

# The Pittsburgh Legal Journal

FRIDAY  
OCTOBER 27, 2023  
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The official newspaper for the publication of all public notices in Allegheny County

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Woodland Hills School District** vs Boss Beech 1984 LLC; GD-23-012066; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 3412.83; Atty(s): McCabe Michael G.

**Burkhart Serina** vs Lara Johnathan Josue; GD-23-012069; Motor Vehicle Accident; Complaint; Atty(s): Frischman Craig E, Snow William D.

**Capital One N.A.** vs Moore Gretchen M.; GD-23-012070; MDJ Transcript; Notice of Judgment Mailed; 3829.00; Atty(s): Cawley Jonathan Paul

**Pennsylvania Housing Finance Agency** vs Glasser Robert D.; GD-23-012071; Ejectment; Complaint; Atty(s): Haller Leon P

**Woodland Hills School District** vs Costello Patrick J; GD-23-012072; Sci Fa sur Tax Lien; Certificate of Location; 4198.40; Atty(s): McCabe Michael G.

**Arvedondo Conrado Efrain** vs Bergman M.D. Elizabeth Calvo, North Hills Endocrine Associates Ltd.; GD-23-012073; Medical/Hospital Liability; Complaint; Atty(s): Pro Se

**Woodland Hills School District** vs Linsenbigler Stephen P., Linsenbigler Lynn M.; GD-23-012074; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 8318.08; Atty(s): McCabe Michael G.

**Woodland Hills School District** vs Martin Jr. Russell J., Pavlinsky Adelle; GD-23-012075; Sci Fa sur Tax Lien; Certificate of Location; 3770.19; Atty(s): McCabe Michael G.

**Woodland Hills School District** vs Robinson Tim; GD-23-012076; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 4114.76; Atty(s): McCabe Michael G.

**Wilkesburg-Penn Joint Water Authority** vs Zoe Christian Community Center; GD-23-012077; Municipal Lien; Municipal Lien; 645.65; Atty(s): Pro Se

**Woodland Hills School District** vs Valley Amalia, Valley Ava H; GD-23-012078; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 2470.29; Atty(s): McCabe Michael G.

**Capital One N.A.** vs Haberman Christopher; GD-23-012079; MDJ Transcript; Notice of Judgment Mailed; 2289.89; Atty(s): Cawley Jonathan Paul

**Woodland Hills School District** vs Wiechmann Emily Ann; GD-23-012080; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 4420.39; Atty(s): McCabe Michael G.

**McGann & Chester LLC**; GD-23-012081; Miscellaneous Petition; Petition Initiating Case; Atty(s): Filek Jr. R. Rudy

**Wilkesburg-Penn Joint Water Authority** vs Vargesco Martin; GD-23-012082; Municipal Lien; Municipal Lien; 609.91; Atty(s): Pro Se

(Continued on Page 2, Column 1)

## CIVIL DIVISION

### Arbitration Awards

**Kyles** vs Emery; AR-22-001522; P-atty: Patrick C. Booth; D-atty: Kenneth Ficerai; Award for Plaintiff against the Defendant in the amount of \$21,732.04. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/24/23. Notice of award sent. Arbitration Board #40217

**Medallion Settlement** vs Le Baite LLC, et al; AR-23-001319; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$5,834.25 against the Defendant. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/24/23. Notice of award sent. Arbitration Board #40217

**Turner** vs Pascale; AR-23-001392; P-atty: Marc I. Simon; D-atty: Micheal S. Russell; Award for Plaintiff and against Defendant in the amount of \$8,978.17. Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40216

**Baldauf, et al** vs Jones; AR-23-001736; P-atty: Jon R. Perry; D-atty: R. Sean O'Connell; Award for Plaintiff/Defendant Kent E. Baldauf for \$1,804.23

**Discover Bank** vs Morris; AR-23-002736; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$3,693.47. Defendant failed to appear at 12:30 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/24/23. Notice of award sent. Arbitration Board #40217

**Discover Bank** vs McGregor; AR-23-002738; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$4,892.90. Defendant failed to appear at 12:30 p.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/24/23. Notice of award sent. Arbitration Board #40217

**Discover Bank** vs Jenkins; AR-23-002741; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$6,171.24. Defendant failed to appear at 12:30 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/24/23. Notice of award sent. Arbitration Board #40217

**Discover Bank** vs Tricarico; AR-23-002742; P-atty: Andrew Loewy; D-atty: Todd W. Elliott; Award for Defendant Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40217

**Williams** vs Williams; AR-23-002749; P-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$950.00. Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40216

(Continued on Page 12, Column 2)

## ORPHANS' COURT

### Wills

**Gary Hamlin White, deceased**; Elizabeth White, Extrx.; Atty: Liberty J. Weyandt; 07043 of 2023.

**Crystal Marie Jacobs, deceased**; Sherlyn Jacobs, Extrx.; 07045 of 2023.

**Flora L. Maynard, deceased**; Joyce Scatena, Co-Extrx., Lucinda Maynard, Co-Extrx.; Atty: Richard Lewis Osberg; 07046 of 2023.

**Bom-Kuk Park, deceased**; Theodore Park, Extr.; Atty: Melvin P. Gold; 07049 of 2023.

## BANKRUPTCY COURT

### Western District

**Desiree Lee Snyder**; WASHINGTON-PA; 23-22114; Atty: David A. Rice; Chapter: 7; Filed 10/04/2023; Judge Deller

**Toni Ann Migliore**; ALLEGHENY-PA; 23-22115; Atty: Kenneth Steidl; Chapter: 7; Filed 10/04/2023; Judge Deller

**Charles J. Ulrich**; ALLEGHENY-PA; 23-22116; Atty: Kenneth Steidl; Chapter: 13; Filed 10/04/2023; Judge Bohm

**Phillip E. Fetterman and Joni Fetterman**; SOMERSET-PA; 23-70344; Atty: Joseph E. Fieschko, Jr.; Chapter: 13; Filed 10/04/2023; Judge Deller

## COURT OF COMMON PLEAS CIVIL DIVISION

### NOTICE TO ALL LAWYERS

The call of the list for jury and non-jury trials commencing on **Monday, October 30, 2023**, will be heard on **Monday, October 30, 2023**, at 9:00 a.m. in Courtroom No. 711 before Judge Patrick M. Connelly. Counsel and pro se parties must appear for the Call of the List for non-jury as well as jury trials.

Jury Selection will take place on **Monday, October 30**, for trials commencing on **Monday, October 30, 2023**.

Beginning **Monday, October 30, 2023**, the call of the list will take place at 9:00 a.m. each day in Courtroom No. 711 before Judge Patrick M. Connelly.

You must notify court staff (**Calendar Control or my staff**) immediately when a case on a trial list is settled. The failure to notify results in unnecessary jurors being called, causing inconvenience to them and costs to the County. Sanctions will be imposed on all counsel for failure to notify timely.

**Patrick M. Connelly**  
Calendar Control Judge

## CIVIL DIVISION

## General Docket

(Continued from Page 1, Column 1)

**Professional Account Management LLC;** GD-23-012083; Miscellaneous Petition; Petition Initiating Case; Atty(s): Filek Jr. R. Rudy

**McKnight East Plaza I A Condominium Association** vs Sente Corporation; GD-23-012084; Condominium Lien; Certificate of Location; 4858.25; Atty(s): Caruso Albert P

**Woodland Hills School District** vs P9C Productions; GD-23-012085; Sci Fa sur Tax Lien; Certificate of Location; 2544.41; Atty(s): McCabe Michael G.

**Shaw Law Group P.C.** vs Hallas Jr. Ronald W.; GD-23-012086; MDJ Transcript; Notice of Judgment Mailed; 743.88; Atty(s): Shah Barbara J.

**Capital One N.A.** vs Cooper Deitra A.; GD-23-012087; MDJ Transcript; Notice of Judgment Mailed; 3038.80; Atty(s): Cawley Jonathan Paul

**Capital One N.A.** vs Fields Malik D.; GD-23-012088; MDJ Transcript; Notice of Judgment Mailed; 1969.26; Atty(s): Cawley Jonathan Paul

**Capital One N.A.** vs Resutko Jessica A.; GD-23-012089; MDJ Transcript; Notice of Judgment Mailed; 2574.72; Atty(s): Cawley Jonathan Paul

**U.S. Bank National Association** vs Rosewood Property Management LLC; GD-23-012090; Mortgage Foreclosure; Complaint; Atty(s): Fallings Matthew C.

**Capital One N.A.** vs McGee Kelli L.; GD-23-012091; MDJ Transcript; Notice of Judgment Mailed; 3124.34; Atty(s): Cawley Jonathan Paul

**PNC Bank National Association** vs Bailey Brandi L; GD-23-012092; Mortgage Foreclosure; Confidential Information Form; Atty(s): Connor Cristina L.

**Capital One N.A.** vs Hall Lashayla L.; GD-23-012093; MDJ Transcript; Notice of Judgment Mailed; 1986.84; Atty(s): Cawley Jonathan Paul

**Capital One N.A.** vs Johnson Renee L.; GD-23-012094; MDJ Transcript; Notice of Judgment Mailed; 5474.59; Atty(s): Cawley Jonathan Paul

**Wells Fargo Bank N.A.** vs Weaver Charles, Occupant; GD-23-012095; Ejectment; Certificate of Location; Atty(s): Kelleher Christopher J.

**Nextier Bank N.A.** vs Trafican David C; GD-23-012096; DSB (for money commercial); Notice of Judgment & Documents; 25116.55; Atty(s): Kile Brian M

**Nextier Bank N.A.** vs Rapid Asset Recovery LLC; GD-23-012097; DSB (for money commercial); Notice of Judgment & Documents; 25116.55; Atty(s): Kile Brian M

**Nextier Bank N.A.** vs Connor Daniel R; GD-23-012098; DSB (for money commercial); Notice of Judgment & Documents; 25116.55; Atty(s): Kile Brian M

**Nextier Bank N.A.** vs Rapid Asset Recovery LLC; GD-23-012099; DSB (for money commercial); Notice of Judgment & Documents; 52759.93; Atty(s): Kile Brian M

**Nextier Bank N.A.** vs Trafican David C; GD-23-012100; DSB (for money commercial); Notice of Judgment & Documents; 52759.93; Atty(s): Kile Brian M

**Nextier Bank N.A.** vs Connor Daniel R; GD-23-012101; DSB (for money commercial); Notice of Judgment & Documents; 52759.93; Atty(s): Kile Brian M

**Kincaid Destiny** vs Williams Phyllis, Carter Jr. Roosevelt; GD-23-012102; Defamation; Petition to Proceed IFP; Atty(s): Pro Se

**Neighborhood Community Development Fund** vs Beck Calvin; GD-23-012104; DSB (for money commercial); Notice of Judgment & Documents; 25267.37; Atty(s): Koehler Robert W.

**Capital One N.A.** vs Thomas Liberti L.; GD-23-012105; MDJ Transcript; Notice of Judgment Mailed; 1824.65; Atty(s): Cawley Jonathan Paul

**Kruljac Justin** vs Lioon Michael; GD-23-012106; Intentional Tort; Complaint; Atty(s): Narahari Prabhu

**Capital One N.A.** vs Ellis Shayna M.; GD-23-012107; MDJ Transcript; Notice of Judgment Mailed; 2558.42; Atty(s): Cawley Jonathan Paul

**AAS Debt Recovery Inc.** vs Wright Christopher; GD-23-012108; MDJ Transcript; Notice of Judgment Mailed; 1423.18; Atty(s): Elek Stephen M

**Triplett Faith** vs Thompson Shaninse; GD-23-012109; MDJ Transcript; Notice of Judgment Mailed; 1350.12; Atty(s): Pro Se

**Capital One N.A.** vs Gnoza Shirley A.; GD-23-012110; MDJ Transcript; Notice of Judgment Mailed; 2002.27; Atty(s): Cawley Jonathan Paul

**Weaver George** vs Midwest Transit Inc., Fuller James R.; GD-23-012112; Motor Vehicle Accident; Complaint; Atty(s): Booker Vaughn A

**Stallworth Jr. David** vs Clark Kimberly Berkley, Crawford Jeffrey Officer; GD-23-012113; Malicious Prosecution; Petition to Proceed IFP; 1000000.00; Atty(s): Pro Se

**Capital One NA** vs McKenna Mehgan; GD-23-012114; MDJ Transcript; Notice of Judgment Mailed; 5956.88; Atty(s): Cawley Jonathan Paul

**Midland Funding LLC** vs Bennett Roseanne; GD-23-012115; MDJ Transcript; Notice of Judgment Mailed; 2763.51; Atty(s): Bunce Martin, Homoleski Kristina

**Rau Katherine Marie, Rau Donna A., Rau Jr. William G.** vs Noga Ambulance Services Inc.; GD-23-012116; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Orie Jonathan A

**Coward Robert;** GD-23-012117; Miscellaneous Petition; Petition Initiating Case; Atty(s): Pro Se

**Midland Credit Management Inc.** vs Alejo Pamela De Jesus; GD-23-012118; MDJ Transcript; Notice of Judgment Mailed; 887.06; Atty(s): Bunce Martin, Homoleski Kristina

**Capital One Bank USA N.A.** vs Utter Justin S.; GD-23-012119; MDJ Transcript; Notice of Judgment Mailed; 4337.14; Atty(s): Cawley Jonathan Paul

**Midland Credit Management Inc.** vs Manz William; GD-23-012120; MDJ Transcript; Notice of Judgment Mailed; 1898.22; Atty(s): Bunce Martin, Homoleski Kristina

**Midland Credit Management Inc.** vs McDevitt Frances; GD-23-012121; MDJ Transcript; Notice of Judgment Mailed; 956.18; Atty(s): Bunce Martin, Homoleski Kristina

**GCU** vs Herman Trails L.P.; GD-23-012122; Confession of Judgment; Notice of Judgment & Documents; Atty(s): Shiner Michael A., Walayat Aaron J.

**Pompa Joanne** vs McClain Victoria, McClain Eric; GD-23-012123; Motor Vehicle Accident; Complaint; Atty(s): Killion Katie A.

**Suarez Delgado Felix, Cruz Llera Maria** vs Chevrolet Corporation; GD-23-012124; Other Tort; Complaint; Atty(s): Reiter Marc J

**Maddock John David** vs Turtle Creek Valley Mental Health/Mental Retardation Inc; GD-23-012125; Medical/Hospital Liability; Praecept for Writ of Summons; Atty(s): Kontos George M, Hassen Brittani Rae

**Capital One N.A.** vs Ivory Michelle; GD-23-012126; MDJ Transcript; Notice of Judgment Mailed; 1956.23; Atty(s): Cawley Jonathan Paul

**Capital One Bank (USA) N.A.** vs Ford Ava; GD-23-012127; MDJ Transcript; Notice of Judgment Mailed; 4761.56; Atty(s): Cawley Jonathan Paul

**PNC Bank National Association** vs Puthoff Kathy E., Puthoff Matthew R.; GD-23-012128; Declaratory Judgment; Complaint; Atty(s): Thomas Maribeth

**Capital One Bank N.A.** vs Mars Justin; GD-23-012129; MDJ Transcript; Notice of Judgment Mailed; 1969.47; Atty(s): Cawley Jonathan Paul

**Munhall Sanitary Sewer Municipal Authority** vs M.O.B Estates LLC; GD-23-012130; Municipal Lien; Municipal Lien; 3532.18; Atty(s): Ries Jeffrey D

**Capital One Bank (USA) N.A.** vs Painter Rachele M.; GD-23-012131; MDJ Transcript; Notice of Judgment Mailed; 6219.75; Atty(s): Cawley Jonathan Paul

**Midland Credit Management Inc.** vs Donahue Jessi; GD-23-012132; MDJ Transcript; Notice of Judgment Mailed; 2958.85; Atty(s): Bunce Martin, Homoleski Kristina

**Midland Credit Management Inc.** vs Bryant Trevaughn L.; GD-23-012133; MDJ Transcript; Notice of Judgment Mailed; 1086.57; Atty(s): Bunce Martin, Homoleski Kristina

**Capital One Bank (USA) N.A.** vs Schultz Matthew; GD-23-012134; MDJ Transcript; Notice of Judgment Mailed; 2504.29; Atty(s): Cawley Jonathan Paul

**Petite Anise E.** vs Warren Rowe Mary Patrice; GD-23-012140; Motor Vehicle Accident; Complaint; Atty(s): Huntley David M

**Petrunk Jeffrey** vs Oxford Solutions Inc.; GD-23-012141; Other Tort; Complaint; Atty(s): Valenzi Shane D.

**Ripple-Milkovich Melissa** vs Greaves-Thomas Ieshia; GD-23-012143; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Grills Mackenzie Foster

**Montesano John** vs Celovsky Jessica Lee, Reagan Bailey Erin; GD-23-012147; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): LaCava Nick, Mengine Anthony C

**Commonwealth of PA Department of Labor & Industry** vs Whole Plants LLC; GD-23-101515; Unemployment Compensation Lien; Unemployment Compensation Lien; 10032.89

**Commonwealth of PA Department of Revenue** vs Steave Sr Wayne G G, Steave Rhonda R R; GD-23-101516; Commonwealth Tax Lien; Personal Income Tax; 5900.92

**Commonwealth of PA Department of Revenue** vs Siefers Denise S, Siefers Terry; GD-23-101517; Commonwealth Tax Lien; Personal Income Tax; 5938.84

**Commonwealth of PA Department of Revenue** vs Bishops Pizza VII Inc.; GD-23-101518; Commonwealth Tax Lien; Business Taxes; 4892.13

**Commonwealth of PA Department of Revenue** vs Klein Terri R, Gup Daniel; GD-23-101519; Commonwealth Tax Lien; Personal Income Tax; 5959.14

**Commonwealth of PA Department of Revenue** vs Genesis Concrete Structures LLC; GD-23-101520; Commonwealth Tax Lien; Business Taxes; 27731.03

**Commonwealth of PA Department of Revenue** vs Sign Creators Inc; GD-23-101521; Commonwealth Tax Lien; Business Taxes; 266.09

**Commonwealth of PA Department of Revenue** vs Cosia Delwin E., Tita Yega A.; GD-23-101522; Commonwealth Tax Lien; Personal Income Tax; 5923.30

**Commonwealth of PA Department of Revenue** vs Gross Joshua J.; GD-23-101523; Commonwealth Tax Lien; Personal Income Tax; 5911.61

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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**

**JUVENILE COURT**

**MOTIONS SCHEDULE November 2023**

November 1 - Judge Cozza  
 November 2 - Judge Cozza  
 November 3 - Judge Cozza  
 November 6 - Judge Woodruff  
 November 7 - Judge Woodruff  
 November 8 - Judge Woodruff  
 November 9 - Judge Woodruff  
 November 10 - Holiday  
 November 13 - Judge Bush  
 November 14 - Judge Bush  
 November 15 - Judge Bush  
 November 16 - Judge Bush  
 November 17 - Judge Bush  
 November 20 - Judge Spurgeon  
 November 21 - Judge Spurgeon  
 November 22 - Judge Spurgeon  
 November 23 - Holiday  
 November 24 - Holiday  
 November 27 - Judge McCrady  
 November 28 - Judge McCrady  
 November 29 - Judge McCrady  
 November 30 - Judge McCrady

23-03947

**Court of Common Pleas of Allegheny County**

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

**Week of**

November 6 - Judge O'Toole  
 November 13 - Judge Marmo  
 November 20 - Judge McCarthy  
 November 27 - Judge Williams

23-04001

**Court of Common Pleas of Allegheny County**

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

**November 2023**

November 1 - Wagner, J. in Courtroom 425 at 2:00 PM  
 November 2 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM  
 November 3 - No Motions  
 November 6 - McGough, J. in Courtroom 425 at 2:00 PM  
 November 7 - Middleman, J. in Courtroom 320 at 9:30 AM and Korbek, J. in Courtroom 425 at 2:00 PM  
 November 8 - Bubash, J. in Courtroom 425 at 2:00 PM  
 November 9 - Sizemore, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM  
 November 10 - Court Holiday  
 November 13 - Woodruff, J. in Courtroom 320 at 10:00 AM and Wagner, J. in Courtroom 425 at 2:00 PM

November 14 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM  
 November 15 - Cozza, J. in Courtroom 425 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM  
 November 16 - McGough, J. in Courtroom 425 at 2:00 PM  
 November 17 - No Motions  
 November 20 - Bubash, J. in Courtroom 425 at 2:00 PM  
 November 21 - Korbek, J. in Courtroom 425 at 10:30 AM  
 November 22 - Henry-Taylor, J. in Courtroom 425 at 10:30 AM  
 November 23 - Court Holiday  
 November 24 - Court Holiday  
 November 27 - McCrady, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM  
 November 28 - Bush, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM  
 November 29 - Hens-Greco, J. in Courtroom 320 at 10:30 AM and Wagner, J. in Courtroom 425 at 2:00 PM  
 November 30 - McGough, J. in Courtroom 425 at 2:00 PM

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

23-04003

**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**

**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

**COURT SCHEDULES**

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

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

**Monday October 30, 2023**

**Jury Trials**

(18 1/2) AR-22-2849  
 Amica Mutual Ins.Co. a/s/o Ryan Powell vs Jamar Terry, et al; P-Atty: **Douglas G. Aaron**; D-Atty: **Frank James Kochin, Jeffrey Alan Ramaley, Pro Se**; 1x

(18A) 204313 GD-22-14317  
 Stephen Hudak, et al vs A. O. Smith Corporation, et al; P-Atty: **Leif J. Ocheltree**; D-Atty: **Concetta Angela Salvaggio**; 1x

(18C) 202008 GD-17-11796  
 Tamara Sutton, et al vs Scott Greacen, et al; P-Atty: **Carmen J. Nocera, Richard Levine**; D-Atty: **Jesse A. Torisky**; 8x

**Non-Jury Trials**

(19) 203617 GD-21-3692  
 Kelly L. Cole, et al vs Jeffrey M. Zwergel, et al; P-Atty: **Kristen L. Lunz**; D-Atty: **Michael Edward Fiffik**; 1x

(20) AR-22-2674  
 Michael A. Urbin vs James E. Dittler; P-Atty: **Pro Se**; D-Atty: **Dean P. Phillips, Justin T. Papciak**; 1x

**Criminal Division**

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

**Wednesday November 1, 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-0003126-21**; Robert Castaphney; Statutory Sexual Assault: 11 Years Older; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Leslie A. Perlow**

**CR-0005555-23**; Michael Johnson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Steven Anthony Tehovnik**

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

**CR-0004407-23**; Thomas R. Balzer; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Taylor Marie Corn**

**CR-0004964-23**; Michael Lee Evans; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Brandon Michael Herring**

**CR-0007882-22**; Bryan Noel; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Gary D. Ludin**

**CR-0004759-23**; Francis Werner; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Amita Maram**

**CR-0005719-23**; Francis Werner; Forgery - Alter Writing; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Amita Maram**

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

**CR-0002015-23**; Shawn Daniels; DUI: Gen Imp/Inc of Driving Safely - 4th Off & Sub Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Joseph Wayne Turman**

**CR-0002462-23**; Brad King; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **William S. Flynn**

**CR-0003080-23**; Brad King; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Samuel E. Manning III**

**CR-0001829-23**; Daniel Sean Vining; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Christina Marie Burik**

**CR-0013410-19**; Javon Joyce Wright; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Taylor Marie Corn**

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

**CR-0004716-23**; Ke-Shon Elliott; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Cory Shane Ricci**

**CR-0002873-23**; Tyrek Germany; Possession Of Firearm Prohibited; D-Atty: **Lee M. Rothman**

**CR-0002874-23**; Britney Monique Kenney; Receiving Stolen Property; D-Atty: **Tirza Ann Kyes**

**Judge Thomas Flaherty**  
**Courtroom 324**

**CR-0000925-23**; Antwuan Berry; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Robert E. Mielnicki Esq**

**CR-0008092-22**; Jamie Campbell; Accident Involvement Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Joseph Paletta**

**CR-0002490-23**; Christopher Durden; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Taylor Marie Corn**

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

**CR-0007283-22;** Dametrius Hakeem Kenney; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David D. Pardini**

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

**Judge Elliot Howsie  
Courtroom 533**

**CR-0003793-23;** Travis James Frye; Accident Involve Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

**CR-0007280-22;** Latifa Harris; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

**CR-0001593-23;** Brittany Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Benjamin Jeffery Bentley;** D-atty: **Tirza Ann Kyes**

**CR-0007969-22;** Xavier Clinton Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0004637-23;** Jacob Andrew Rabb; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

**CR-0001200-23;** Leonard Shugars; Fail to Verify Address/Be Photographed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**CR-0002834-23;** Brandi J. Terry; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ryan Matthew Tintera**

**CR-0007223-22;** Michael Waite; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

**CR-0006074-23;** Michael Waite; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Roger Howard**

**CR-0004476-23;** Leroy Williams; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

**Judge Beth A. Lazzara  
Courtroom 313**

**CR-0003518-23;** Jaimar Coleman; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael D. Foglia**

**CR-0001169-23;** Tamon Richard Howard; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

**CR-0004456-23;** Timothy Geraldo Sanchez; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas N. Farrell**

**CR-0003729-23;** Timothy Geraldo Sanchez; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

**Judge Anthony M. Mariani  
Courtroom 316**

**CR-0002451-23;** Timothy Alexander; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0001346-23;** Timothy Alexander; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

**CR-0002394-23;** Timothy Alexander; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

**CR-0002428-23;** Timothy Alexander; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

**CR-0002647-23;** Timothy Alexander; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

**CR-0003817-23;** Sharief Devero; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**CR-0003631-23;** Jacquese Pereze Early; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **John Kerrington Lewis Jr.**

**CR-0003945-23;** Michael Franklin Jr.; Discharge Of A Firearm Into Occupied Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carl A. Parise**

**CR-0004049-23;** Santana Ramone Gary; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

**CR-0003630-23;** Andre Charles Hall; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**CR-0002789-23;** George Keppeh; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

**CR-0003818-23;** Shaquaway Renee Lowery; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

**CR-0004055-23;** James T. Reese; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

**CR-0003911-23;** Lavalis Whitner; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003581-23;** Jerome Wilkins; Terroristic Threats Cause Serious Public Inconv.; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**Judge Jill E. Rangos  
Courtroom 327**

**CR-0004024-22;** Tyrone Anthony Bruse; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0001726-23;** Joshua Irwin; Agg. Ind. Assault of Child; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003235-22;** Joshua Irwin; Rape of Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Stacey Lyn Steiner**

**CR-0005834-23;** Desmond Short; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

**CR-0003125-23;** Preston T. Thompson; Robbery-Inflict Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jason Elliot Nard**

**Judge Kevin G. Sasinoski  
Courtroom 506**

**CR-0004095-23;** Reyquan J. Harrison-Frye; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0000215-22;** Lashika Maria Mathis; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0002061-23;** Houston Devaso Page; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

**Judge Jennifer Satler  
Courtroom 527**

**CR-0002612-23;** Blake Michael Buchanan; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael E. Moser**

**CR-0005394-22;** Noel Ginger Evans; Unlawful Dissemination of Intimate Image; ADA: **Benjamin Jeffery Bentley;** D-atty: **Adam Reynolds**

**CR-0000159-23;** Quentin Charles Harding; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony Jackson**

**CR-0001892-23;** Ryan Michael Kelly; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James D. Depasquale**

**CR-0001891-23;** Liam T. Mannion; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicole Dominique Nino**

**CR-0003241-23;** Kyle McAleavy; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0007619-22;** Ernest Turner; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Randall H. McKinney**

**Judge Randal B. Todd  
Courtroom 310**

**CR-0004743-23;** Dominique Benton; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Phillip Carlos Hong-Barco**

**CR-0004741-23;** Shakia Daniel Dandridge; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas N. Farrell**

**CR-0002154-23;** Demetrius Diggs; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**

**CR-0004747-23;** Savion Alon Glover; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir George Hadeed**

**CR-0008063-21;** William Murr Griffin IV; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0000096-23;** William Murr Griffin IV; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0001674-23;** Cherri Rose Halfhill; Theft By Fail To Make Req Disp Funds; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert L. Stasa**

**CR-0008679-22;** Jasson Eugene Hart Jr.; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**CR-0004742-23;** Leonard McClain; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

**CR-0004201-22;** Suzanne Owes; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir George Hadeed**

**CR-0002987-22;** Malik Sewell; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**CR-0001812-23;** Jack Simback; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicole Dominique Nino**

**CR-0002986-22;** Dominique Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**



# Arbitration Trial List

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

**Wednesday  
November 1, 2023**

**AR-23-003053;** Lewis vs FCA US LLC;  
P-atty: **David J. Gorbarg;** D-atty:  
**Jon B. Waldorf**

**AR-23-003044;** Cavalry SPV I LLC vs  
Kitcko; P-atty: **David J. Apothaker;**  
D-atty: **Pro Se**

**AR-23-003043;** U.S. Bank National  
Association vs Squires; P-atty:  
**Andrew Loewy**

**AR-23-003039;** Discover Bank vs  
Moucheron; P-atty: **Andrew Loewy**

**AR-23-003038;** U.S. Bank National  
Association vs Zarilla; P-atty:  
**Andrew Loewy**

**AR-23-003034;** U.S. Bank National  
Association vs Martyn; P-atty:  
**Andrew Loewy**

**AR-23-003032;** Discover Bank vs Bernstein;  
P-atty: **Matthew Weston Pomy**

**AR-23-003028;** Discover Bank vs  
Segev; P-atty: **Matthew Weston  
Pomy;** D-atty: **Pro Se**

**AR-23-003026;** Gebhart vs Pieczynski;  
P-atty: **Shawn T. Flaherty;** D-atty:  
**Mark A. Martini**

**AR-23-003024;** Onemain Financial  
Croup LLC vs Johnson; P-atty:  
**Joshua Borer**

**AR-23-003007;** Hernandez vs BJ's  
Restaurant Inc.; P-atty: **Pro Se;** D-atty:  
**John F. Deasy, Danielle M. Deklewa**  
**AR-23-003005;** Weng vs Wu, et al;  
P-atty: **Robert Paul Vincler;** D-atty:  
**James R. Hankle**

**AR-23-003004;** Caldwell vs General  
Motors LLC; P-atty: **Robert M. Silverman;**  
D-atty: **Alexander M. Shaen**

**AR-23-003003;** Meyokovich Jr. vs General  
Motors LLC; P-atty: **Robert M. Silverman;**  
D-atty: **Alexander M. Shaen**

**AR-23-002998;** University of Pittsburgh  
vs Bunner; P-atty: **Shannon H. Paliotta**

**AR-23-002992;** American Express National  
Bank vs Hopf; P-atty: **Andrew Loewy**

**AR-23-002989;** Citibank N.A. vs Schultz;  
P-atty: **Robert M. Kline**

**AR-23-002987;** Citibank N.A. vs Griffiths;  
P-atty: **Robert M. Kline**

**AR-23-002977;** American Express National  
Bank vs Rinn; P-atty: **Jason Emerson  
Strand;** D-atty: **Eugene D. Frank**

**AR-23-002974;** Discover Bank vs Perry  
Sr.; P-atty: **Andrew Loewy**

**AR-23-002965;** Johnson vs Sylvan  
Homes; P-atty: **Pro Se;** D-atty:  
**Michael E. Hooper**

**AR-23-002850;** Miller vs Dettling;  
P-atty: **Anthony J. Giannetti;** D-atty:  
**Amanda C. Steffy**

**AR-23-002674;** Herrmann Fur vs  
Spriggs; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-23-001220;** 84 Lumber Company, L.P.  
vs De Souza; P-atty: **William E. Blick**

**AR-23-000927;** Newport Square  
Condominium Association vs Nguyen;  
P-atty: **Fred C. Jug Jr.;** D-atty:  
**Todd W. Elliott**

**AR-23-000926;** Newport Square  
Condominium Association vs Brown;  
P-atty: **Fred C. Jug Jr.;** D-atty:  
**Sheila M. Ford**

**AR-20-000844;** Unifund CCR LLC vs  
Lesko; P-atty: **Demetrios H. Tsarouhis**

## 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, Nalini 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 Research 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—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-23-000277—\$69,076.71  
Michelle Pierre, 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](http://www.sheriffalleghenycounty.com).

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff  
Oct 12, 2023  
Oct 13, 20, 27, 2023

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#### Estate Notice

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

Benyak, Lida W., deceased, of McKeesport, PA. No. 7286 of 2023. Lorraine Nola, Extr., 3308 Oakland Drive, McKeesport, PA 15133 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.  
23-01975w Oct 27; Nov 3, 9, 2023

Berrington, Charles Leonard, deceased, of Forest Hills, PA. No. 07266 of 2023. Michael L. Berrington, Extr., 149 Abner Lane, Waynesboro, VA 22980.  
23-01982w Oct 27; Nov 3, 9, 2023

Clements, Daniel J., deceased, of Cheswick, PA. No. 06552 of 2023. Margaret M. Clements-Dawson, Extr., 35 Coffee Lane, Cheswick, PA 15024 or to Mildred B. Sweeney, Esq. and Heather M. Papp-Sicignano, Esq., Sweeney Law Offices, LLC, 20581 Route 19, Ste. 1, Cranberry Twp., PA 16066.  
23-01970w Oct 27; Nov 3, 9, 2023

Diano, Frank Anthony a/k/a Frank A. Diano, deceased, of Pittsburgh, PA. No. 7135 of 2023. John Diano, Extr., 4805 Logans Ferry Road, Murrysville, PA 15668 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.  
23-04118 Oct 27; Nov 3, 9, 2023

DiMarco, Patricia A., deceased, of Pittsburgh, PA. No. 06519 of 2023. Susan M. Hartman, Extr., 1065 Augusta Way, Pittsburgh, PA 15236 or to Daniel P. Johnson, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.  
23-01979w Oct 27; Nov 3, 9, 2023

Fitzsimmons, David Lee, deceased, of Monroeville, PA. No. 07299 of 2023. Michael Fitzsimmons, Admr., 24932 136th Avenue SE, Kent, WA 98042 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.  
23-01978w Oct 27; Nov 3, 9, 2023

Imperata, Robert P., deceased, of McCandless Township, PA. No. 06784 of 2023. Lisa Imperata Moses, Extr., 1406 Pueblo Drive, Pittsburgh, PA 15228 or to Julia Varholla, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.  
23-04117 Oct 27; Nov 3, 9, 2023

Krainz, John K., deceased, of Coraopolis, PA. No. 7289 of 2023. Barbara Ralston, Extr., 1029 School Street, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.  
23-01976w Oct 27; Nov 3, 9, 2023

Reid, George W., deceased, of Pittsburgh, PA. No. 05964 of 2023. Margaret Jean

Hilbert, Admr., 2347 Lambeth Drive, Pittsburgh, PA 15241 or to Joseph L. Luvara, Esq., Dickie, McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.  
23-04119 Oct 27; Nov 3, 9, 2023

Robinson, William M., deceased, of Pittsburgh, PA. No. 07075 of 2023. Sharon Semenza, Extr., 50 Woodland Road, Pittsburgh, PA 15232 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.  
23-04112 Oct 27; Nov 3, 9, 2023

Thompson, Rose B., deceased, of Pittsburgh, PA. No. 6950 of 2023. Joanne Ziperstein, Extr., 7802 Villa D'Este Way, Delray Beach, FL 33446 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.  
23-04114 Oct 27; Nov 3, 9, 2023

Darr, Luena M., deceased, of Forest Hills, PA. No. 06828 of 2023. Beverly E. McDonough, Admr. c.t.a., 1409 Brinton Road, Pittsburgh, PA 15221 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.  
23-04023 Oct 20, 27; Nov 3, 2023

Friedel, Judith A., deceased, of Pittsburgh, PA. No. 05367 of 2023. John R. Lynch, Jr., Extr., 3313 E. Hardies Road, Gibsonia, PA 15044 or to Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.  
23-01934w Oct 20, 27; Nov 3, 2023

Galtz, Charles, deceased, of Pittsburgh, PA. No. 06730 of 2023. Carol Levy, Co-Extr. and Louise Levy, Co-Extr., 724 Clark Street, Westfield, NJ 07090-3915 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.  
23-04029 Oct 20, 27; Nov 3, 2023

Garvey, James W., deceased, of Pittsburgh, PA. No. 03947 of 2023. Father Joseph Scheib, Extr., 50 W. Crafton Avenue, Pittsburgh, PA 15205 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.  
23-04027 Oct 20, 27; Nov 3, 2023

Golik, Phyllis J., deceased, of Elizabeth, PA. No. 06879 of 2023. Joseph T. Golik, Admr., 317 Cypress Drive, West Newton, PA 15089 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.  
23-04026 Oct 20, 27; Nov 3, 2023

Holquist, Marcia, deceased, of Sewickley, PA. No. 6727 of 2023. Mollie J. Fitzgerald, Co-Extr. and Michael T. Dwyer, Co-Extr., 100 Passaic Ave., Fairfield, NJ 07004 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.  
23-04028 Oct 20, 27; Nov 3, 2023

Kizik, Rita J., deceased, of Carnegie, PA. No. 06799 of 2023. Marilyn Thomas Makar, Extr., 2117 Hilltop Road, Oakdale, PA 15071 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.  
23-04025 Oct 20, 27; Nov 3, 2023

McNeil, Martha K. a/k/a Martha McNeil, deceased, of Elizabeth, PA. No. 6940 of 2023. Russell J. Kalko, Extr., 179 Valley View Drive, Rostraver Twp., PA 15012 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
23-04022 Oct 20, 27; Nov 3, 2023

Palumbo, Joseph, deceased, of Upper St. Clair, PA. No. 07105 of 2023. Michael J.

**Looking to hire  
an attorney,  
paralegal,  
legal assistant,  
legal secretary or  
legal administrator?**

**Post your employment  
opportunity on  
[jobs.acba.org](http://jobs.acba.org).**



Palumbo, Extr., 556 Austin Ave., Pittsburgh, PA 15243 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.  
23-01933w Oct 20, 27; Nov 3, 2023

Protolipac, Joseph G., deceased, of Whitehall Borough, PA. No. 6230 of 2023. Raymond Flaherty, Extr., 427 Portia Drive, Pittsburgh PA 15236 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.  
23-04020 Oct 20, 27; Nov 3, 2023

Scolieri, Teresa a/k/a Maria Teresa Scolieri, deceased, of Pittsburgh, PA. No. 06954 of 2023. Giovanni Scolieri, Extr., 1 Meadow Park Lane, Pittsburgh, PA 15215 or to John G. Arch, Esq., 1722 Main St., Pittsburgh, PA 15215.  
23-04024 Oct 20, 27; Nov 3, 2023

Trapp, Cindra L., deceased, of Moon Township, PA. No. 07095 of 2023. Samuel Trapp, Extr., 410 Redgate Road, Sewickley, PA 15143 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.  
23-01931w Oct 20, 27; Nov 3, 2023

Walters, Angeline D., deceased, of Elizabeth, PA. No. 6939 of 2023. Abby Johnston, Extr., 101 Town View Street, Pittsburgh, PA 15209 or to Daniel F. Bekavac,

Sr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
23-04021 Oct 20, 27; Nov 3, 2023

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., Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610.  
23-03994 Oct 13, 20, 27, 2023

**Action to Quiet Title**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Notice is hereby given that NVR, Inc. has filed a Complaint in the matter of NVR, Inc. v. USLIFE Credit Corporation, et al. at G.D. 22-013134 seeking to quiet title to the following real estate under Pa. R.Civ.P. 430 against Defendant USLIFE Credit Corp. and to the unknown heirs of Interested Party Timothy J. Doyle, Jr.: Parcel No. 1654-J-3, more particularly described in the Deed recorded in the Allegheny County Office of Real Estate at Deed Book Volume 4361, page 695, and otherwise known as RD 1 Markman Park Road, Baden, PA 15005.

**Notice**

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

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

Lawyer Referral Service  
The Allegheny County Bar Association  
4th Floor Koppers Building  
436 Seventh Avenue

Pittsburgh, PA 15219  
412-261-5555 (Telephone)  
Brian M. Adrian, The Gallagher Firm, LLC, 3100 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219, (412) 308-5512.  
23-04128 Oct 27, 2023

**Articles of Incorporation  
Business Corporation**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Fleming Contracting Inc.  
23-04113 Oct 27, 2023

**Articles of Incorporation  
Nonprofit Corporation**

Brandon J. Verdream, Esq., Clark Hill, PLC, 301 Grant Street, 14th Floor, Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on October 17, 2023, with respect to a nonprofit corporation, Clearview Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.  
23-01974w Oct 27, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
In the Matter of Joseph P.A. Decker, Jr., Deceased  
(Attorney Registration No. 34611)  
Civil Division  
Docket No.: GD-23-11555  
Notice of Conservatorship  
By Order dated October 4, 2023, the Court of Common Pleas appointed Joseph M. Halfhill, Esq., as Conservator for the files of Joseph P.A. Decker, Jr., Deceased.

If you believe the Law Office of Joseph P.A. Decker is holding monies that belong to you, please contact the Conservator immediately. Any monies remaining in the accounts of Mr. Decker may be paid over to the Pennsylvania Lawyers Fund for Client Security.

If you are a current or former client, please call the Conservator's Office at 724-933-8989 or send an email request to [jmhalfhill.esq@gmail.com](mailto:jmhalfhill.esq@gmail.com) within 45 days to retrieve your files. All unclaimed files will be destroyed in accordance with Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement.

If you are in need of substitute counsel, you can contact the Allegheny County Bar Association Lawyer Referral Service at 412-261-5555, 400 Koppers Building - 436 Seventh Avenue, Pittsburgh, PA 15219

Joseph M. Halfhill, Esq., Conservator for Joseph P.A., Decker, Jr., Deceased, PO Box 460, Wexford, PA 15090, 724-933-8989.  
23-04115 Oct 27, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-23-7583  
Michael and Angela Bires, Plaintiffs, v.  
Trent's Painting LLC, Defendant.

Writ of Summons in Civil Action  
To: Trent's Painting LLC  
You Are Notified That The Above-Named Plaintiffs Have Commenced An Action Against You. You Are Warned That If You Fail To Enter An Appearance Or Provide Current Contact Information, The Case May Proceed Without You And A Judgment May Be Entered Against You By The Court

**Vote Yes!**

**KEEP THESE LOCAL QUALIFIED JUDGES**

**October 24 – Mail-In Ballots Sent  
November 7 – Election Day**

**ALLEGHENY COUNTY COURT OF COMMON PLEAS**



The Honorable  
**Eleanor L. Bush**



The Honorable  
**Paul E. Cozza**



The Honorable  
**Lawrence J. O'Toole**



The Honorable  
**Jill E. Rangos**



The Honorable  
**Jennifer A. Satler**



The Honorable  
**Christine A. Ward**

**These judges are recommended for retention by the Allegheny County Bar Association. For more information, visit our Judicial Vote 2023 website at [www.JudicialVote2023.org](http://www.JudicialVote2023.org).**

**Additionally, the ACBA Judiciary Committee has issued the following ratings for those judicial candidates seeking to be elected judge:**

**SUPERIOR COURT OF PENNSYLVANIA  
Jill Lipman Beck – Highly Recommended**

**ALLEGHENY COUNTY COURT OF COMMON PLEAS  
R. Anthony DeLuca – Highly Recommended  
Patrick A. Sweeney – Recommended**



**Scan the QR code and take this ad with you while voting.**

Without Further Notice For Any Money Claimed In A Complaint Or For Any Other Claim Or Relief Requested By The Plaintiff. You May Lose Money Or Property Or Other Rights Important To You.

Please Provide Your Current Contact Information To Plaintiffs' Counsel Listed Below:

Tyler S. Setcavage  
Quinn Logue LLC  
200 First Ave., Third Floor  
Pittsburgh, PA 15222

YOU SHOULD TAKE THIS NOTICE 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  
Allegheny County Bar Association  
400 Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
<https://www.getapittsburghlawyer.com/>  
23-04116 Oct 27, 2023

#### Notice of Trust Administration

Cecelia Gallagher, late of Allison Park, Allegheny County, PA, died on September 8, 2023. Prior to her death, she established the Cecelia Gallagher Revocable Living Trust. No personal representative has been appointed. Notice is hereby given to all persons indebted to Cecelia Gallagher, to make immediate payment and to those having claims against her, to present them to: Shawn P. Gallagher, Successor Trustee c/o Wendy Denton Heleen, Esquire 2100 Georgetown Drive, Suite 300 Sewickley, PA 15143

23-04120 Oct 27; Nov 3, 9, 2023

#### Notice

To: Cheyanne Jamille Bronzell Premier Auto Body, LLC. vs. Cheyanne Jamille Bronzell and Bridgecrest Acceptance Corporation  
GD-22-012837

#### Important Notice

You Are In Default Because You Have Failed To Enter A Written Appearance Personally Or By An Attorney And File In Writing With The Court Your Defenses Or Objections To The Claims Set Forth Against You. Unless You Act Within Ten Days From The Date Of This Notice, A Judgment May Be Entered Against You Without A Hearing And You May Lose Your Property Or Other Important Rights. 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  
Allegheny County Bar Association  
436 Seventh Avenue  
4th Floor Koppers Building  
Pittsburgh, PA 15219, 412-261-5555

#### Notice of Presentation

You are hereby notified that the attached matter will be presented to the Honorable Judge Hertzberg on Monday, November 6, 2023, at 9:30 a.m. in Courtroom 703 of the City-County Building, located at 414 Grant Street, Pittsburgh, PA 15219.

23-04226 Oct 27, 2023

## CIVIL DIVISION

### Arbitration Awards

(Continued from Page 1, Column 2)

**Citibank N.A.** vs Woodard; AR-23-002755; P-atty: Robert M. Kline; D-atty: Jason M. Rettig; Award for Defendant Angela M. Woodward. Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40217

**Spring Oaks Capital SPV LLC** vs Bailey; AR-23-002781; P-atty: Frederic I. Weinberg; D-atty: Eugene D. Frank; Award for Defendant Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40217

**Grguras, et al** vs Hearty; GD-21-007332; P-atty: Gregory A. Evashavik; D-atty: Frank James Kochin; Award for Plaintiff and against Defendant in the amount of \$17,500.00. Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40216

**Unifund CCR LLC** vs Crook; AR-20-000843; P-atty: Demetrios H. Tsarouhis; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$2,072.83. Defendant failed to appear at 12:30 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/24/23. Notice of award sent. Arbitration Board #40217

**Watts** vs Jepson; AR-21-004497; P-atty: Benjamin J. Baran; D-atty: Edward Richard Alo; Award for Defendant/Plaintiff. Award in favor of the Defendant Albert F. Jepson. Award in favor of Plaintiff against the additional Defendant Crystal Watts-Finley in the amount of \$12,500.00. Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40217

**Lazarus** vs Perine; AR-23-002569; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 10/25/23, 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. Szeffi, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Bank of America N.A.** vs McPherson; AR-23-002811; P-atty: Frederic I. Weinberg; D-atty: Pro Se; Award for Defendant and against Plaintiff. Counterclaim in caption only. Dated 10/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40218

**Bank of America N.A.** vs Cornish; AR-23-002812; P-atty: Frederic I. Weinberg; Award Ex Parte. Defendant not appearing when the case was called at 10:10 a.m. Award for Plaintiff Bank of America in the amount of \$2,567.05 plus costs. Dated 10/25/23. As per Rule 236 Notice,

copies sent to all parties MM/DD/YYYY. Arbitration Board #40218

**Bechtold** vs 16 Suds Carwash LLC; AR-23-002815; P-atty: Gianna M. Kelly; D-atty: Jeffrey C. Catanzarite; Award for Defendant 16 Suds Car Wash LLC and against Plaintiff, David Bechtold in the amount of \$0.00. Dated 10/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40219

**Portfolio Recovery Associates LLC** vs Brannon; AR-23-002829; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded \$781.19. Defendant failed to appear at 10:07 a.m. Dated 10/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40218

**Navient Private Education Loan Trust 2015-A** vs Ferrari; AR-22-001345; P-atty: Matthew Weston Pomy; D-atty: Jason M. Rettig; Award for Defendant Alexandria Ferrari, and against Navient Private Education Loan Trust 2015-A in the amount of \$0.00. Dated 10/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40219

**Pennsylvania Turnpike Commission** vs Johnson; AR-23-002525; P-atty: Michael A. Farnan; Non Jury Verdict is entered in favor of Plaintiff and against defendant in the amount of \$14,637.43

#### Conservatorship

**Richardson Susan** vs Zapler Kenneth, Zapler Ruth; CS-23-000087; Conservatorship; Certificate of Location; Atty(s): Kalina Matthew J.

**RK Conservation Corporation** vs Reynolds Michael C.; CS-23-000088; Conservatorship; Certificate of Location; Atty(s): Leon Corey

**RK Conservation Corporation** vs Milliones Momar, Milliones Marimba; CS-23-000089; Conservatorship; Praeceptio for Lis Pendens; Atty(s): Leon Corey

#### Statutory Appeals

**Commonwealth of PA Department of Transportation** vs Pennsylvania State Constabulary; SA-23-000552; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Dague Ryan S.; SA-23-000553; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Sharifjonov Mirodil; SA-23-000554; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**City of Pittsburgh** vs Fraternal Association of Professional Paramedics; SA-23-000555; Local Agency Appeal; Statutory Appeal; Atty(s): Kobee Wendy, Kubiak Krysia M.

**City of Pittsburgh** vs Fraternal Order of Police Fort Pitt Lodge NO 1; SA-23-000556; Local Agency Appeal; Statutory Appeal; Atty(s): Thomas Irene Donna

**Commonwealth of PA Department of Transportation** vs LeBlanc Shawn Eric; SA-23-000557; Operator License Suspension; Appeal from OLS; Atty(s): Kuhar Jr. William A, Birdy Dean A

**First National Bank of Pennsylvania** vs Ohio Township; SA-23-000558; Local Agency Appeal; Statutory Appeal; Atty(s): Ayoob III Thomas H

**Commonwealth of PA Department of Transportation** vs Arner Donald Leroy; SA-23-000559; Operator License Suspension; Appeal from OLS; Atty(s): Gelman Bruce S, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Ballentine Brian R.; SA-23-000560; Operator License Suspension; Appeal from OLS; Atty(s): Thomassey Patrick J, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Skully Meghan Marie; SA-23-000561; Operator License Suspension; Appeal from OLS; Atty(s): Thomassey Patrick J, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Smith Rachel; SA-23-000562; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Carde Luis; SA-23-000563; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Carde Luis; SA-23-000564; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Woodruff Emmanuel Corey; SA-23-000565; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Sambandam Sarala** vs Kennedy Township Zoning Hearing Board; SA-23-000566; Zoning Board Appeal; Writ of Certiorari; Atty(s): Goodermote Andrew C.

**Commonwealth of PA Department of Transportation** vs Johnson Taerice; SA-23-000567; OLS - Breathalyzer Refusal; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A

**Scarlett Rose Enterprises Inc.** vs Matrone Gwenhyfar; SA-23-000568; Local Agency Appeal; Writ of Certiorari; Atty(s): Pro Se

**Commonwealth of PA Department of Transportation** vs Shane Jaren Robert; SA-23-000569; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Nicholas Joshua; SA-23-000570; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Rijal Hari; SA-23-000571; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Hill Daryle Keith; SA-23-000572; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Sellers Shaneek; SA-23-000573; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Sellers Shaneek; SA-23-000574; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

## CLASSIFIED

### Employment

FEDERAL PUBLIC DEFENDER VACANCY-EXTENDED DEADLINE—WESTERN DISTRICT OF PENNSYLVANIA. Refer to [www.ca3.uscourts.gov](http://www.ca3.uscourts.gov) for detailed announcement. EXTENDED DEADLINE: Noon (EST), November 20, 2023.