC, Imo Industries Inc., International Paper Company, ITT LLC, John Crane Inc., Louisiana-Pacific Corporation, M.S. Jacobs & Associates Inc., Metropolitan Life Insurance Company, Monongahela Power Company, Paramount Global, Pennsylvania Electric Company, Pennsylvania Power Company, Power Piping Company, PPL Electric Utilities Corporation, Redco Corporation, Riley Power Inc., Sequoia Ventures Inc., Shell Oil Company, Steel Grip Inc., Talen Energy Corporation, Thiem Corporation, UB West Virginia Inc., Union Carbide Corporation, United Conveyor Corporation, West End Contracting Corporation, Zurn Industries LLC; GD-23-011531; Asbestos Silicas; Complaint; Atty(s): Kapusta Cori J, Holder Esq. Jonathan M., Braly Esq. Benjamin D.

Johnson Roger E., Johnson Cathy vs 4520 Corp. Inc., A.O. Smith Corporation, Amentum Environment & Energy Inc., Armstrong International Inc., Atlas Turner Inc., Beazer East Inc., Bechtel Corporation, BMI Refractory Services Inc., Bridgestone Americas Tire Operations LLC, Burnham LLC, Canvas CT LLC, Clark Industrial Insulation Company, Cleveland Electric Illuminating Company, Copes-Vulcan Inc., Crown Cork & Seal Company Inc., Dezurik Inc., DTE Energy Company, Duquesne Light Company, E.I. Du Pont De Nemours and Company, Ecodyne Corporation, Eichleay Corporation, Electrolux Home Products Inc., Firstenergy Corp., Fischbach LLC, Flowserve US Inc., Fluor Constructors International, Fluor Constructors International Inc., Fluor Daniel Services Corporation, Fluor Enterprises Inc., Foseco Inc., Foster Wheeler Energy Corporation, Gardner Denver Nash LLC, General Electric Company, Goodyear Tire & Rubber Company, Goulds Pumps LLC, Grinnell LLC, Henry Pratt Company LLC, Honeywell International Inc., HPC Industrial Services LLC, Imo Industries Inc., International Paper Company, ITT LLC, John Crane Inc., Louisiana-Pacific Corporation, M.S. Jacobs & Associates Inc., Metropolitan Life Insurance Company, Monongahela Power Company, Paramount Global, Pennsylvania Electric Company, Pennsylvania Power Company, Power Piping Company, PPL Electric Utilities Corporation, Redco Corporation, Riley Power Inc., Sequoia Ventures Inc., Shell Oil Company, Steel Grip Inc., Talen Energy Corporation, Thiem Corporation, UB West Virginia Inc., Union Carbide Corporation, United Conveyor Corporation, West End Contracting Corporation, Zurn Industries LLC; GD-23-011531; Asbestos Silicas; Complaint; Atty(s): Kapusta Cori J, Holder Esq. Jonathan M., Braly Esq. Benjamin D.

Pleasant Hills Borough vs Moeller Benjamin E, Moeller Jessica L; GD-23-011532; Municipal Lien; Municipal Lien; 2139.63; Atty(s): Ries Jeffrey D

Doctorick David, Doctorick Brooke vs Pittsburgh Remodeling Queens LLC; GD-23-011534; Contract - Buyer Plaintiff; Complaint; Atty(s): Hemminger Ryan O.

Harris Christopher D. vs George Ernest E.; GD-23-011535; Motor Vehicle Accident; Complaint; Atty(s): Huntley David M

Duran Connor vs Valley Medical Facilities Inc.; GD-23-011538; Medical/Hospital Liability; Complaint; Atty(s): McClelland Regis M

First Commonwealth Bank vs Unknown Heirs of Sally L. McFadden deceased; GD-23-011539; Mortgage Foreclosure; Complaint; 20478.38; Atty(s): Darr Gary W

Lesko Joyce M. vs Jefferson Hills Operating LLC, Guardian Healthcare Gol Group LLC, Guardian Healthcare Home Office I LLC, Guardian Health Care LLC; GD-23-011540; Medical/Hospital Liability; Complaint; Atty(s): Duty Ryan John

West Mifflin Sanitary Sewer Municipal Authority vs Worley Jr. Rodney K, Worley Vivian A.; GD-23-011541; Municipal Lien; Municipal Lien; 1539.69; Atty(s): Ries Jeffrey D

South Hills Interfaith Ministries vs Volpatt Construction Company; GD-23-011543; No Lien Agreement; Certificate of Location; Atty(s): Sanderson Gary M.

Williams Sr. Leonard A. vs Cain Richard Newkirk; GD-23-011544; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Geist Joshua P.

Commonwealth of PA Department of Labor & Industry vs Gator Transportation & Energy Services LLC; GD-23-101427; Unemployment Compensation Lien; Unemployment Compensation Lien; 1094.61

Commonwealth of PA Department of Revenue vs Jofrank LLC; GD-23-101428; Commonwealth Tax Lien; Business Taxes; 6981.24

Commonwealth of PA Department of Revenue vs Treppil LLC; GD-23-101429; Commonwealth Tax Lien; Business Taxes; 9229.97

Commonwealth of PA Department of Revenue vs Arro Furniture LLC; GD-23-101430; Commonwealth Tax Lien; Business Taxes; 885.14

Commonwealth of PA Department of Revenue vs Stuvaints Jr. Russell Valdez; GD-23-101431; Commonwealth Tax Lien; Personal Income Tax; 9655.93

Commonwealth of PA Department of Revenue vs Tarver Tracey; GD-23-101432; Commonwealth Tax Lien; Personal Income Tax; 94481.86

Commonwealth of PA Department of Revenue vs Anthony Luciano; GD-23-101433; Commonwealth Tax Lien; Business Taxes; 7491.32

Commonwealth of PA Department of Revenue vs Kolornkiln LLC; GD-23-101434; Commonwealth Tax Lien; Business Taxes; 11282.04

Commonwealth of PA Department of Revenue vs Levenson Stanton D.; GD-23-101435; Commonwealth Tax Lien; Personal Income Tax; 6710.14

Commonwealth of PA Department of Revenue vs Smartsolution Technologies L P; GD-23-101436; Commonwealth Tax Lien; Business Taxes; 25103.43

Dollar Bank Federal Savings Bank vs Brown Billie M.; MG-23-000905; Mortgage Foreclosure; Complaint; 7305.11; Atty(s): Anthou Kristine M.

Keybank N.A. vs Semko Sharon A.; MG-23-000906; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

U.S. Bank Trust National Association vs Slavinsky Sandra M; MG-23-000907; Mortgage Foreclosure; Complaint; Atty(s): Marks Dana Noelle

Wells Fargo Bank N.A. vs Diemer Jennifer D., Diemer Sarah E.; MG-23-000908; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

Pennsylvania State Employees Credit Union vs Brinker Andrew D; MG-23-000909; Mortgage Foreclosure; Complaint; 134235.78; Atty(s): Hoen Benjamin Nachum

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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

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

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

Beginning October 3, 2023, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

- Tuesday, October 3, 2023 at 11:00 a.m.
- Wednesday, November 1, 2023 at 12:00 p.m.
- Tuesday, December 5, 2023 at 11:30 a.m.
23-03710

**Court of Common Pleas
of Allegheny County**

JUVENILE COURT

**MOTIONS SCHEDULE
October 2023**

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

23-03549

**Court of Common Pleas
of Allegheny County**

UPDATED 9/25/2023

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

October 2023

- October 2 - McCrady, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM
- October 3 - Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
- October 4 - Hens-Greco, J. in Courtroom 320 at 10:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- October 5 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

- October 6 - No Motions
- October 9 - Court Holiday
- October 10 - Middleman, J. in Courtroom 320 at 9:30 AM and McGough, J. in Courtroom 425 at 2:00 PM
- October 11 - Wagner, J. in Courtroom 425 at 2:00 PM
- October 12 - Sizemore, J. in Courtroom 320 at 9:30 AM and Korbel, J. in Courtroom 425 at 2:00 PM
- October 13 - No Motions
- October 16 - Woodruff, J. in Courtroom 320 at 10:00 AM and Eaton, J. Emergency Only
- October 17 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
- October 18 - Cozza, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- October 19 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
- October 20 - No Motions
- October 23 - McGough, J. in Courtroom 425 at 2:00 PM
- October 24 - Wagner, J. in Courtroom 425 at 2:00 PM
- October 25 - Korbel, J. in Courtroom 425 at 2:00 PM
- October 26 - Eaton, J. in Courtroom 425 at 2:00 PM
- October 27 - No Motions
- October 30 - McCrady, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- October 31 - Costa, J. in Courtroom 425 at 2:00 PM

**Court of Common Pleas
of Allegheny County**

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, OCTOBER 30, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, DECEMBER 11, 2023**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE**

23-03547

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412-261-6255
• PLJads@acba.org.

COURT SCHEDULES

Criminal Division

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

**Wednesday
October 18, 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-0003614-22; David Clark; Criminal Homicide; ADA: **Alexander Young Wilkinson**; D-atty: **Rodney Blaine Jones II**

CR-0003176-23; William Junior Dark; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

CR-0004186-23; Bernard McGinnis; Strangulation - Blocking the Nose and Mouth of the Person; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Difenderfer**

CR-0006674-22; Zachary A. Watson; Sexual Extortion-Engage in Sexual Conduct/Nudity; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sean Thomas Logue**

CR-0003627-23; Robert Eugene Wise Jr.; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0003345-23; Donte Shawn Ashley Jr.; Firearms Not To Be Carried W/O License; ADA: **Jessica Lynn Bove**; D-atty: **Taylor Marie Corn**

CR-0003325-23; Eric R. Desabetino; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

CR-0008594-22; Robert Earl Gray III; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Yemi Tama-Re Olaiya**

CR-0002861-23; Jade Nicora; Sell Noncont Subs - Similar To Cont Subst; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lauren Marie Leiggi**

CR-0003306-22; Kevin Smith-Mahdi; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Yemi Tama-Re Olaiya**

CR-0003344-23; Robert Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bradley Thomas Marscher**

**Judge Kelly Bigley
Courtroom 525**

CR-0002571-23; Mark Robert Setnar; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Oliver Stiffler**

**Judge Thomas P. Caulfield
Courtroom 516**

CR-0001571-23; Emily Frances McCormick; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Max James Iverson**

**Judge Susan F. Evashavik Dilucente
Courtroom 530**

CR-0002384-22; Jhamire Barnett; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brandon Michael Herring**

CR-0001289-23; Michael Brown; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Allegheny County Conflict Counsel**

CR-0002430-23; Michael Brown; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kathryn Simmers**

CR-0002465-23; William J. Gilliam Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

CR-0009229-22; Makiah Henson; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

CR-0003706-23; Steven Jackson; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

CR-0002092-23; Steven Jackson; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

CR-0001999-23; Aaron Demetrius King; Intim Wit/Vit - Refrain From Report; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William M. Braslawsc**

CR-0002000-23; Aaron Demetrius King; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William M. Braslawsc**

CR-0003368-23; Kashawn James Phillips; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

CR-0002318-23; Wesley Samuel Sesay; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph David Horowitz**

**Judge Elliot Howsie
Courtroom 533**

CR-0000705-23; Gerard S. Bennett; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Oliver Stiffler**

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

CR-0005814-22; Amanda Wright; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Aaron Scott Klavon**

**Judge Beth A. Lazzara
Courtroom 313**

CR-0004591-23; Caleb Koby Kearney; 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-0004959-23; Caleb Koby Kearney; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0008855-22; Erin Wynn Larkin; Disorderly Conduct Engage In Fighting; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

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-0007035-22; David Patton; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jaime Marie Hickton**

CR-0006391-22; Aaron Joseph Polowsky; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0004268-23; William Rush; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0008982-22; Clinton Thomas; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0008983-22; Clinton Thomas; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0004072-23; Clinton Thomas; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0004592-23; Geonte Turner; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

CR-0003908-23; Dontae Warner; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

CR-0003130-23; Que'shawn Williams; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jason Elliot Nard**

CR-0004239-23; Brandon Michael witherell; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**Judge Anthony M. Mariani
Courtroom 316**

CR-0000767-23; Majesty Alford; Corrupt Organizations - Employee; D-atty: **Robert L. Stasa**

CR-0001911-23; Curtis M. Harper Jr.; Deal In Proc Unl Act/Intent To Promote; ADA: **Mark Anthony Serge**

CR-0001174-23; Nathaniel Luster; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0000774-23; Earl McClinton; Corrupt Organizations - Employee; ADA: **Thomas R. Grace**

CR-0000766-23; Robert McLean; Possession Of Firearm Prohibited; D-atty: **Amy Beth Jones**

CR-0004170-21; Erica Lynn Moore; Bad Checks; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002578-23; Nigel Dwayne Parms; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0005517-23; Nigel Dwayne Parms; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0003547-23; Austin Jay Reges; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0001910-23; Isaiah Warren; Corrupt Organizations - Employee; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mark Serge**

CR-0000868-23; Keith Wilhoite; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000765-23; Ramone D. Williams; Corrupt Organizations - Employee; D-atty: **Nina Martinelli**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0002637-23; James Dinkins; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0004961-23; Michael Gruszewski; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

CR-0004967-23; Michael Gruszewski; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0002800-23; Marshineak Manning; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0004951-23; Michael Neely; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0005404-23; Travis Niedzwiecki; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Dominic Pometto**

CR-0004813-23; Kacey Turner; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**Judge Jennifer Satler
Courtroom 527**

CR-0002835-23; Ronell Richard Cope Davis; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0003519-23; Kiarra Racquel Kell Hrezo; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

CR-0004758-23; Larry Aaron Jackson; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael E. Moser**

CR-0007496-22; Sydnie Dane Jefferson; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0003576-22; Cash Bryant Jones; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

CR-0004440-23; Remondo Remeer Newby Williams; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

CR-0006804-20; Shane Phillips; 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-0002110-23; Shane Terrell Phillips; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0011719-19; Ta-Wayne Jeffrey Steele; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0003520-23; Christine Ann Vrabell; Obstruction; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

CR-0001285-23; Richard A. Young; DUI: Gen Imp/Inc of Driving Safely - 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

**Judge Randal B. Todd
Courtroom 310**

CR-0007175-21; Shanese Burt; Theft By Unlaw Taking-Immovable Prop; D-atty: **Rodney Blaine Jones II**

CR-0001137-23; Alyssa Lynn Costello; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0001530-23; Stanley Filip; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0002296-23; Isaiah Johnson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron David Sontz**

CR-0005964-22; Dillon Keller; Unlaw. Use of Computer - Access to Disrupt Funct.; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0009491-21; Elijah Daishawn Peppers; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003974-22; Elijah Daishawn Peppers; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007883-22; E W Lumon Jean Richardson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0007962-22; Thaddeus Montez Williams; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **D. Scott Lautner**

**Judge Wrenna L. Watson
Courtroom 521**

CR-0002553-23; Adrien Shawn Falls; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elbert Richard Gray Jr.**

**Notice to the Members of the
ALLEGHENY COUNTY BAR ASSOCIATION****Request for letters of interest to serve on the
Neighborhood Legal Services Board of Directors**

The Allegheny County Bar Association is accepting letters of interest from members of the Bar Association who are interested in serving on the Neighborhood Legal Services (NLS) Board of Directors. The NLS Board meets a minimum of six times per year. Meetings begin at 4:00 p.m. and are held virtually or at the NLS Offices located on Penn Ave., Pittsburgh, Pa.

There is one (1) position available for appointment by the Board of Governors of the ACBA. The term is for 8 months. The successful appointee will be eligible for re-appointment for a full three (3) year term as of June 30, 2024.

Interested Bar Association members are asked to email a letter of interest along with a resume to David A. Blaner, ACBA Executive Director at dblaner@acba.org by Friday, October 27, 2023.

Arbitration Trial List

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

**Wednesday
October 18, 2023**

GD-19-012430; Bazala vs Gajan; P-atty: **John Linkosky;** D-atty: **Amanda C. Steffy**

AR-23-002596; Portfolio Recovery Associates LLC vs Obyron; P-atty: **Robert N. Polas Jr.**

AR-23-002592; U.S. Asset Management Inc. vs Smith; P-atty: **Matthew Weston Pomy**

AR-23-002591; PNC Bank National Association vs Amedure; P-atty: **Matthew Weston Pomy**

AR-23-002589; Portfolio Recovery Associates LLC vs Ward; P-atty: **Robert N. Polas Jr.**

AR-23-002579; Duquesne Light Company vs Gent, et al; P-atty: **Lauren N. Rulli**

AR-23-002578; 84 Lumber Company L.P. vs Babbs, et al; P-atty: **William E. Blick;** D-atty: **Pro Se**

AR-23-002575; American Express National Bank vs Green; P-atty: **Jordan W. Felzer**

AR-23-002567; Citibank N.A. vs Watson; P-atty: **Robert Kline**

AR-23-002556; Sharek, et al vs General Motors LLC; P-atty: **Michael Power;** D-atty: **Alexander M. Shaen**

AR-23-002551; Frisina Jr. vs American Honda Motor Co. Inc.; P-atty: **Chad Peter Doman;** D-atty: **James F. Marrion**

AR-23-002550; Duquesne Light Company vs Pittsburgh Regional Transit; P-atty: **Lauren N. Rulli;** D-atty: **Michael E. Kennedy**

AR-23-002546; American Express National Bank vs Deering; P-atty: **Andrew Loewy**

AR-23-002545; American Express National Bank vs Degelman; P-atty: **Andrew Loewy**

AR-23-002543; American Express National Bank vs Lisak; P-atty: **Andrew Loewy**

AR-23-002542; American Express National Bank vs Salsman; P-atty: **Andrew Loewy**

AR-23-002538; American Express National Bank vs McPherson; P-atty: **Andrew Loewy;** D-atty: **Michael J. Larkin**

AR-23-002256; Coraopolis Collision & Repair Service LLC vs Dailey; P-atty: **Daniel L. Sautel;** D-atty: **Pro Se**

AR-23-001694; Burrell vs Beckwith; P-atty: **Pro Se**

AR-23-001295; Branstetter, et al vs Kia America Inc., et al; P-atty: **Pro Se;** D-atty: **Nicholas F. Borsuk-Woodman, Barbara A. Darkes, Francesca Iovino**

AR-23-000499; State Farm Mutual Auto Ins. Co. vs Fulford, et al; P-atty: **Travis L. McElhaney;** D-atty: **Stephen J. Magley**

AR-22-003542; State Farm Mutual Automobile Insurance Company vs Truman; P-atty: **Robert W. Allen;** D-atty: **R. Hagen Starz**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, November 6, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, NOVEMBER 6, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, NOVEMBER 7, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, NOVEMBER 13, 2023 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.

Amendment of the Code Second Class County New Chapter 485.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows:

Article XII Sheriff's Sales

§475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The

written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

B. At the time of the sale the Sheriff shall collect all requisite filing costs, realty transfer taxes and fees necessary to properly record the deed.

C. Within seven days of receipt of written notice from the Sheriff, the Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located.

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must Record their own Deeds and pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 30 days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto, within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following: "This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

89. Leila E. Washington
MG-23-000098—\$31,550.02
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Twenty-Sixth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 208 Bonvue Street, Pittsburgh, PA 15214. Deed Book Volume 11905, Page 419, Block and Lot 0116-A-00195-0000-00.

Baldwin Borough

72. Edward C. Lee and Lori L. Dilla a/k/a Lori Lynn Dilla

MG-23-000575—\$19,489.89
Powers Kirn, LLC
215-942-2090

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

and numbered as 433 Ganlet Drive, Pittsburgh, PA 15227. Deed Book Volume 10828, Page 120, Block and Lot Number 136-N-122.

99. Jeannie Beatty n/k/a Jeannie Pasternak and Luke Pasternak
MG-17-000443—\$121,732.69
Matthew D. Urban, Esq.
216-739-5629

All the right, title, interest and claim of Jeannie Beatty n/k/a Jeannie Pasternak in fee and Luke Pasternak, Her Husband, of, in, and to the following described property: Property situate in the Borough of Baldwin, County of Allegheny, and Commonwealth of Pennsylvania, described at Deed Book 1113, Page 550, Block and Lot No. 0136-D-00117-0000-00 and having erected thereon a single family dwelling known as 1276 Brooklawn Drive, Pittsburgh, PA 15227.

109. Dominic J. Mussomele
MG-23-000603—\$98,570.14
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3004 Ruthwood Avenue, Pittsburgh, PA 15227. Deed Book 16801, Page 440. Block and Lot Number 94-S-108.

Baldwin Township

4. Kevin Flanagan and Cheryl Flanagan
MG-23-000017—\$117,378.61
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 632 Highridge Drive, Pittsburgh, PA 15226. Deed Book Volume 11741, Page 90. Block and Lot Number 97-S-230.

Bellevue

18. JM Properties LLC
GD-22-002921—\$18,452.94
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two-story frame house being known as 208 N. Sprague Avenue, Pittsburgh, PA 15202. Deed Book Volume 13315, Page 421, Block and Lot 215-R-190.

Bethel Park

56. Lorraine M. Coulter
GD-22-000289—\$3,999.56
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two story brick house known as 323 Sunset Drive, Bethel Park, PA 15102. Deed Book Volume 5946, Page 417. Block & Lot No. 568-P-205.

Brentwood

8. Mary Ann Kapp
MG-21-000126—\$61,344.30
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a single family residential dwelling being known and numbered as 2924 Glendale Avenue, Pittsburgh, PA 15227. Deed Book Volume 11932, Page 566. Block and Lot Number 137-F-313.

33. Jeannette Dower, in Her Capacity as Heir of Mary C. Dower, Margaret Dower-Arnold, in Her Capacity as Heir of Mary C. Dower, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest Under Mary C. Dower

GD-20-008950—\$120,584.53

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a single family residential dwelling being known and numbered as 47 Bellanca Avenue, Pittsburgh, PA 15227. Deed Book Volume 11833, Page 462. Block and Lot Number 137-F-100.

Bridgeville

2. Susan Tokarski

MG-23-000325—\$77,416.81

Stern & Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 709 Coulter Street, Bridgeville, PA 15017. Deed Book Volume 11668, Page 469. Block and Lot Number 256-S-7.

Carnegie

76. Donna Gunia a/k/a Donna E. Gunia

MG-18-000202—\$159,039.47

Manley Deas Kochalski LLC

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 141 Mountain Drive, Carnegie, PA 15106. Document Number 2004-43650, Deed Book Volume 12295, Page 274. Block and Lot Number 0103-A-00111-0000-00.

Castle Shannon

67. Ronald J. Notarius and Julie A. Notarius

GD-20-009880—\$21,370.94

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a single family dwelling being known and numbered as 3395 Rosewood Drive, Pittsburgh, PA 15234. Deed Book 12905, Page 515. Block and Lot Number 140-R-180.

Churchill

43. Maria J. Polinsky and Brian J. Polinsky

MG-23-000454—\$76,772.41

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a single family residential dwelling being known and numbered as 53 Garden Terrace, Pittsburgh, PA 15221. Deed Book Volume 10626, Page 136. Block and Lot Number 372-E-270.

Collier

49. Steven F. Jankech and Malarie R. Jankech

MG-22-000985—\$255,420.66

LOGS Legal Group LLP

610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being

known and numbered as 779 Darlington Road, Carnegie, PA 15106. Deed Book Volume 17337, Page 405, Block and Lot 0148-M-00038-0000-00.

Dormont

95. The Unknown Heirs of Sue Carroll, Deceased

MG-22-000775—\$35,725.00

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling being known and numbered as 2734 Philadelphia Avenue, Pittsburgh, PA 15216. Deed Book 12141, Page 182. Block and Lot Number 63-C-315.

Dravosburg

35. Lynne E. Pastor

MG-19-000760—\$71,702.71

Pincus Law Group, PLLC

484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Dravosburg: Having erected thereon a dwelling being known and numbered as 11 Raymond Street, Dravosburg, PA 15034. Deed Book Volume 8228, Page 65. Block and Lot Number 309-G-368.

East McKeesport

34. William R. Tine, Individually and as Administrator of the Estates of William L. Anderson a/k/a William Lee Anderson, Deceased and Ruth A. Anderson, Deceased

MG-22-000942—\$58,805.67

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a single family residential dwelling being known and numbered as 437 Leslie Street, East McKeesport, PA 15035. Deed Book Volume 14816, Page 97. Block and Lot Number 547-J-165.

Edgewood

21. George J. Haritos a/k/a George John Haritos

MG-17-000016—\$294,400.93

Manley Deas Kochalski LLC

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 1108 East End Avenue, Pittsburgh, PA 15218. Document Number 019820, Deed Book Volume 11563, Page 450. Block and Lot Number 0177-B-00089-0000-00.

54. Owen P. Vandivier

GD-23-000144—\$7,248.40

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a two story brick house being known as 220 Dewey Street, Pittsburgh, PA 15218. Deed Book Volume 18891, Page 326. Block & Lot No. 234-B-3.

Elizabeth Borough

106. Diana A. Dale, in Her Capacity as Heir of Charles K. Dale a/k/a Charlie K. Dale, Deceased; Casey Snyder, in Her Capacity as Heir of Charles K. Dale a/k/a Charlie K. Dale, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right,

Title or Interest From or Under Charles K. Dale a/k/a Charlie K. Dale, Deceased

MG-22-000755—\$56,644.81

Stephen Panik, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 914 8th Ave., Elizabeth, PA 15037. Deed Book Volume 15832, Page 345. Block and Lot Number 1272-C-00269-0000-00.

Elizabeth Township

7. Joann F. Ruffing

MG-23-000401—\$126,085.06

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family residential dwelling being known and numbered as 500 Terrace Rd., McKeesport, PA 15135. Deed Book Volume 9319, Page 470. Block and Lot Number 652-C-37.

97. Patrick Finnegan

MG-23-000175—\$75,847.26

Robertson, Anschutz, Schneid, Crane &

Partners, PLLC

855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 412 Elizabeth Avenue, Elizabeth, PA 15037. Deed Book Volume 17275, Page 514. Block and Lot 1132-G-00129-0000-00.

Etna

73. Judith Bruder and John K. Bruder

MG-23-000528—\$54,263.63

Manley Deas Kochalski LLC

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 106 Grant Avenue, Pittsburgh, PA 15223. Document Number 2005-40253, Deed Book Volume 12671, Page 436. Block and Lot Number 0221-H-00122-0000-00.

84. Lawrence Denver Lane, Jr.

MG-22-000061—\$66,256.73

Lois M. Vitti, Esq.

412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story single family dwelling being known and numbered as 79 Wilson Street, Pittsburgh, PA 15223. Deed Book DE-16980, Page 45. Block and Lot 221-M-109.

Forward

37. Ray R. Shaffer, III

GD-22-015822—\$13,664.20

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 4107 Miracle Ridge Road, Monongahela, PA 15063. Deed Book 16123, Page 159. Block and Lot Number 1907-F-157.

39. Tara Danielle Allen

GD-22-015458—\$12,277.95

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as

4710 Williamsport Rd., Monongahela, PA 15063. Deed Book 16116, Page 113. Block and Lot Number 1574-N-71.

Frazer

30. Diane Manno, solely in her capacity as heir to David J. Parker, deceased, Deb Lee Maylo, solely in her capacity as heir to David J. Parker, deceased, John E. Parker, solely in his capacity as heir to David J. Parker, deceased, Timothy A. Parker, solely in his capacity as heir to David J. Parker, deceased, the Unknown Heirs of David J. Parker, now deceased, the Unknown Heirs of James Parker, now deceased, the Unknown Heirs of Terry Parker, now deceased, the Unknown Heirs of Frank Parker, now deceased, and the Unknown Heirs of Mark Parker, now deceased

MG-22-000606—\$82,399.26

Stern & Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Frazer: Having erected thereon a dwelling being known and numbered as 148 State Route 908 Extension, Tarentum, PA 15084-2911. Deed Book Volume 11296, Page 412. Block and Lot Number 1840-K-21.

36. Carolyn L. Artinger

MG-22-000834—\$82,009.79

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Frazer: Having erected thereon a single family residential dwelling being known and numbered as 102 Oak Lane, Tarentum, PA 15084. Deed Book Volume 8457, Page 321. Block and Lot Number 840-R-24.

Glassport

93. The Unknown Heirs of Guy R. Borelli, Deceased, and Andrea Kunzic Solely in Her Capacity as Heir of Guy R. Borelli, Deceased

MG-22-000978—\$27,995.07

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 505 Monongahela Avenue, Glassport, PA 15045. Deed Book 5027, Page 361. Block and Lot Number 467-P-68.

110. The Unknown Heirs of Billie Csorba, Deceased

GD-23-001243—\$3,378.35

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 626 Ohio Avenue, Glassport, PA 15045. Deed Book Volume 6378, Page 481. Block & Lot No. 558-B-27.

Green Tree

48. Sudhir Patel, Naline Patel and Mitul Patel, In and To

GD-22-012865—\$864,733.12

Sloane B. O'Donnell, Esq.

412-513-4300

All That Right, Title, Interest and Claim of Sudhir Patel, Nalini Patel, and Mitul Patel, of, in, and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and of the Borough of Green Tree: Having erected thereon a dwelling known and numbered as 1397 Glencoe Avenue, Pittsburgh, PA 15205. Deed Book Volume 222, Pages 90 to 93, Block and Lot Number 37-F-145.

Kennedy

91. Kenneth Gasparovich and Cheryl L. Gasparovich

MG-23-000285—\$71,288.05

 The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Kennedy Township: Having erected thereon a dwelling being known and numbered as 178 Connie Park Drive, McKees Rocks, PA 15136. Deed Book Volume 11646, Page 55. Block and Lot Number 154-H-106.

City of McKeesport

22. Shelly Bock f/k/a Shelly Carroll, Individually and in her capacity as Executrix of the Estate of Thomas M. Carroll Jr., Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Thomas M. Carroll Jr., Deceased

GD-22-015442—\$19,238.04

 Robert P. Wendt, Esq.
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, and Eighth Ward of the City of McKeesport: Having erected thereon a residential dwelling being known and numbered as 2612 Forest Avenue, McKeesport, PA 15132. Deed Book 10697, Page 341. Block and Lot No. 461-A-351.

26. Rose Marie Odorcic and Robert Odorcic

GD-22-015461—\$8,489.38

 Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2116 Barnsdale Avenue, McKeesport, PA 15132. Deed Book 14010, Page 203. Block and Lot Number 462-F-007.

28. Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 1995-1

GD-22-004165—\$16,987.71

 Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2602 Milburn Street, McKeesport, PA 15132. Deed Book 9466, Page 355. Block and Lot Number 464-C-037.

29. Sharon Dowden, Executrix of the Estate of Gerald C. Oneuffer, Deceased

GD-22-014692—\$25,469.00

 Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 511 Diehl Drive, McKeesport, PA 15132. Deed Book 5148, Page 129. Block and Lot Number 554-B-122.

52. Flawzel Hall, Solely in His Capacity as Heir of Floyd Hall, Deceased, Floyd Hall Jr., Solely in His Capacity as Heir of Floyd Hall, Deceased, Linda Hall, Solely in Her Capacity as Heir of Floyd Hall, Deceased, and the Unknown Heirs of Floyd Hall Deceased

GD-22-016142—\$44,652.61

 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 3301 Garbett Street, McKeesport, PA 15132. Deed Book 12560, Page 28. Block and Lot Number 381-G-188.

58. Terrance W. Glenn

GD-23-002422—\$6,505.21

 Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 4: Having erected thereon a two story commercial building being known as 324 6th Street, McKeesport, PA 15132. Deed Book Volume 16436, Page 329. Block & Lot No. 307-J-349.

102. Brandon Z. Broderick

GD-22-010343—\$69,029.96

 Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2607 Banker Street, McKeesport, PA 15132. Deed Book Volume 16538, Page 328, Block and Lot Number 463-A-152.

111. Carl J. Suba and Shannon Suba

GD-23-004932—\$3,253.15

 Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 9: Having erected thereon a two story frame house known as 2616 Milburn Street, McKeesport, PA 15132. Deed Book Volume 15633, Page 175. Block & Lot No. 464-C-48.

McKees Rocks

16. Laura E. Handlow and Robert U. Handlow, Jr.

MG-19-001226—\$138,947.21

 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 415 Shingiss Street, McKees Rocks, PA 15136. Deed Book 15374, Page 546. Block and Lot Number 74-L-125.

31. Charlene White, in Her Capacity as Heir of Fay Marie Kovach, a/k/a Fay M. Kovach, Deceased; Debbie Burgunder, in Her Capacity as Heir of Fay Marie Kovach a/k/a Fay M. Kovach, Deceased; Tara Frazier, in Her Capacity as Heir of Fay Marie Kovach a/k/a Fay M. Kovach, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Fay Marie Kovach a/k/a Fay M. Kovach, Deceased

GD-21-014896—\$25,678.26

 Pincus Law Group, PLLC
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 228 Marion Street, McKees Rocks, PA 15136. Deed Book Volume 12852, Page 351. Block and Lot Number 74-N-267.

Moon

87. Patrick M. Norris

GD-18-012700—\$92,488.04

 Stephen M. Elek, Esq.
412-829-0624

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a residential dwelling being known and numbered as 1333 Coraopolis Heights Road, Coraopolis, Pennsylvania 15108. Deed Book 18766, Page 29. Block and Lot Number 417-A-291.

Mt. Lebanon

77. Tomiko S. Weathers a/k/a Tomiko Weathers Coleman

MG-18-001341—\$152,768.17

 Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 106 Morton Lane, Pittsburgh, PA 15226. Document Number 2007-28997, Deed Book Volume 13369, Page 60. Block and Lot Number 0097-J-00062-0000-00.

Munhall

17. The Unknown Heirs of Janice Eileen O'Brien a/k/a Janice E. O'Brien, Deceased

MG-23-000298—\$33,632.53

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 138 W. Larkspur Street, Homestead, PA 15120. Deed Book 12185, Page 183. Block and Lot Number 180-B-118.

69. Stacey Todd

MG-23-000574—\$112,484.14

 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 3818 Shady Avenue, Homestead, PA 15120. Deed Book Volume 17681, Page 206. Block and Lot Number 133-H-208.

North Versailles

11. Maureen Mattis

MG-15-001364—\$103,834.13

 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 89 Union Avenue, North Versailles, PA 15137. Deed Book Volume 11326, Page 602. Block and Lot Number 458-H-35.

14. Scott Carmino and Tara Carmino

MG-16-000003—\$89,900.39

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 741 Prince Street, North Versailles, PA 15137. Deed Book 13950, Page 88. Block and Lot Number 546-E-356.

61. GLS Development, Inc.

GD-22-011875—\$10,313.31

 Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant land known as 3307 Fairview Avenue, North Versailles, PA 15137. Deed Book Volume 12198, Page 259, Block & Lot No. 460-D-250.

Penn Hills

13. Robert C. Hayweiser

GD-23-000809—\$62,788.69

 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 111 Old Barn Drive, Verona, PA 15147. Deed Book Volume 12611, Page 286, Block and Lot 0534-N-00345-0000-00.

19. Donna M. Kociban

GD-21-011204—\$11,236.08

 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 632 Southern Ave., Pittsburgh, PA 15235. Deed Book 9795, Page 73. Block and Lot Number 296-M-187.

41. Josephine Demeo

GD-22-006898—\$16,293.89

 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 1429 Elliott St., Verona, PA 15147. Deed Book 14912, Page 564. Block and Lot Number 365-G-212.

42. Joshua B. Jones

GD-22-001355—\$22,470.72

 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 9431 Glendale Road, Pittsburgh, PA 15235. Deed Book 11026, Page 213. Block and Lot Number 295-K-291.

60. Akinfemi O. Babalola

GD-18-010029—\$5,131.98

 Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story brick house being known as 208 Bart Drive, Pittsburgh, PA 15235. Deed Book Volume 12747, Page 422. Block & Lot No. 368-K-117.

Pitcairn

53. Cynthia M. Bogonovich

GD-18-001041—\$1,509.23

 Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story brick house being known as 816 Wall Avenue, Pitcairn, PA 15140. Deed Book Volume 8954, Page 589. Block & Lot No. 746-J-19.

Pleasant Hills

62. Kirk S. Holtzinger

GD-19-005074—\$10,376.14

 Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a two story masonry frame house being known as 114 West Bruceton Road, Pittsburgh, PA 15236. Deed Book Volume 9006, Page 173, Block and Lot 471-J-4.

Plum

9. Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Charles E. Flack a/k/a Charles E. Flack, Deceased and the United States of America c/o the United States Attorney for the Western District of PA

GD-19-010810—\$59,774.73

 Pincus Law Group
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a residential dwelling being known and numbered as 546 Center Hill Road, Pittsburgh, PA 15239. Deed Book Volume 12100, Page 7. Block and Lot Number 852-L-227.

Robinson**63. Claudia M. Van**

GD-19-006471—\$3,414.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story brick house being known as 62 Norfolk Drive, Coraopolis, PA 15108. Deed Book Volume 5728, Page 475. Block & Lot No. 268-C-264.

90. Cynthia Russell

MG-23-000068—\$238,280.07
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Robinson Township: Having erected thereon 2-story condominium dwelling known and numbered as 2007 Kenzie Drive, Pittsburgh, PA 15205. Deed Book 56101 and Page 127. Block & Lot No. 265-C-300-117.

98. Mark A. Walters and Tanya L. Walters

MG-23-000651—\$30,826.37
Benjamin Hoen, Esq.
216-739-5100

All the right, title, interest and claim of Mark A. Walters and Tanya L. Walters of, in and to: All the following described real estate situated in the Township of Robinson, County of Allegheny, Commonwealth of Pennsylvania. Described as Deed Book 9743, Page 115, Block and Lot No. 0211-P-00194-0000-00 and having erected thereon a single family dwelling known as 354 Coraopolis Road, Coraopolis, PA 15108.

Ross**100. The Estate of Susan B. Kohl, Deceased**

GD-22-007689—\$157,386.24
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a two story dwelling being known and numbered as 4423 Lucerne Avenue, Pittsburgh, PA 15214. Deed Book Volume 5696, Page 75. Block and Lot Number 0161-K-308.

Sewickley**15. Beth A. Eichenlaub and James M. Eichenlaub**

MG-19-001037—\$199,762.73
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 611 Murray Street, Sewickley, PA 15143. Deed Book Volume VL-15371, Page 452, Block and Lot 0508-N-00277-0000-00.

Shaler**59 APR 23. Carol S. Bagaley, Darren L. Bagaley and the United States of America**

GD-22-011553—\$567,504.77
Preston D. Jaquish, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Parcel 1: Having erected thereon commercial buildings known as 1001-1005 Mount Royal Boulevard, Pittsburgh, PA 15223 and 96-98 West Littlewood Street, Pittsburgh, PA 15223, recorded in Plan Book Volume 31, Page 45 and Deed Book Volume 16982, Page 572, Block and Lot Number 284-F-212.

Parcel 2: Having erected thereon a commercial office building known as 1007 Mount Royal Boulevard, Pittsburgh, PA 15223, recorded in Plan Book Volume 31, Page 45 and Deed Book Volume 16982, Page 572, Block and Lot Number 284-F-215.

83. Edward J. Bonnett and Stormie E. Sullivan

MG-23-000524—\$135,519.40
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling known as 241 Delaware Drive, Glenshaw, PA 15116. Deed Book Volume 18299, Page 444, Block & Lot Number 434-J-268.

104. All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under Harriet I. Schwartz, Deceased

GD-23-006254—\$101,778.14
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Being a vacant parcel of land known as Reetz Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 2280, Page 108, Deed Book Volume 2273, Page 331, Deed Book Volume 2479, Page 267, Deed Book Volume 2305, Page 718, Deed Book Volume 2305, Page 719, Deed Book Volume 2567, Page 4, Block and Lot 166-L-40.

105. All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under Albert Butler, Deceased

GD-23-001895—\$224,699.79
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Being vacant parcels of land located on Allegheny Avenue, Pittsburgh, Pennsylvania 15215, Deed Book Volume 8613, Page 299, Block and Lot 167-G-300.

South Fayette**80. Steven Michael Kendrick**

MG-23-000210—\$335,249.79
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 1632 Hastings Park Dr., Bridgeville, PA 15017. Deed Book Volume 17570, Page 362. Block and Lot Number 571-B-00003-0000-00.

South Park**45. Victoria S. Zagrocki**

MG-23-000338—\$39,189.90
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one and one-half story frame dwelling known as 3126 Southern Drive, South Park, PA 15129. Block & Lot: 1008-J-279.

Stowe**71. Dolores J. Douglass, Known Heir of John H. Douglass a/k/a John H. Douglass, III, Deceased; and the Unknown Heirs of John H. Douglass a/k/a John H. Douglass, III, Deceased**

GD-22-014940—\$51,555.24

Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 212 Pleasant Ridge Road, McKees Rocks, PA 15136 a/k/a 212 South Pleasant Ridge Road, McKees Rocks, PA 15136. Deed Book Volume 13650, Page 269. Block and Lot Number 73-G-166.

Swissvale**23. John E. O'Connor, Jr. and Terri Ann O'Connor**

GD-22-000445—\$5,274.78
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 1828 Monroe Street, Pittsburgh, PA 15218. Deed Book 8314, Page 601. Block and Lot Number 178-B-242.

Upper St. Clair**88. Kenneth Arthur, Jr., Known Surviving Heir of Kenneth E. Arthur, Cathy Strachan, Known Surviving Heir of Kenneth E. Arthur, Randy Arthur, Known Surviving Heir of Kenneth E. Arthur, Nancy Arthur, Known Surviving Heir of Kenneth E. Arthur, and Unknown Heirs of Kenneth E. Arthur**

GD-22-015818—\$294,643.90
Erin H. Conroy, Esq.
Buchanan Ingersoll & Rooney, PC
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a residential building and other improvements known and numbered as 854 Lochlin Drive, Pittsburgh, PA 15243. Deed Book Volume 15196, Page 397. Block and Lot Number 253-F-38.

Verona**103. David J. Fest**

MG-22-000579—\$79,317.35
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 720-722 Herron Avenue, Verona, PA 15147. Deed Book Volume 14668, Page 118, Block and Lot Number 364-L-267.

Versailles**27. Theresa M. Cipicchio**

GD-22-006847—\$12,340.52
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a dwelling being known and numbered as 4625 Vine Street, McKeesport, PA 15132. Deed Book 12438, Page 133. Block and Lot Number 554-N-354.

West Deer**25. Darla E. McSherry**

GD-22-011201—\$7,931.90
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 1093 Eisenhower Drive, Russellton, PA 15076. Deed Book 15253, Page 255. Block and Lot Number 1219-J-280.

26 AUG 23. Joann Filbert

GD-22-011465—\$20,802.02
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 1767 Saxonburg Boulevard, Tarentum, PA 15084. Deed Book 14368, Page 395. Block and Lot Number 1837-M-044.

64. Edward Callan, With Notice to Heirs and Assigns

GD-23-002142—\$13,742.90
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant land known as Bairdroad Road, Gibsonia, PA 15044. Deed Book Volume 13227, Page 74, Block & Lot No. 1835-R-132.

West Mifflin**10. Kimberly A. Perruso, as Personal Representative of the Estate of Gerard L. Donahue, Deceased, and in her individual capacity as Known Heir of the Estate of Gerard L. Donahue, Deceased, Gerard L. Donahue, II a/k/a Gary Donahue, as Known Heir of the Estate of Gerard L. Donahue, Deceased, Keith D. Donahue, as Known Heir of the Estate of Gerard L. Donahue, Deceased, and Any and All Known and Unknown Heirs, successors and assigns, representatives and devisees, and all persons, firms or associations claiming right title or interest from or under the Estate of Gerard L. Donahue, Deceased**

MG-23-000138—\$55,762.40
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a two story brick dwelling being known and numbered as 4202 Inland Avenue, West Mifflin, PA 15122. Deed Book Volume 12934, Page 69. Block and Lot Number 0238-G-00050-0000-00.

46. All Known and Unknown Heirs of Peter R. Silvester, Sr.

MG-23-000305—\$82,109.76
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 428 Lebanon Church Rd., Pittsburgh, PA 15236. Deed Book Volume 9582, Page 475. Block & Lot#: 388-B-122.

94. Shirley M. Mols

GD-22-015187—\$30,040.56
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1403 Pennsylvania Avenue, West Mifflin, PA 15122. Deed Book 4605, Page 525. Block and Lot Number 306-G-263.

White Oak**24. Robert R. Reitz, Jr., Trustee of the Patricia A. Muka Trust, for the Benefit of the American Heart Association, American Cancer Society and St. Jude Children's Reseach Hospital**

GD-22-006223—\$12,616.24
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being

known and numbered as 324 Circle Drive, McKeesport, Pa 15131. Deed Book 12486, Page 65. Block and Lot Number 650-M-272.

78. Richard Leonard Martino and Jennifer Lynn Martino

MG-23-000539—\$115,035.77
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1108 California Avenue, McKeesport, PA 15131 a/k/a 1108 California Avenue, White Oak, PA 15131. Document Number 2018-26020, Deed Book Volume 17329, Page 253. Block and Lot Number 0461-C-00336-0000-00.

96. Michelle Conaway, in Her Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Karen Hopper, in Her Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Pam Winks, in Her Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Maura Pilewicz a/k/a Maura L. Pilewicz, in Her Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Nathan Harris Weinstein, in His Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Jason Wayne Weinstein, in His Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Dolores A. Weinstein a/k/a Dolores Alice Weinstein

MG-22-000970—\$358,759.68
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1215 Center Street, McKeesport, PA 15131. Deed Book Volume 5661, Page 311. Block and Lot 0553-B-00276-0000-00.

Wilkins

112. John Vaccarello

GD-23-002769—\$3,457.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two story brick house known as 142 Dorothy Street, East Pittsburgh, PA 15112. Deed Book Volume 12380, Page 255. Block & Lot No. 374-H-228.

Wilkinsburg

38. The Unknown Heirs of Sharyn L. Caye, Deceased

GD-23-002490—\$11,333.55
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1315 Labelle Ave., Pittsburgh, PA 15221. Deed Book 11627, Page 338. Block and Lot Number 232-M-196.

40. LKS Investments

GD-22-004437—\$59,235.31
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a

single family dwelling being known and numbered as 1216 Glenn Ave., Pittsburgh, PA 15221. Deed Book 18218, Page 480. Block and Lot Number 232-R-158.

47. GLORIII, LLC; and Abayomi Akinleye

GD-23-000798—\$138,603.47
Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg, 1st Ward: Having erected thereon a single family dwelling being known and numbered as 1701 Doyle Street, Pittsburgh, PA 15221. Deed Book Volume 18888, Page 151, Block and Lot Number 296-K-196.

68. Brian Wyke, Administrator of the Estate of John R. Wyke, III, Deceased

GD-23-001887—\$8,565.62
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1500 Florida Avenue, Pittsburgh, PA 15221. Deed Book 7173, Page 337. Block and Lot Number 233-H-169.

70. Joann Cargile and John L. Cargile

GD-23-000166—\$25,405.07
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1515 Foliage Street, Pittsburgh, PA 15221. Deed Book Volume 17208, Page 212. Block and Lot Number 232-E-331.

75. Rodney Carpenter

MG-23-000361—\$122,483.55
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 2370 Collins Road, Pittsburgh, PA 15235. Document Number 2018-20172, Deed Book Volume 17271, Page 518. Block and Lot Number 0297-G-00038-0000-00.

79. Alice Street Investments LLC

GD-22-008426—\$40,293.96
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon an apartment building being known and numbered as 908 Center St., Pittsburgh, PA 15221. Deed Book 18062, Page 550. Block and Lot Number 233-A-151.

85. D & L Associates

GD-22-002134—\$53,429.59
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1567 Marlboro Ave., Pittsburgh, PA 15221. Deed Book 13005, Page 327. Block and Lot Number 233-H-42.

86. Jesse Booker

GD-22-004438—\$42,735.74
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1543 Montier St., Pittsburgh, PA 15221. Deed Book 14416, Page 350. Block and Lot Number 232-L-330.

Pittsburgh—1st Ward

82. Andrew Komunysky

MG-23-000501—\$224,870.89
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 1st Ward: Having erected thereon a condominium unit known as 306 4th Avenue, Unit 1201, Pittsburgh, PA 15222. Deed Book Volume 11433, Page 114, Block and Lot Number 1-H-327-1201.

108. James C. Lee and Jeffrey R. Eck

MG-23-000519—\$162,642.66
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Pittsburgh: Having erected thereon a condominium unit in The Carlyle being known and numbered as 306 4th Avenue, Unit 1501, Pittsburgh, PA 15222. Deed Book Volume 15301, Page 326. Block and Lot Number 1-H-327-1501.

Pittsburgh—10th Ward

5. Darlene Summers

MG-14-001297—\$118,298.09
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon an attached single family residential dwelling being known and numbered as 118 N. Millvale Avenue, Pittsburgh, PA 15224. Deed Book Volume 13832, Page 328. Block and Lot Number 50-K-308-2.

Pittsburgh—11th Ward

6. Charles P. McKinney, Jr., Patrick C. McGinnis and Shirley Simmons-McKinney

MG-22-000216—\$41,087.34
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 5474 Broad Street, Pittsburgh, PA 15206. Deed Book Volume 10463, Page 578. Block and Lot Number 50-M-301.

Pittsburgh—12th Ward

12. Joyce E. Bonner

MG-23-000174—\$58,631.25
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1353 Paulson Avenue, Pittsburgh, PA 15206. Deed Book Volume 4760, Page 9, Block and Lot 0173-A-00200-0000-00.

50. Kristal Owens

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

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

Pittsburgh—13th Ward

32. Jermaine Cook, as Surviving Heir of Gladys Yvonne James, Deceased, Keith Cook, as Surviving Heir of Gladys Yvonne James, Deceased, and Unknown Surviving Heirs of Gladys Yvonne James, Deceased

GD-23-005550—\$37,733.05
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 7710 Hamilton Avenue, Pittsburgh, PA 15208. Deed Book Volume 7361, Page 49. Block and Lot Number 175-C-368.

101. Albert R. Frazier and the United States of America

GD-22-011516—\$63,741.53
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2060 Sonny Street, Pittsburgh, PA 15221. Deed Book Volume 4114, Page 551. Block and Lot Number 232-C-118.

Pittsburgh—16th Ward

66. Jeffrey Brady, solely in his capacity as known heir of Betty Jean Dragone, deceased and Kimberly Brady, solely in her capacity as known heir of Betty Jean Dragone and the Unknown Heirs of Michael Brady, deceased and the Unknown Heirs of Betty Jean Dragone, deceased

MG-22-000449—\$71,095.62
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 826 Parkwood Road, Pittsburgh, PA 15210. Deed Book Volume 9552, Page 463. Block and Lot Number 032-C-277.

Pittsburgh—18th Ward

107. Kimberly Y. Carter

MG-18-000657—\$78,648.22
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 214 Industry Street, Pittsburgh, PA 15210. Deed Book Volume 18187, Page 9. Block and Lot Number 15-G-134.

Pittsburgh—19th Ward

20. Faydra Heidkamp

MG-23-000488—\$117,947.61
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 321 Belonda Street, Pittsburgh, PA 15211. Document Number 2009-11011, Deed Book Volume 13928, Page 320. Block and Lot Number 0004-F-00039-0000-00.

44. Mary Catherine Thomas

MG-22-000849—\$15,195.18
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 144 Ruth Street, Pittsburgh, PA 15211. Deed Book Volume 5656, Page 840. Block and Lot Number 15-C-183.

74. Rose M. Jones

MG-19-000590—\$66,354.59
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 378 Fernhill Avenue, Pittsburgh, PA 15226. Deed Book Volume 10099, Page 145. Block and Lot Number 0061-E-00104-0000-00.

Pittsburgh—22nd Ward

57. Diane Warren

GD-16-013302—\$14,928.45
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 22: Having erected thereon a two story brick rowhouse being known as 119 Hemlock Street, Pittsburgh, PA 15212. Deed Book Volume 14932, Page 308. Block & Lot No. 23-L-206.

Pittsburgh—26th Ward

3. Jamison Smoot

MG-19-000171—\$168,410.74
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 234 Marshall Avenue, Pittsburgh, PA 15214. Deed Book Volume 12194, Page 497. Block and Lot Number 77-N-00058.

81. Aurelio Dimaggio

MG-23-000271—\$69,076.71
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling known and numbered as 3450 Sirius Street, Pittsburgh, PA 15214. Deed Book Volume 10725, Page 584, Parcel Number 116-L-190.

92. Brian Dourlain

GD-22-016016—\$123,828.01

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 317 Venture Street, Pittsburgh, PA 15214. Deed Book Volume 18124, Page 370. Block and Lot Number 116-J-311.

AMENDED NOTICE

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

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

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

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

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

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

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

For more information and updates, please visit our website at www.sheriffalleghenycounty.com.

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

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Coholich, George a/k/a George Coholich, Sr., deceased, of Shaler Township, PA. No. 06682 of 2023. George J. Coholich, Co-Extr. and Francis E. Coholich, Co-Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.
23-03951 Oct 13, 20, 27, 2023

Dunlap, Michael Vincent, deceased, of Stowe Township, PA. No. 6696 of 2023. John P. Donovan, Admr. and Atty., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.
23-03952 Oct 13, 20, 27, 2023

Gilbert, Eileen D. a/k/a Eileen Donovan Gilbert, deceased, of Penn Hills, PA. No. 06555 of 2023. Patricia D. Flynn, Admr., 2505 Orlando Place, Pittsburgh, PA 15235 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.
23-03954 Oct 13, 20, 27, 2023

Lizon, Genevieve D., deceased, of Carnegie, PA. No. 06462 of 2023. Linda McIntyre, Extr., 23 Home Avenue, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
23-03955 Oct 13, 20, 27, 2023

McMahon, Joan Ellen a/k/a Joan E. McMahon, deceased, of Pittsburgh, PA. No. 6446 of 2023. Francis James McMahon, Extr., 711 Hillgrove Ave., Pittsburgh, PA 15216 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.
23-03953 Oct 13, 20, 27, 2023

Mohr, Ida M. a/k/a Idabelle M. Mohr, deceased, of Plum Borough, PA. No. 6497 of 2023. Robert P. Mohr, Jr., Extr., 1134 Strawn Avenue, New Kensington, PA 15068 or to Meg L. Burkardt, Esq., GBR Law, 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
23-03957 Oct 13, 20, 27, 2023

Otten, Gloria C., deceased, of Pittsburgh, PA. No. 06117 of 2023. Cindi L. Miller, Admr., 5140 Keiners Lane, Pittsburgh, PA 15205 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
23-03956 Oct 13, 20, 27, 2023

Owens, Kelly S., deceased, of Pittsburgh, PA. No. 06870 of 2023. Rose Nelson, Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.
23-01894w Oct 13, 20, 27, 2023

Seman, Constance E., deceased, of Bethel Park, PA. No. 05570 of 2022. Amy Ann Davis, Extr., 2903 Bethel Church Road, Bethel Park, PA 15102 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.
23-03958 Oct 13, 20, 27, 2023

Sutherland, Joshua L. - Late of Jefferson Hills Borough, Allegheny County, PA. D.O.D. 1/3/20. Will #022100138. Sara M. Sutherland, Administratrix, 412 Labrador Ln., Jefferson Hills, PA 15025; Latisha B. Schuenemann, Atty., Wamley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610.
23-03994 Oct 13, 20, 27, 2023

Brubach, Barbara A. a/k/a Barbara A. Bell a/k/a Barbara A. Curry, deceased, of Pittsburgh, PA. No. 06026 of 2023. Christina L. Fabus, Admr., 2959 Espy Ave., Pittsburgh, PA 15216.
23-03880 Oct 6, 13, 20, 2023

Crawford, Laura D. a/k/a Laura Davis Crawford, deceased, of Oakmont, PA. No. 6565 of 2023. Kenneth A. Crawford, Extr., 130 Venango Court, New Kensington, PA 15068 or to Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.
23-03883 Oct 6, 13, 20, 2023

Kalla, Richard L., deceased, of Pittsburgh, PA. No. 05860 of 2023. David A. Kalla, Extr., 261 High St., Mystic, CT 06355 or to Michael E. Jehle, Esq., 411 Maple Lane, Sewickley, PA 15143.
23-01862w Oct 6, 13, 20, 2023

Kasper, Margie K., deceased, of Bethel Park, PA. No. 06396 of 2023. Sharon K. Strohm, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.
23-03885 Oct 6, 13, 20, 2023

Kulczynski, Richard J. a/k/a Richard Kulczynski a/k/a Richard Joseph Kulczynski, deceased, of Penn Hills, PA. No. 06652 of 2023. Evan Kulczynski, Extr., 1604 Harvest Hill Drive, Pittsburgh, PA 15239 or to Edward J. Kress, Esq., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219.
23-03881 Oct 6, 13, 20, 2023

Moriarty, Richard W., deceased, of Pittsburgh, PA. No. 06489 of 2023. David O. Hairhoger, Jr., Extr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143.
23-03886 Oct 6, 13, 20, 2023

Mowry, Sr., Anthony J., deceased, of East Deer Township, PA. No. 06500 of 2023. Dawn Mowry, Admr., 21 Willow Woods Drive, Laplata, MD 20646 or to Sherie P. Cannin, Esq., Pribanic & Pribanic, 1735 Lincoln Way, White Oak, PA 15131.
23-03887 Oct 6, 13, 20, 2023

Stevens, Margaret Ann a/k/a Margaret A. Stevens, deceased, of Pittsburgh, PA. No. 06097 of 2023. Catherine M. Moran, Extr., 1501 Oak Avenue Ext., Turtle Creek, PA 15145 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.
23-03882 Oct 6, 13, 20, 2023

Young, Raymond F., deceased, of West Mifflin, PA. No. 6645 of 2023. Cathy J. Young, Admr. c.t.a., 3407 New England Road, West Mifflin, PA 15122 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
23-03884 Oct 6, 13, 20, 2023

Havrila, John P. a/k/a John Paul Havrila, deceased, of Pittsburgh, PA. No. 5096 of 2023. Kristine M. Phillips, Extr., 255 Castle Road, Pittsburgh, PA 15234 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
23-01821w Sep 29; Oct 6, 13, 2023

Hillenbrand, Marlene E., deceased, of Pittsburgh, PA. No. 6426 of 2023. Michael J. Hillenbrand, Extr., 1883 Concord Drive, Allison Park, PA 15101 or to Howard S. Auld,

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paralegal,
legal assistant,
legal secretary or
legal administrator?

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Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonsia, PA 15044.
23-03764 Sep 29; Oct 6, 13, 2023

Kann, Richard E., deceased, of Pittsburgh, PA. No. 03100 of 2023. Andrea K. Gassner, Co-Extr., Daniel E. Kann, Co-Extr. and PNC Bank, National Association, Co-Extr., c/o Cynthia Rarig, Vice President, 300 Fifth Avenue, Floor 31, Pittsburgh, PA 15222 or to Glynis Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.
23-03761 Sep 29; Oct 6, 13, 2023

Minor, Christine Joanne Yopek a/k/a Christine Joann Yopek Minor, deceased, of Crafton, PA. No. 06289 of 2023. Patricia A. Yopek, Extr., c/o Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506.
23-03763 Sep 29; Oct 6, 13, 2023

Pacienza, Joanne, deceased, of Monroeville, PA. No. 06585 of 2023. Dennis Cavrak, Admr., c/o Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.
23-01824w Sep 29; Oct 6, 13, 2023

Pasteris, Joan M., deceased, of Upper St. Clair, PA. No. 05984 of 2023. Leslie A. Robinson, Extr., c/o Nicolas J. Sasso, Esq.,

Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.
23-03765 Sep 29; Oct 6, 13, 2023

Persinger, Mary C., deceased, of Pittsburgh, PA. No. 06484 of 2023. Melissa Stoner, Extr., c/o Nicholas Longinotti, Esq., Sechler Law Firm, LLC, 20206 Route 19, Ste. 300, Cranberry Township, PA 16066.
23-01826w Sep 29; Oct 6, 13, 2023

Roberts, K. Marlene, deceased, of Verona, PA. No. 06455 of 2023. Brian Roberts, Extr., 179 Oakbrook Circle, Pittsburgh, PA 15220 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossie Boulevard, Monroeville, PA 15146.
23-01820w Sep 29; Oct 6, 13, 2023

Smith, Bertha Mae, deceased, of Pittsburgh, PA. No. 6573 of 2023. Anthony Price, Extr., 9122 US Highway 2209 BS North, Randleman, NC 27317 or to Matthew A. Bole, Esq., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.
23-01825w Sep 29; Oct 6, 13, 2023

Strom, William B., deceased, of South Fayette Township, PA. No. 06001 of 2023. Timothy M. McElhone, Extr., 1200 Village Drive, Apt. 2207, Pittsburgh, PA 15241 or to Peter A. Smith, Esq., Smith & Smith, 103 Scarborough Lane, McMurray, PA 15317.
23-03762 Sep 29; Oct 6, 13, 2023

Truchok, Martin J., deceased, of Oakmont, PA. No. 00336 of 2022. Karen J. Truchok, Admr., 104 Deer Run Dr., Valencia, PA 16059 or to Elena M. Colianni, Esq., 501 10th Street, Oakmont, PA 15139.
23-03766 Sep 29; Oct 6, 13, 2023

Wells, Glenn A., deceased, of Mt. Lebanon, PA. No. 06583 of 2023. Lynn W. Lewis, Extr., c/o Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.
23-01822w Sep 29; Oct 6, 13, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-10237. In re: Petition of Rheanna Laird, for change of name to Rheanna Falcon. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 1, 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. Charles T. Clark, 210 Fifth Ave., Tarentum, PA 15084, Attorney for Petitioner.
23-03960 Oct 13, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-10354. In re: Petition of Shreeyash Ravikant Tripathi, for change of name to Yash R. Tripathi. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 1, 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. Barbara J. Shah, Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102, Attorney for Petitioner.
23-03961 Oct 13, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-8978. In re: Petition of Crystal L. Thurston, parent(s) and Legal guardian(s) of Caleb N. Conrad for change of name to Caleb N. Leskowiak. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 25, 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. Margo R. Epstein, Notaro Epstein Family Law Group, P.C., 310 Grant Street, Suite 1125, Pittsburgh, PA 15219, Ph: 412-281-1988, Attorney for Petitioner.
23-04000 Oct 13, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-23-002879
Allegheny County Central Tax Collection District, Plaintiff,
vs.
Nancy Turner, Defendant(s).
Nancy Turner:
You are hereby notified that on June 2, 2023 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-002879. Wherein Plaintiff

seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2019 and 2020 that were to be reported and paid.

Notice To Defend

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH 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
Pittsburgh, PA 15219
(Telephone: 412-261-5555)
23-03948 Oct 13, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-23-003770
Allegheny County Central Tax Collection District, Plaintiff,
vs.
Steven C. Jackson, Defendant(s).
Steven C. Jackson:

You are hereby notified that on July 21, 2023 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-003770. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2012, 2013, 2014, 2015 and 2017 that were to be reported and paid.

Notice To Defend

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

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



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The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
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(Telephone: 412-261-5555)
23-03949 Oct 13, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-23-003282

Allegheny County Central Tax Collection District, Plaintiff,
vs.

Tracey L. Humphrey, Defendant(s).

Tracey L. Humphrey:

You are hereby notified that on June 28, 2023 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-003282. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2019 that was to be reported and paid.

Notice To Defend

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH 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
Pittsburgh, PA 15219
(Telephone: 412-261-5555)
23-03950 Oct 13, 2023

Notice

To Admiral Capital Management, a Civil Complaint has been filed against you by SPV AHF Portfolio-1, LLC in the Allegheny Court of Common Pleas under Case No. CS-23-000065. This is a formal notice pursuant to Pa.R.C.P.430(b)(1). Failure to defend these claims will result in judgment entered against you.

23-04002 Oct 13, 2023

Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Borough of North Braddock, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-23-011655

Herman Williams (236-D-103); Mary Bigley (236-D-108); Ian J. Pegues (236-D-111); Robert L. McFarland and Susan McFarland, Husband and Wife (236-D-110); James F. Shields and Samuel P. Shields (236-D-112); Robert F. Best (236-H-157); Sharan M. Weir (236-H-158); Harold L. Lee (236-H-165); Helping Hands Housing I LLC. (236-H-182) Eugene Holmes and Olive Ruth Holmes, Husband and Wife (236-H-186); Tony Knotts a/k/a Anthony Knotts and Dolly Knotts, Husband and Wife (301-J-247); Estate of Ruth B. Clifford a/k/a Ruth Clifford Young, Deceased (301-J-248) John Sawczyn and Julia Sawczyn (301-J-249); Sharlene Chesson (301-J-251); Paul Pepper (301-J-252); Investment Properties USA, LLC. (301-J-253); Estate of Rosanna Jenkins, Deceased (301-J-255); Danice E. Lewis (301-N-108); Hester Rice and Jack Rice, Deceased (301-N-112); Clifford L. Scott and Pauline E. Scott, Husband and Wife (301-J-250), their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of North Braddock, Allegheny County, PA, located at 206 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-103; Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-108; 209 Hawkins Avenue, North Braddock, PA, Block and Lot: 236-D-111; 211 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-110; Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-112; 327 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-157; 325 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-158; 311 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-165; 227 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-182; Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-186; 561 Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-247; Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-248; Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-249; 553 Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-251; 551 Hawkins Avenue, North Braddock, PA, Block and Lot: 301-J-252; 549 Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-253; Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-255; 709 Middle Street, North Braddock, PA, Block and Lot No: 301-N-108; 715-717 Middle Street, North Braddock, PA, Block and Lot No: 301-N-112; Hawkins Avenue, North Avenue, PA, Block and Lot No: 301-J-250, in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice To Condemnees Of Condemnation

In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 6th day of October 2023, for Docket No. GD-23-011655, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave. Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on

26th day of January 2023, condemned the properties referred to above at GD-23-011655, in the Borough of North Braddock and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declaration of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Borough of North Braddock.

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Furthermore, Notice Is Hereby Given that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire
Attorney for the Redevelopment Authority
23-03993 Oct 13, 2023

CLASSIFIED

Employment

FEDERAL PUBLIC DEFENDER VACANCY—WESTERN DISTRICT OF PENNSYLVANIA. Refer to www.ca3.uscourts.gov for detailed announcement. Due date: Noon (EST), October 20, 2023.

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at ACBA.org/LivingWill.

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

the Plaintiffs. Dated 10/11/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40197A

Bank of America N.A. vs Henriques; AR-23-002367; P-atty: Frederic I. Weinberg; D-atty: Dennis J. Morello; Award for Defendant against Plaintiff. Dated 10/11/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

JPMorgan Chase Bank N.A. vs McLaughlin; AR-23-002370; P-atty: Robert M. Kline; D-atty: Michael J. Larkin; Award Ex Parte for Plaintiff and against the Defendant in the amount of \$11,618.03 plus any costs. Payments have been made in accordance with an agreement. Dated 10/11/23. Defendant failed to appear at 10:21 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

JPMorgan Chase Bank N.A. vs Hurlburt; AR-23-002371; P-atty: Robert M. Kline; D-atty: Pro Se; Award Ex Parte for Plaintiff and against the Defendant Hurlburt in the amount of \$18,583.23 plus costs and interest and fees, if applicable. Dated 10/11/23. Defendant failed to appear at 10:20 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

Hulick vs City of Pittsburgh; GD-16-016565; P-atty: Andrew D. Sysak; D-atty: John V. DeMarco; Award for Plaintiff in the amount of \$16,500.00. Dated 10/11/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40197

Bryant, et al vs Erie Insurance Exchange; GD-21-002624; P-atty: Steven C. Feinstein; D-atty: Jeffrey M. Childs; Award for Defendant against Plaintiffs. Dated 10/11/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

Bank of America N.A. vs Osorio; AR-19-002767; P-atty: Ashley Ann Palaia; D-atty: Clayton S. Morrow; Award Ex Parte in favor of Plaintiff and against the Defendant in the amount of \$3,802.49. Dated 10/11/23. Defendant not appearing at 10:23 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

Barclays Bank Delaware vs Killer; AR-19-005608; P-atty: Frederic I. Weinberg; D-atty: Mark G. Moynihan; Award Ex Parte for Plaintiff in the amount of \$2,602.15. Dated 10/11/23. Defendant failed to appear at 10:46 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

New Arbitration Suits

Citibank N.A. vs Khadka Pavi; AR-23-004874; Contract - Credit Card; Defendant's Appeal of MDJ; Atty(s): Pro Se

Jackson Leslie vs Kefalos & Assoc. R.E.; AR-23-004884; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Wakefield Kathryn M

Morgan Jacob J. vs Biagini Marc, Danko Tanya; AR-23-004885; Contract - Debt Collection; Plaintiff's Appeal of MDJ; 2225.00; Atty(s): Pro Se