

The Pittsburgh Legal Journal

THURSDAY
NOVEMBER 9, 2023
Vol. 149 - No. 213

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Solenday Jeneanne Ellen; GD-23-012512; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Marotta Eugenio C. vs Sam's East Inc.; GD-23-012513; Against Property Owner; Complaint; Atty(s): Caputo John A

Commonwealth of PA Department of Labor & Industry vs Innovatepgh Partnership; GD-23-101609; Unemployment Compensation Lien; Unemployment Compensation Lien; 5176.82

Commonwealth of PA Department of Labor & Industry vs Protech Compliance Inc; GD-23-101610; Unemployment Compensation Lien; Unemployment Compensation Lien; 2364.55

Commonwealth of PA Department of Revenue vs Collins Jerry R.; GD-23-101611; Commonwealth Tax Lien; Business Taxes; 4022.48

Commonwealth of PA Department of Revenue vs Wilson Robert E.; GD-23-101612; Commonwealth Tax Lien; Personal Income Tax; 7234.74

Commonwealth of PA Department of Revenue vs OG Tech Solutions LLC; GD-23-101613; Commonwealth Tax Lien; Business Taxes; 3981.76

Commonwealth of PA Department of Revenue vs Nix Six Incorporated; GD-23-101614; Commonwealth Tax Lien; Business Taxes; 3939.52

Commonwealth of PA Department of Revenue vs Summer Lee For Congress; GD-23-101615; Commonwealth Tax Lien; Business Taxes; 4109.08

Commonwealth of PA Department of Revenue vs Carols Daughters Consulting & Devel; GD-23-101616; Commonwealth Tax Lien; Business Taxes; 4164.39

Commonwealth of PA Department of Revenue vs Romano George J, Romano Patricia; GD-23-101617; Commonwealth Tax Lien; Personal Income Tax; 5530.49

Commonwealth of PA Department of Revenue vs JB Delivers LLC; GD-23-101618; Commonwealth Tax Lien; Business Taxes; 4051.16

Commonwealth of PA Department of Revenue vs Bonner Terrace; GD-23-101619; Commonwealth Tax Lien; Personal Income Tax; 5526.58

Commonwealth of PA Department of Revenue vs Kamn Holding Company; GD-23-101620; Commonwealth Tax Lien; Business Taxes; 4040.76

Lakeview Loan Servicing LLC vs George Michael T., George Nicole D.; MG-23-000989; Mortgage Foreclosure; Complaint; Atty(s): Fallings Matthew C.

CIVIL DIVISION

Arbitration Awards

Ozga vs Willey, et al; LT-23-001026; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/02/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,400.00 plus costs. Defendant not appearing. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

HACP vs Alghizzi; LT-23-001038; P-atty: Ken Scholtz; D-atty: Mary Ellen Droll; Award for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$5,546.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 11/02/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40231

Broushsteyn Enterprises vs Austin; LT-23-001063; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$1,000.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 11/02/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40231

A & N Realty LLC vs Slezak; LT-23-001072; P-atty: Pro Se; D-atty: Danielle Harrington; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claims for possession and damages. On Defendant's counterclaim: award for Plaintiff. Dated 11/02/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40230

American Express National Bank vs Kovalcin; AR-20-001471; P-atty: Michael Robert Lipinski; D-atty: Robert D. Klingensmith; Award Ex Parte. Plaintiffs are awarded \$19,667.22. Defendant failed to appear by 10:09 a.m. Dated 11/03/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40233

Discover Bank vs Kovalcin; AR-21-004985; P-atty: Kia Nichole House; D-atty: Robert D. Klingensmith; Award Ex Parte. Plaintiffs are awarded \$12,374.52. Defendant failed to appear at 10:10 a.m. Dated 11/03/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40233

ORPHANS' COURT

Petitions & Motions

Judge Joseph K. Williams, III
Norman E. Nething; deceased; Order of court continuing audit to December 18, 2023 list; Atty: C. F. Perego; 4323 of 2022.

Shirley Weinberg; trust; Opinion; Atty: D. A. Seibel, T. J. Dempsey, Jr., C. Avalli; 5237 of 2019.

Ronald Thompson; deceased; Order of court; Atty: B. S. Johns; 4504 of 2021.

Perlow Family Foundation; non-profit; Order of court; Atty: D. A. Seibel, M. M. Taylor; 4841 of 2023.

Robert E. Davies; deceased; Petition and order to withdraw as counsel; Atty: J. V. Luvara; 6846 of 2019.

Dale James Demor; deceased; Petition and order for co-executor to resign; Atty: E. R. Jahn; 6643 of 2023.

Robert W. Gratzner; deceased; Motion and order to allow probate 21 years after death; Atty: H. R. Ruprecht; 6927 of 2023.

Judge Michael F. Marmo
Peggy Page Septic; deceased; Order of court. Conference November 14, 2023 at 11:00 a.m.; Atty: T. J. Dempsey, Jr.; 383 of 2020.

Lorraine P. Tough; deceased; Order of court. Conference rescheduled to November 21, 2023 at 10:00 a.m.; Atty: J. L. Crown, C. Hergenroeder; 3198 of 2023.

Judge Michael E. McCarthy
Roslyn Lavrich; deceased; Order of court. Conference January 16, 2024 at 10:00 a.m.; Atty: S. A. Moore; 188 of 2020.

(Continued on Page 14, Column 2)

BANKRUPTCY COURT

Western District

William B. Richardson; ALLEGHENY-PA; 23-22180; Atty: Rodney D. Shepherd; Chapter: 13; Filed 10/16/2023; Judge Bohm

Jacqueline E. Bower; ARMSTRONG-PA; 23-22181; Atty: Kenneth Steidl; Chapter: 7; Filed 10/16/2023; Judge Taddonio

Lindsey M. Keller; ALLEGHENY-PA; 23-22182; Atty: Kenneth Steidl; Chapter: 7; Filed 10/16/2023; Judge Bohm

Jocelyn A. Sabol; BEAVER-PA; 23-22183; Atty: Bryan P. Keenan; Chapter: 7; Filed 10/16/2023; Judge Taddonio

Deborah J. Morton; ALLEGHENY-PA; 23-22184; Atty: Bryan P. Keenan; Chapter: 7; Filed 10/16/2023; Judge Bohm

Donald Jones and Delores Jones; ALLEGHENY-PA; 23-22185; Atty: Lawrence W. Willis; Chapter: 13; Filed 10/16/2023; Judge Bohm

Tamra T. Jones; ALLEGHENY-PA; 23-22186; Atty: Lawrence W. Willis; Chapter: 7; Filed 10/16/2023; Judge Melaragno

Christina M. McCahill; ALLEGHENY-PA; 23-22187; Atty: Bryan P. Keenan; Chapter: 7; Filed 10/16/2023; Judge Bohm

William Joseph Pfeiffer, III; ERIE-PA; 23-10543; Atty: Rebeka Seelinger; Chapter: 7; Filed 10/17/2023; Judge Melaragno

Lori A. Dulya; ALLEGHENY-PA; 23-22188; Atty: Mary Bower Sheats; Chapter: 13; Filed 10/17/2023; Judge Bohm

Desiree M. Jena; ALLEGHENY-PA; 23-22189; Atty: Bryan P. Keenan; Chapter: 7; Filed 10/17/2023; Judge Taddonio

Anthony A. Adams; WESTMORELAND-PA; 23-22190; Atty: Kenneth Steidl; Chapter: 13; Filed 10/17/2023; Judge Bohm

NOTICE

THERE WILL BE NO DAILY

The Pittsburgh
Legal Journal

FRIDAY, NOVEMBER 10

— in observance of —

VETERANS DAY

(Continued on Page 2, Column 1)

(Continued on Page 14, Column 1)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

LVNV Funding LLC vs Halaja Wayne; GD-23-012514; MDJ Transcript; Notice of Judgment Mailed; 4268.86; Atty(s): Carfagno Christopher B.

State Farm Automobile Insurance Company vs Bookser Jessica L.; GD-23-012516; DSB (for money commercial); Notice of Judgment & Documents; 2550.00; Atty(s): McElhane Travis L, Adkins Meghan

LVNV Funding LLC vs Evanuk Mary Ann; GD-23-012517; MDJ Transcript; Notice of Judgment Mailed; 1946.54; Atty(s): Carfagno Christopher B.

Prime Deck Builders LLC vs Denmead Brad, Denmead Nichole; GD-23-012518; No Lien Agreement; Certificate of Location; Atty(s): Russo Severin David

LVNV Funding LLC vs Catley Lee; GD-23-012519; MDJ Transcript; Notice of Judgment Mailed; 2848.32; Atty(s): Carfagno Christopher B.

Duquesne Light Company vs King Lesley; GD-23-012520; MDJ Transcript; Praecipe for Writ of Execution; 4058.58; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

LVNV Funding LLC vs Catley Lee; GD-23-012521; MDJ Transcript; Notice of Judgment Mailed; 1792.45; Atty(s): Carfagno Christopher B.

LVNV Funding LLP vs Bowman Micah; GD-23-012522; MDJ Transcript; Notice of Judgment Mailed; 1657.06; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Barksdale Philetha A.; GD-23-012523; MDJ Transcript; Notice of Judgment Mailed; 1103.25; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Baldwin Michelle; GD-23-012524; MDJ Transcript; Notice of Judgment Mailed; 1089.15; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Waterkotte Bria; GD-23-012525; MDJ Transcript; Notice of Judgment Mailed; 1007.17; Atty(s): Carfagno Christopher B.

Pittsburgh Water & Sewer Authority vs Wolfram Steven, Wolfram Laura; GD-23-012526; Municipal Lien; Municipal Lien; 799.59; Atty(s): Walaan Monica Samir, Farley Conor D.

LVNV Funding LLC vs Williams Joshua; GD-23-012527; MDJ Transcript; Notice of Judgment Mailed; 3787.32; Atty(s): Carfagno Christopher B.

Pittsburgh Water & Sewer Authority vs Viglione Louis; GD-23-012528; Municipal Lien; Municipal Lien; 153.96; Atty(s): Walaan Monica Samir, Farley Conor D.

Newmark Southern Region LLC vs The Brooktree Group LLC; GD-23-012529; Commercial Broker Lien; Certificate of Location; 80143.53; Atty(s): McGee Kyle T

Pittsburgh Water & Sewer Authority vs KWW Properties LLC; GD-23-012530; Municipal Lien; Municipal Lien; 140.03; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs RKG Realty LP; GD-23-012531; Municipal Lien; Municipal Lien; 637.94; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs RM Real Estate LLC; GD-23-012532; Municipal Lien; Municipal Lien; 139.15; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Gelormini Lawrence; GD-23-012533; Municipal Lien; Municipal Lien; 151.54; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Holzwarth Edward; GD-23-012534; Municipal Lien; Municipal Lien; 134.45; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Odonnell Andrea Lynn; GD-23-012535; Municipal Lien; Municipal Lien; 1261.51; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs McCrea Darrach, McCrea Rachael Lynn; GD-23-012536; Municipal Lien; Municipal Lien; 134.45; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Strothers Cenythia; GD-23-012537; Municipal Lien; Municipal Lien; 118.57; Atty(s): Walaan Monica Samir, Farley Conor D.

LVNV Funding LLC vs Sterling Jacob; GD-23-012538; MDJ Transcript; Notice of Judgment Mailed; 1293.29; Atty(s): Carfagno Christopher B.

Pittsburgh Water & Sewer Authority vs Lee Jennifer Lifung, Wang Qian; GD-23-012539; Municipal Lien; Municipal Lien; 1207.95; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Pittsburgh Holding Trust; GD-23-012540; Municipal Lien; Municipal Lien; 134.45; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs RTH Investment LLC; GD-23-012541; Municipal Lien; Municipal Lien; 179.84; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Johns Fred, Minniefield Chadell; GD-23-012542; Municipal Lien; Municipal Lien; 132.81; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs DTC Hazelwood LLC; GD-23-012543; Municipal Lien; Municipal Lien; 131.80; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Sumlin Richard Sterling; GD-23-012544; Municipal Lien; Municipal Lien; 1370.57; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Broom Samuel; GD-23-012545; Municipal Lien; Municipal Lien; 270.37; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Hamburg David; GD-23-012546; Municipal Lien; Municipal Lien; 307.99; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Chapman Pamela; GD-23-012547; Municipal Lien; Municipal Lien; 2319.42; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs PA EVO LLC; GD-23-012548; Municipal Lien; Municipal Lien; 707.70; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Abbotsinch Rental Housing SPV; GD-23-012549; Municipal Lien; Municipal Lien; 1835.28; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Dream Investments Group LLC; GD-23-012550; Municipal Lien; Municipal Lien; 228.75; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Nicholas Jr. Lawrence, Nicholas Aaron, Glover Elaine; GD-23-012551; Municipal Lien; Municipal Lien; 274.44; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Falls Shealynne Pamela; GD-23-012552; Municipal Lien; Municipal Lien; 276.67; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Reed James; GD-23-012553; Municipal Lien; Municipal Lien; 428.42; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Manning Ruth, Manning Michael Regis; GD-23-012554; Municipal Lien; Municipal Lien; 254.23; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Esperanza Homewood LLC; GD-23-012555; Municipal Lien; Municipal Lien; 253.84; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Novak Gloria; GD-23-012556; Municipal Lien; Municipal Lien; 1510.74; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs 823 LLC; GD-23-012557; Municipal Lien; Municipal Lien; 455.08; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Main Robert; GD-23-012558; Municipal Lien; Municipal Lien; 127.69; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Rosedale Block Cluster Inc; GD-23-012559; Municipal Lien; Municipal Lien; 133.07; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Buresch Charles, Buresch Mabel; GD-23-012560; Municipal Lien; Municipal Lien; 316.52; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Masucci Ryan; GD-23-012561; Municipal Lien; Municipal Lien; 115.88; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Garner Starlett; GD-23-012562; Municipal Lien; Municipal Lien; 310.31; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Williams Karen; GD-23-012563; Municipal Lien; Municipal Lien; 575.91; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Helms Jr. Robert; GD-23-012564; Municipal Lien; Municipal Lien; 5089.88; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Burke Bruce; GD-23-012565; Municipal Lien; Municipal Lien; 2107.00; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Forever Lasting Realty LLC; GD-23-012566; Municipal Lien; Municipal Lien; 3198.47; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Ludwig Kristen; GD-23-012567; Municipal Lien; Municipal Lien; 322.94; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Ferguson Jeannine, Ferguson Gerald; GD-23-012568; Municipal Lien; Municipal Lien; 286.26; Atty(s): Walaan Monica Samir, Farley Conor D.

Gibel Cameron vs Iron Cumberland LLC; GD-23-012569; Employment Dispute - Other; Complaint; Atty(s): Sanitillo Robert Andrew

Established 1853

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

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

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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**

**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 Korbelt, 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 - Korbelt, 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 Korbelt, 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 SCHEDULES

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

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

**Monday
November 13, 2023**

Jury Trials

(179) 203998 GD-21-15247
 Gatehouse Station Square vs Subway Realty; P-Atty: **Matthew L. Kurzweg**; D-Atty: **Justin M. Tuskan**; 1x

Non-Jury Trials

(193) AR-22-1744
 Budget Rent-A-Car System vs Angela Green; P-Atty: **Meghan K. Adkins**, **Travis L. Mcelhane**; D-Atty: **Pro Se**; 1x

Criminal Division

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

**Wednesday
November 15, 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-0007839-22; Malonzo Dixon; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

CR-0005036-23; Jayvon Ellis; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0001838-23; William Heberling; Neglect Of Care-Dependent Person; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **J. Deron Gabriel**

CR-0004115-19; Tyrone Hicks; Possession Of Firearm Prohibited; D-atty: **Daniel Nanovic**

CR-0007838-22; Amir James Johnson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Coblenz McGuire**

CR-0007711-22; Kysten Taylor Maloney; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Leonard J. Berger Jr.**

CR-0004744-23; Devaughtaye Cali Moore; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Owen Matthew Seman**

CR-0007710-22; Cheron Michael Tucker; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brian Patrick McDermott**
**Judge Alexander P. Bicket
Courtroom 321**

CR-0004636-23; James Davis; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Gary Evan Gerson**

CR-0005446-23; Austin Anthony Fiedor; Statement Under Penalty; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Casey David White**

CR-0004888-23; Nasir Roemar Howard; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lee M. Rothman**

CR-0004629-23; John Arthur Lewis; Fail to Verify Address/Be Photographed; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

CR-0005336-23; Erick Mata Rea; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

CR-0005423-23; Edgar Jair Perez Sanchez; Receiving Stolen Property; ADA: **Daniel Nanovic**; D-atty: **Taylor Marie Corn**

CR-0005504-23; Edgar Jair Perez Sanchez; Retail Theft-Take Mdse; ADA: **Daniel Nanovic**; D-atty: **Taylor Marie Corn**

CR-0002937-23; Kyriq Davon Br Stephens; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **James A. Wymard**

CR-0005406-23; Tashiagay Nicole Wilkie; Accidents Involving Death or Injury While Not Licensed; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

CR-0004053-23; Andre Aaron Yates; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Marie Mancuso**

CR-0002936-23; Andre Aaron Yates; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Marie Mancuso**

**Judge Kelly Bigley
Courtroom 525**

CR-0003172-23; Paul S. Zeher; DUI; Highest Rte of Alc (BAC .16 +) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Robert S. Andrews Jr.**

**Judge Edward J. Borkowski
Courtroom 514**

CR-0006373-23; Riyad Ibn Muh Christian; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kelvin L. Morris**

CR-0007996-22; Jayvon Davonta Craighead; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Owen Matthew Seman**

CR-0004687-23; Winter Love; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

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opportunity on
jobs.acba.org.**

CR-0005055-23; Falisha Morton; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**
CR-0004630-23; Octavian Shaquill Owens; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0005235-23; Deron Robinson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

Judge Susan F. Evashavik Dilucente
Courtroom 530

CR-0009308-21; Zachary Christopher Blake; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0008752-22; Trendon Mobley; Aggravated Cruelty to Animals - Causing SBI or Death; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002645-23; Rayquel Stevenson; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

Judge Thomas Flaherty
Courtroom 324

CR-0005937-22; John Van Allen; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Robert Bickerton**

CR-0005938-22; John Van Allen; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Robert Bickerton**

CR-0002499-23; Anthony Barnes; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Corey Day**

CR-0002500-23; Tyler Boyd-Chaney; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0002191-23; Taylor Butler-Rush; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

CR-0000136-23; Mitchell Harmon; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

CR-0000883-23; Mitchell Harmon; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Allegheny County Conflict Counsel**

CR-0002870-23; Dashawn Johnson-Terrell; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0008175-22; Reneta R. Santucci; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert E. Mielnicki**

Judge Elliot Howsie
Courtroom 533

CR-0004056-23; Carlos Noah Acie; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin David Okun**

CR-0008162-22; Rasheed Jamal Cooper; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

CR-0005418-23; Julie Gerbera; Def Tres Actual Communication To; ADA: **Daniel Nanovic;** D-atty: **Elizabeth Rose Patton**

CR-0004060-23; Harold Lamont Green; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003952-23; Tyrese Lamont Reed; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0005205-23; Carl Andrew Saunders Jr.; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

Judge Beth A. Lazzara
Courtroom 313

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

CR-0001768-23; Charles Bowser; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

CR-0003666-23; Patrick Neal Diggs Jr.; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0001814-23; Sean Hein; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0004748-23; Sean Hein; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0007963-22; Sean Hein; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0000465-23; Sean Hein; False Stmt to Induce Agreement for Home Improvement Services; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0003315-23; Sean Hein; False Stmt to Induce Agreement for Home Improvement Services; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0005443-22; Raymond Daniel Martinez; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0005416-22; Darlene Schubert; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0005539-22; Darlene Schubert; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

Judge Anthony M. Mariani
Courtroom 316

CR-0001379-23; David Bricker; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0004784-23; Tevin Clark; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0004430-23; Malakhi Fisher; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **H. Craig Hinkle**

CR-0004431-23; Jacque Antoine Lambert; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0001503-23; Leon McCoy; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0000225-23; Jackie L. Neubauer; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Nicholas Urbano**

CR-0003791-23; Jackie L. Neubauer; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0009154-22; Donald Steele; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0004422-23; Sean Upshur; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

Judge Jill E. Rangos
Courtroom 327

CR-0003758-22; Garrett Brown; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0007591-22; Larenz Newton; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblenz McGuire**

Judge Kevin G. Sasinowski
Courtroom 506

CR-0000065-23; Andre Allen; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian William Sichko**

CR-0008302-22; Andre Allen; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

CR-0000035-23; Andre Allen; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003899-23; Dayqual Allen; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0000067-23; Tylajae Allen; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

CR-0003725-23; Joshua Jermaine Brown; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0005745-23; Jermaine D. Cobb; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

CR-0003239-23; Jermaine D. Cobb; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005151-23; Shawna Marie Fitzhenry; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

CR-0000066-23; Andrew Shaqkere Johnson; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0000064-23; Hezekiah Nixon; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0005003-23; Sharon Nury; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0000412-23; Rayvon Poellnitz; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joel M. Dresbold**

CR-0005802-23; Aaron Reed; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0004472-23; Conrad Rozir; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

CR-0002134-23; Mark Allen Dew Thompson; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0006495-23; Mark Allen Dew Thompson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

Judge Jennifer Satler
Courtroom 527

CR-0002927-23; Aliyah Nitxal Rodriguez; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**Judge Randal B. Todd
Courtroom 310**

CR-0000884-23; Davaeja Akinruli; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**
CR-0000077-23; Burton Byrd; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**
CR-0001801-23; Brian Clow Jr.; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**
CR-0008399-22; Brandt Dudley; Aggravated Assault - Fear of Imminent SBI designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**
CR-0000948-22; Brandt Dudley; Aggravated Harassment By Prisoner; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**
CR-0007450-22; Christopher Fuget; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**
CR-0000366-21; Christopher Fuget; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**
CR-0003025-22; Carrington Cruize Henry; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**
CR-0004087-23; Cody Hess; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Seth Zuckerman**
CR-0004579-23; Jordan Kates; Discharge Of A Firearm Into Occupied Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **T. Brent McCune**
CR-0003476-21; Bryce Lee; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**
CR-0001174-20; Bryce Lee; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**
CR-0013956-19; Bryce Lee; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**
CR-0001538-23; Sara Reynolds; Acq Or Obt Poss Of Contr Subs Misre; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**
CR-0002650-23; Glenn Wells; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**
CR-0003164-21; Glenn Wells; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**Arbitration
Trial List**

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

**Wednesday
November 15, 2023**

AR-23-003355; Smolar vs Mercedes-Benz USA LLC; P-atty: **Robert A. Rapkin;** D-atty: **Jeffrey Cohen**
AR-23-003347; Capital One N.A. vs Kandel; P-atty: **Robert L. Baroska, III;** D-atty: **Pro Se**
AR-23-003346; Allegent Community Federal Credit Union vs Cipicch; P-atty: **Matthew D. Urban**
AR-23-003345; Citibank N.A. vs Hall; P-atty: **Matthew Weston Pomy;** D-atty: **Pro Se**
AR-23-003340; Goldman Sachs Bank USA vs Duffy; P-atty: **Jason Emerson Strand;** D-atty: **Pro Se**
AR-23-003339; Vice Workforce Solutions LLC vs Mulberry Technology; P-atty: **Thomas McKinley**
AR-23-003338; Taulton vs Freeman; P-atty: **Adam Daniel Shorr;** D-atty: **Kennedy N. Houck**
AR-23-003333; D.R.B. Construction Inc. vs Monz; P-atty: **Anthony R Sosso Jr.;** D-atty: **Peter J. Pietrandrea**
AR-23-003063; Thomas vs God Be the Glory Family Trust; P-atty: **Franklin L. Robinson, Jr.;** D-atty: **Pro Se**
AR-23-003029; Pollock Properties LLC vs Quality Pest Services; P-atty: **David L. Fuchs;** D-atty: **Elizabeth F. Charles**
AR-23-001497; Young vs SS5 Inc., et al; P-atty: **Nicholas C. LaCava;** D-atty: **Lawrence E. Ging**
AR-23-001374; Habitat for Humanity vs Idrualico LLC; P-atty: **William D. Wickard;** D-atty: **Robert A. Arcovio**
AR-23-001278; Allegheny County Southwest Tax Collection District vs Szuhay, et al; P-atty: **David L. Scherer;** D-atty: **Donald R. Calaiaro**
AR-23-001232; Smith vs Dalessio; P-atty: **Anthony L. Rosner;** D-atty: **Amanda C. Steffy**
AR-23-000376; State Farm Mutual Automobile Insurance Company vs Garcia, et al; P-atty: **Travis L. McElhaney;** D-atty: **Pro Se**
AR-22-004423; Timberglen II Homeowners Association vs Dobson; P-atty: **Fred C. Jug Jr.**

AR-22-003836; State Farm Fire and Casualty Company vs Franc, et al; P-atty: **Travis L. McElhaney;** D-atty: **Mary E. Hancock, Diana M. O'Connell**
AR-22-003650; Johnson vs Holdings Acquisition Co. LP; P-atty: **G. Christopher Apossos;** D-atty: **Bruce E. Rende**
AR-21-005447; Henry vs Amazon.Com LLC, et al; P-atty: **Joshua P. Ward;** D-atty: **Evan B. Barenbaum, Andrew K. Garden**

SA-0000617-23; Comm. of PA vs Gregory Gerald Gasper; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000905-23; Comm. of PA vs Saif Danger Greco; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001094-23; Comm. of PA vs Derrick Terrell Hemby; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000644-23; Comm. of PA vs Jennifer Knezevich; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001127-23; Comm. of PA vs Anton Kurakin; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001137-23; Comm. of PA vs Kimberly McNelis; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001145-23; Comm. of PA vs Oneal Jamel Olive; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001121-23; Comm. of PA vs John Paul Rokosz; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000771-23; Comm. of PA vs Ronald James Towers; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001129-23; Comm. of PA vs Keyshawn James Warren; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001097-23; Comm. of PA vs Jason Ty West; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000980-23; Comm. of PA vs Amy Marie Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001087-23; Comm. of PA vs Amanda Wright; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001148-23; Comm. of PA vs Qingqing Zhao; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**Summary
Appeals Branch**

**Judge Susan F. Evashavik Dilucente
City-County Building
Room 821**

**Wednesday
November 15, 2023**

Appeal Cases

SA-0001026-23; Comm. of PA vs William Ro Berschneider; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001139-23; Comm. of PA vs Luis Manu Carde Freiria; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001130-23; Comm. of PA vs Charles W. Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001119-23; Comm. of PA vs Madison Lynn Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001150-23; Comm. of PA vs Gerrid William Fierst, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001143-23; Comm. of PA vs Donna J. Fischetti; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000383-23; Comm. of PA vs William Friday; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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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, December 4, 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, DECEMBER 4, 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, DECEMBER 5, 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, DECEMBER 11, 2023 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

Article XII

Sheriff's Sales

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

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

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

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

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

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

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

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

Baldwin Borough

76. Nancy J. Marchwinski

MG-23-000626—\$61,170.06

Stephen M. Hladik, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 3053 Harmening Avenue, Pittsburgh, PA 15227. Deed Book Volume 12552, Page 141. Block and Lot Number 94-M-34.

102. Victoria M. Henning a/k/a Victoria Henning

MG-19-000314—\$149,677.56

Joseph I. Foley, Esq.

McCabe, Weisberg & Conway, LLC
215-790-1010

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

Having erected thereon a dwelling being known and numbered as 5324 Blossom Road, Pittsburgh, Pennsylvania 15236. Deed Book Volume 16508, Page 435. Block and Lot Number 390-K-64.

Bethel Park

31. Dennis E. Lear and the United States of America

GD-19-013130—\$2,847.77

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house known as 2011 Pleasant Street, Bethel Park, PA 15102. Deed Book Volume 15211, Page 241. Block & Lot No. 317-N-51.

Bridgeville

29. Rose M. Susa, Known Heir of Robert A. Susa, Deceased

GD-22-015701—\$7,839.65

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story brick house being known as 1320 Missouri Avenue, Bridgeville, PA 15017. Deed Book Volume 12665, Page 185. Block & Lot No. 321-E-112.

33. Susan Berteotti, with Notice to Heirs and Assigns

GD-22-012377—\$7,448.91

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a two story frame house being known as 215 Patterson Avenue, Bridgeville, PA 15017. Deed Book Volume 14634, Page 563. Block & Lot No. 255-E-337.

62. Ronald C. Stalma, Jr.

MG-20-000039—\$110,202.62

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 710 Coulter Street, Bridgeville, PA 15017. Deed Book Volume 13461, Page 509. Block and Lot Number 256-S-10.

Churchill

40. Mark S. Naas

GD-18-012760—\$50,840.77

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a one story brick house being known as 2000 Beulah Road, Pittsburgh, PA 15235. Deed Book Volume 9002, Page 428. Block & Lot No. 371-K-214.

58. Joshua Scott Burger, solely in his capacity as Co-Administrator of the Estate of Kevin S. Burger a/k/a Kevin Scott Burger a/k/a KS Burger, now deceased, and Michael Burger, solely in his capacity as Co-Administrator of the Estate of Kevin S. Burger a/k/a Kevin Scott Burger a/k/a KS Burger, now deceased, and the United States of America

MG-22-000277—\$173,161.83

Stern & Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Churchill: Having erected thereon a dwelling being known and numbered as 2162 Garrick

Drive, Pittsburgh, PA 15235. Deed Book Volume 12672, Page 595. Block and Lot Number 372-B-084.

City of Clairton

93. Aaliyah Adams, in Her Capacity as Heir of Lori A. Adams-Lewis a/k/a Lori Adams-Lewis Deceased; Jori Simpson, in His Capacity as Heir of Lori A. Adams-Lewis a/k/a Lori Adams-Lewis, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lori A. Adams-Lewis a/k/a Lori Adams-Lewis, Deceased

MG-20-000320—\$81,682.53

Stephen Panik, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 129 Constitution Circle, Clairton, PA 15025. Deed Book Volume 13960, Page 586. Block and Lot Number 0879-R-00012-0000-00.

Collier

32. Amity Serenity Pines Real Estate, LLC

GD-22-010238—\$11,433.06

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a one story brick independent living facility being known as 223 Jones Drive, Bridgeville, PA 15017. Deed Book Volume 16815, Page 203. Block & Lot No. 196-N-5.

Crafton

74. Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under James F. Volpe, Deceased

MG-23-000013—\$73,930.42

Jill M. Fein, Esq.

Hill Wallack, LLP

215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story dwelling known and numbered as 4 Morton Street, Pittsburgh, PA 15205. Deed Book 6068 And Page 689. Block & Lot No. 068-D-247.

Dormont

53. Jamie J. Giuntini and Michele M. Kujawa

GD-23-000403—\$7,959.36

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as 2732 Connecticut Ave., Pittsburgh, PA 15216. Deed Book 10022, Page 470. Block and Lot Number 63-H-122.

East Pittsburgh

45. Gilbert E. McCauley

MG-23-000402—\$57,096.83

Stern & Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 524 Franklin St., East Pittsburgh, PA 15112: Deed Book Volume 16599, Page 353. Block and Lot Number 375-R-36.

Elizabeth Township**22. Christopher Herron Solely in Their Capacity as Heir of Jesse Michael Herron, Deceased, Kerri Herron Solely in Their Capacity as Heir of Jesse Michael Herron, Deceased**

MG-23-000417—\$167,467.90
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 117 High Street, Elizabeth, PA 15037. Deed Book 18847, Page 105. Block and Lot Number 1129-E-386.

48. The Unknown Heirs of Carmino Galzerano, Deceased, the Unknown Heirs of Henrietta Carrozza, Deceased and the Unknown Heirs of Rose Galzerano, Deceased

GD-23-000160—\$7,366.93
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being all that certain vacant land known and numbered as Fallen Timber Road, Elizabeth, PA 15037. Deed Book 3900, Page 279. Block and Lot Number 1415-H-46.

69. The Unknown Heirs of Lavauda J. Peterson a/k/a La Vauda J. Peterson Deceased, Douglas Peterson Solely in His Capacity as Heir of Lavauda J. Peterson a/k/a La Vauda J. Peterson, Deceased, Jeffrey Peterson Solely in His Capacity as Heir of Lavauda J. Peterson a/k/a La Vauda J. Peterson, Deceased

MG-21-000166—\$104,734.29
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 113 Valleyvue Drive, Elizabeth, PA 15037. Deed Book 3715, Page 391. Block and Lot Number 999-C-242.

96. Christine Porter

MG-22-000035—\$114,211.92
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one story dwelling known and numbered as 260 Mohawk Drive, McKeesport, PA 15135. Deed Book 13000 and Page 271. Block & Lot No. 874-S-392.

Etna**109. Michele A. Tomlins**

GD-12-020056—\$4,697.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223 f/k/a 20 Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 11541, Page 561. Block & Lot No. 222-P-111.

110. The Unknown Heirs of Lee Kirkendoll, Deceased and the Unknown Heirs of Dolores Kirkendoll, Deceased

GD-23-006635—\$15,660.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 8965, Page 407. Block & Lot No. 222-P-110.

111. Michele A. Tomlins and the United States of America

GD-22-008728—\$4,303.82
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 11541, Page 517. Block & Lot No. 222-P-112.

112. John Ganster, with Notice to Heirs and Assigns and Nicholas Ganster, with Notice to Heirs and Assigns

GD-22-008730—\$7,700.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 171, Page 460. Block & Lot No. 222-P-115.

113. George Kucinic, with Notice to Heirs and Assigns and Burga Kucinic, with Notice to Heirs and Assigns

GD-22-008726—\$6,649.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 2427, Page 197. Block & Lot No. 222-P-107.

Fawn**65. Donald R. Ruk**

GD-22-014379—\$36,625.98
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Fawn Township: Having erected thereon a mobile home known as Kuhns Ln., Natrona Heights, PA 15065, Deed Book Volume 9322, Page 592, Block and Lot 2203-N-268.

Glassport**47. Antoinette C. Kelly, Executrix of the Estate of Ellen C. Desio, Deceased**

GD-22-003491—\$15,966.18
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a three family dwelling being known and numbered as 339 Monongahela Ave., Glassport, PA 15045. Deed Book 2942, Page 66. Block and Lot Number 467-K-171.

Green Tree**46. Unknown Heirs, Executors, Administrators, and Devises of the Estate of Veletta Bennett, Deceased, Karen M. Benko solely in her capacity as known heir of Veletta Bennett, Darren M. Bennett solely in his capacity as known heir of Veletta Bennett, Sherri B. Zimmerman, solely in her capacity as known heir of Veletta Bennett, and Craig Bennett solely in his capacity as known heir of Veletta Bennett**

MG-23-000046—\$130,024.35
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1305 Glencoe Avenue, Pittsburgh, PA 15205. Deed Book Volume 8190, Page 386. Block and Lot Number 37-G-68.

Harrison**77. Steven M. Loveland**

GD-23-003741—\$55,289.13
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single family residential dwelling being known and numbered as 8 Greenwich Street, Natrona Heights, PA 15065. Deed Book Volume 18583, Page 290. Block and Lot Number 1368-G-175.

Kennedy**18. Mark Kelly, Jr.**

MG-23-000018—\$59,662.28

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Kennedy: Having erected thereon a dwelling being known and numbered as 5 Cabindale Drive, McKees Rocks, PA 15136. Deed Book Volume 11562, Page 402. Block and Lot 0155-G-00225-0000-00.

Lincoln**84. Adrienne Moss, as Believed Heir to the Estate of Joan Chomecky a/k/a Joan L. Chomecky; Unknown Heirs, to the Estate of Joan Chomecky a/k/a Joan L. Chomecky; Unknown Administrators, to the Estate of Joan Chomenky a/k/a Joan L. Chomenky**

GD-22-012289—\$33,885.60
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Parcel 1: Vacant Land being known as Kadar Lane, Elizabeth, PA 15037, Document Number 108760, Deed Book Volume 7623, Page 271, Block and Lot Number 1001-S-00297-0000-00.

Parcel 2: Having erected a dwelling being known and numbered as 17 Kadar Lane, Elizabeth, PA 15037, Document Number 108760, Deed Book Volume 7623, Page 271, Block and Lot Number 1001-S-00311-0000-00.

Marshall**55. Achjan M. Chadran and Betty J. Chadran**

GD-23-003781—\$23,846.61
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family dwelling being known and numbered as 707 Wexford Bayne Rd., Wexford, PA 15090. Deed Book 9793, Page 88. Block and Lot Number 1497-S-14.

Town of McCandless**1. Kimberly B. Catale and Daniel J. Gartley**

MG-22-001022—\$258,157.52
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling known and numbered as 10455 Meinert Rd., Wexford, PA 15090. DBV 16906, PG. 11, B/L #1205-E-257.

63. Randolph L. Bowers, Lisa Grossman Bowers and the United States of America

GD-23-000757—\$20,511.39
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 388 Richard Rd., Wexford, PA 15090. Deed Book 8757, Page 300. Block and Lot Number 1348-N-240.

City of McKeesport**7. Sandra L. Kirkland and William Kirkland**

MG-23-000249—\$14,734.61
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a two and one half story dwelling known and numbered as 1306 Maple Street, McKeesport, PA 15132 a/k/a 1306 Maple Avenue, McKeesport, PA 15132. Deed Book 10110 and Page 427. Block & Lot No. 381-A-309.

19. Kimberly Michael Guntrum

MG-22-000789—\$136,891.36
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 402 Marshall Drive, McKeesport, PA 15132. Deed Book Volume 13378, Page 469. Block and Lot 0463-P-00347-0000-00.

42. Daniel K. Carr and Kimberly R. Carr

GD-23-005185—\$18,269.92
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 3411 Odair Street, McKeesport, PA 15132. Deed Book 15064, Page 174. Block and Lot Number 381-S-052.

70. Unknown Heirs of Belvina G. Piotrowski a/k/a Belvina Grace Piotrowski, Deceased, Kim Belvina Raible a/k/a Belvina Raible, Solely in Her Capacity as Heir of Belvina G. Piotrowski a/k/a Belvina Grace Piotrowski, Deceased

GD-22-000155—\$34,565.12
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 3830 Anderson Avenue, McKeesport, PA 15132. Deed Book 7081, Page 535. Block and Lot Number 461-E-336.

95. Heidi L. Huschak a/k/a Heidi L. Huschak a/k/a Heidi L. Locke

MG-23-000158—\$46,512.86
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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 1719 Wesley Street, McKeesport, PA 15132. Deed Book Volume 12472, Page 170. Block and Lot 0381-M-00290-0000-00.

106. Dale Z. Stevens

MG-22-000778—\$12,057.56
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2004 Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 8623, Page 251. Block and Lot Number 0381-M-00063-0000-00.

McKees Rocks**86. JA CL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 5 Rosamond Street, McKees Rocks, Pennsylvania 15136**

GD-23-000766—\$73,121.14
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 5 Rosamond Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18857, Page 38. Block and Lot Number 72-F-104.

87. JACL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 619 Frederick Street, McKees Rocks, Pennsylvania 15136

GD-23-000774—\$79,177.50
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 619 Frederick Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18740, Page 238. Block and Lot Number 43-A-193.

88. JACL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 11-D Valley Street, McKees Rocks, Pennsylvania 15136

GD-23-005097—\$55,061.61
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 11-D Valley Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18974, Page 126. Block and Lot Number 72-B-044.

89. Estate Homes Builder, Inc., a Pennsylvania corporation, having taken title as or also known as Estate Home Builders, Inc., James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 4A Rosamond Street, McKees Rocks, Pennsylvania 15136

GD-23-002962—\$74,593.28
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 4 Rosamond Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18890, Page 108. Block and Lot Number 72-G-011.

98. Alex S. Bilak a/k/a Alex Steven Bilak a/k/a Alex Ste Bilak a/k/a Alex Bilak

MG-22-001016—\$72,416.19
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 311 Catherine St., McKees Rocks, PA 15136. Deed Book Volume 10120, Page 370. Block and Lot 0074-R-00130-0000-00.

Monroeville

5. Nina Al-Yousfi Solely in Her Capacity as Heir of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased, Louis Franceschini Solely in Her Capacity as Heir of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased, and the Unknown Heirs of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased

MG-23-000426—\$172,326.22
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as

1185 Colgate Drive, Monroeville, PA 15146. Deed Book 4340, Page 29. Block and Lot Number 857-S-253.

Mt. Oliver

43. William F. Schaum

GD-22-009622—\$7,500.39
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 1738 Arlington Avenue, Pittsburgh, PA 15210. Deed Book 9100, Page 227. Block and Lot Number 14-M-183.

72. Joy S. Brice

MG-23-000324—\$100,290.09
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 313 Jacob Street, Pittsburgh, PA 15210. Deed Book Volume 15647, Page 552. Block and Lot 0033-H-00372-0000-00.

82. David E. Winkowski

MG-20-000058—\$77,856.09
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Mt. Oliver Borough: Having erected thereon a dwelling being known and numbered as 653 Margaret Street, Pittsburgh, PA 15210. Deed Book Volume 11615, Page 216. Block and Lot Number 0033-M-00026-0000-00.

North Fayette

27. Linda Susan Pangersis

GD-05-017594—\$7,967.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Being thereon vacant land known as Noblestown Road, McDonald, PA 15057. Deed Book Volume 7749, Page 553, Block & Lot No. 583-J-55.

North Versailles

81. Dream Castles, LLC

GD-23-000603—\$19,379.33
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3523-3527 Foster Road, McKeesport, PA 15131. Deed Book 16279, Page 177. Block and Lot Number 549-E-131.

Penn Hills

6. Lucinda M. Saunders and Royalty Properties Group L.L.C.

MG-18-001525—\$95,633.94
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story dwelling known and numbered as 228 Long Road Pittsburgh, PA 15235. Deed Book 18256 and Page 159. Block & Lot No. 368-S-021.

8. Quinton L. Jackson, Sr.

GD-22-003868—\$25,976.75
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 1272 Blackadore Ave., Pittsburgh, PA 15221. Deed Book 17949, Page 1. Block and Lot Number 174-D-161.

12. Josephine Ambroselli and Christopher Bouris

MG-23-000343—\$80,665.75
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 156 Deerfield Drive, Pittsburgh, PA 15235. Deed Book Volume 12638, Page 82. Block and Lot Number 538-H-30.

50. Victor Manuel Dominguez and Laynes Judith Dominguez a/k/a Judith Dominguez

GD-21-011854—\$8,834.51
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 9209 Vantine Street, Pittsburgh, PA 15235. Deed Book 17109, Page 191. Block and Lot Number 296-B-101.

52. Rosalind N. Oliver

GD-22-012433—\$19,543.74
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 404 Idlewood Road, Pittsburgh, PA 15235. Deed Book 18728, Page 396. Block and Lot Number 539-C-220.

57. Richard Cain

MG-23-000155—\$89,449.20
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6833 Saltsburg Rd., Pittsburgh, PA 15235. Deed Book Volume 12816, Page 283. Block and Lot Number 537-H-39.

78. Desiree J. Williamson

MG-23-000750—\$53,591.48
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 15 Frankwood Road, Pittsburgh, PA 15235. Deed Book Volume 11520, Page 496. Block and Lot Number 230-R-331.

90. Julian Marquis McClain-Hubbard

GD-21-014765—\$11,416.42
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 8155 Chaske St., Verona, PA 15147. Deed Book 16328, Page 231. Block and Lot Number 229-M-131.

92. John Boyer, Gary Boyer, Lindsay Daum and Nicholle Cannada all in their capacity as Heirs of David Boyer, Deceased and the Unknown Heirs of David Boyer, Deceased

MG-23-000096—\$48,022.55
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn

Hills: Having erected thereon a single family ranch dwelling being known and numbered as 357 Elias Drive, Pittsburgh, PA 15235. Deed Book DE-16437, Page 12. Block and Lot 368-K-262.

Pitcairn

37. Brenda Tessler

GD-22-006386—\$4,640.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 317 Wall Avenue, Pitcairn, PA 15140. Deed Book Volume 18055, Page 410. Block & Lot No. 747-A-69.

Pleasant Hills

101. Jason R. Olenak and Jessica A. Davies

MG-23-000300—\$90,870.16
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 316 Saratoga Drive, Pittsburgh, Pennsylvania 15236. Deed Book Volume 14703, Page 528. Block and Lot Number 471-D-270.

Richland

44. Natalie L. Hunter and Ronald B. Hunter

MG-22-000897—\$217,692.07
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Richland: Having Erected thereon a dwelling being known and numbered as 206 Macduff Court, Gibsonia, PA 15044. Deed Book Volume 12754, Page 36. Block and Lot Number 1505-P-18.

Robinson

16. Daynelle Dickens

MG-20-000388—\$369,802.84
Benjamin Hoen, Esq.
216-685-1170

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a single family dwelling known as 161 Nottingham Drive, Pittsburgh, PA 15205, Deed Book 13530, Page 451, Instrument No. 2008-5161, Block and Lot No. 0204-J-00107-0000-00.

Ross

26. John M. Policicchio, as Administrator of the Estate of John A. Policicchio a/k/a John Anthony Policicchio, Deceased

MG-23-000681—\$92,343.52
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 110 Good Lane, Pittsburgh, PA 15237. Deed Book 16372, Page 319, Instrument 2016-12522, Block and Lot # 429-D-109.

34. Clement Mivumbi and Flora Usanase

GD-23-001619—\$5,975.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story, two family

row house being known as 125 York Drive, Pittsburgh, PA 15214. Deed Book Volume 15795, Page 331. Block & Lot No. 162-A-216.

35. Diane H. Dolata
GD-21-013633—\$2,106.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story brick house known as 200 Holly Hill Drive, Pittsburgh, PA 15237. Deed Book Volume 18364, Page 125. Block & Lot No. 281-B-204.

36. Stephen C. Schuljak
GD-23-000960—\$5,809.59
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and a half story brick house being known as 7 Penn Drive, Pittsburgh, PA 15214. Deed Book Volume 16717, Page 269. Block & Lot No. 162-J-73.

Shaler

15. Known and Unknown Heirs of Mary Belich a/k/a Mary Ellen Belich
MG-23-000093—\$33,386.35
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling known and numbered as 128 Lehr Avenue, Pittsburgh, PA 15223. Deed Book Volume 10690, Page Number 489. Tax ID 0221-H-00305-0000-00.

67. Mary S. Bednar a/k/a Mary Susan Bednar and Frances M. Dunn a/k/a Frances Michael Dunn
MG-23-000038—\$109,158.50
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 1484 Wilson Street, Glenshaw, PA 15116. Deed Book 12351, Page 409. Block and Lot Number 355-H-256.

Sharpsburg

103. Eleanor Johnson
MG-22-000716—\$213,132.26
Joseph I. Foley, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling being known and numbered as 5 4th Street, Pittsburgh, Pennsylvania 15215 a/k/a 5 4th Street, Sharpsburg, PA 15215. Deed Book Volume 18650, Page 13. Block and Lot Number 167-S-169.

Stowe

85. Darlene L. Barron
MG-23-000526—\$55,046.41
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 128 Bellmawr Drive, McKees Rocks, PA 15136. Deed Book Volume 7168, Page 91. Block and Lot Number 0111-D-00334-0000-00.

100. Estate of Keith J. Gregorich, last record owner/mortgagor and Unknown heirs, devisees and personal representatives of Keith J. Gregorich and his, her, their or any of their successors in right, title and interest

GD-22-013559—\$29,470.74
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1100 13th Street, McKees Rocks, PA 15136. Deed Book Volume 9475, Page 97. Block and Lot Number 73-N-89.

Swissvale

114. The Unknown Heirs of Katie L. Pegues, Deceased and the Unknown Heirs of Alice L. Pegues, Deceased and the Unknown Heirs of Edna Lorraine Pegues, Deceased and Donald C. Pegues
GD-23-001248—\$6,724.82
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two story brick house known as 2726 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book Volume 3890, Page 247. Block & Lot No. 236-C-98.

Upper St. Clair

38. Michael Tomnay
GD-23-000926—\$3,214.02
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a one and a half story frame house being known as 2430 Orchard Drive, Pittsburgh, PA 15241. Deed Book Volume 15754, Page 122. Block & Lot No. 569-N-179.

60. Alaina Condo
MG-23-000035—\$193,445.65
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2788 Bingham Drive, Pittsburgh, PA 15241. Deed Book Volume 18503, Page 265. Block and Lot Number 670-L-309.

Verona

64. Henry A. Coogler and Darlene L. Coogler
GD-22-013955—\$20,790.78
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling, known as 432 Ridge Avenue, Verona, PA 15147. Deed Book 10591, Page 631. Block and Lot Number 364-C-57.

Wall

97. Wayne Lucas, Jr. and Kendra Lucas a/k/a Kendra Otto
MG-23-000134—\$26,568.12
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a dwelling being known and numbered as 419 Bellview Street, Wall, PA 15148. Deed Book Volume 12922, Page 155. Block and Lot 0643-C-00333-0000-00.

West Deer

73. Nancy J. Hammer, Solely as Heir of Ida E. Cannon, Deceased; James D. Cannon,

Solely as Heir of Ida E. Cannon, Deceased; David Cannon, Solely as Heir of Ida E. Cannon, Deceased; Donald F. Cannon, Solely as Heir of Ida E. Cannon, Deceased; Kevin P. Cannon, Solely as Heir of Ida E. Cannon, Deceased; the Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Ida E. Cannon, Deceased and the United States of America
MG-22-000977—\$177,798.90

Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one story dwelling known and numbered as 3514 W. Stag Drive, Gibsonia, PA 15044. Deed Book 7710 and Page 171. Block & Lot No. 1507-S-264.

West Mifflin

59. Luke Miller, as Administrator of the Estate of Lori J. Marecic f/k/a Lori J. Miller a/k/a Lori Jeanne Marecic a/k/a Lori Jeanne Gidish, Deceased
MG-23-000622—\$29,290.05

Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1509 Pennsylvania Avenue, West Mifflin, PA 15122. Deed Book Volume 11228 Page 345, Block and Lot Number. 306-G-292.

68. Duke L. Race a/k/a Duke Race
MG-22-001060—\$20,165.34
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 618 Hazel Street, West Mifflin, PA 15122. Deed Book 8852, Page 403. Block and Lot Number 238-J-13.

104. Jason P. Spade and Lindsay Spade
MG-23-000499—\$117,151.46
Joseph I. Foley, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 5024 Skylark Avenue, West Mifflin, Pennsylvania 15122. Deed Book Volume 17955, Page 57. Block and Lot Number 183-E-33.

West View

17. Andrew M. Gerenyi
GD-23-004117—\$48,498.22
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 52 Amherst Avenue, Pittsburgh, PA 15229. Deed Book Volume 10292, Page 258. Block and Lot 0279-A-00210-0000-00.

White Oak

80. Kimberly A. Dunlevy
GD-23-004810—\$30,298.52
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 1307 Kansas Avenue, McKeesport, PA 15131. Deed Book 18642, Page 504. Block and Lot Number 461-H-129.

Whitehall

25. Alice Street Investments, LLC
GD-22-010022—\$60,882.77
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon an apartment building, known as 1550 Radford Road, Pittsburgh PA 15227. Deed Book 17478, Page 170. Block and Lot Number 247-D-212.

39. Dorothy M. Holtgraver
GD-22-002974—\$4,234.76
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one story brick house being known as 5114 Cherryvale Drive, Pittsburgh, PA 15236. Deed Book Volume 14162, Page 125. Block & Lot No. 249-L-184.

Wilkins

4. Amber L. Chernick and Daniel W. Lekovitch
MG-22-000657—\$56,783.44
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 429 Elwood Drive, Pittsburgh, PA 15235. Deed Book 16375, Page 594. Block and Lot Number 541-E-4.

Wilkinsburg

49. Augusto Flores
GD-23-002484—\$9,861.83
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 1207 Montier St., Pittsburgh, PA 15221. Deed Book 17769, Page 459. Block and Lot Number 233-B-18.

51. Frances Williams
GD-22-002857—\$6,394.90
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 1200 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 16928, Page 133. Block and Lot Number 232-P-40.

54. Craig R. Campbell
GD-23-004697—\$6,861.58
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 1149 South Ave., Pittsburgh, PA 15221. Deed Book 17121, Page 366. Block and Lot Number 233-F-152.

56. Christopher Younger
GD-23-001606—\$41,085.17
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1442 Foliage Street, Pittsburgh, PA 15221. Deed Book 18370, Page 541. Block and Lot Number 232-J-229.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff
Nov 8, 2023

Nov 9, 17, 22, 2023

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

Estate Notice

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

Arrington, Carla Y., deceased, of Pittsburgh, PA. No. 08287 of 2022. Damian Arrington, Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.
23-02065w Nov 9, 16, 22, 2023

Coates, Cruz A., deceased, of Monroeville, PA. No. 07026 of 2023. Lisa Klavara, Admr., c/o Jeffrey Menoski, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.
23-04344 Nov 9, 16, 22, 2023

Cunningham, William F., deceased, of Pittsburgh, PA. No. 06631 of 2023. Brian Cunningham, Extr., 5035 First Street, McKeesport, PA 15132 or to Thomas N. Farrell, Esq., Farrell Weaver & Okun, 100 Ross St., Ste. 1, Pittsburgh, PA 15219.
23-04301 Nov 9, 16, 22, 2023

Duttine, Marlene V., deceased, of Pittsburgh, PA. No. 7349 of 2023. Danielle M. Geyer, Extr., 647 Brinwood Avenue, Pittsburgh, PA 15227 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
23-02059w Nov 9, 16, 22, 2023

Egnacheski, Marie Frances a/k/a Marie Frances Goodman, deceased, of Pittsburgh, PA. No. 07301 of 2023. Janet L. Bergman, Extr., 8366 Peebles Road, Pittsburgh, PA 15237.
23-04303 Nov 9, 16, 22, 2023

Kirby, Georgette F., deceased, of Pittsburgh, PA. No. 07589 of 2023. Scott F. Kirby, Co-Extr., 216 Bernard Street, Pittsburgh, PA 15234 and James P. Kirby, Co-Extr., 67 W. Manilla Avenue, Pittsburgh, PA 15220 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.
23-02061w Nov 9, 16, 22, 2023

Koontz, Ursula a/k/a Ursula A. Koontz, deceased, of Pittsburgh, PA. No. 06995 of 2023. Lisa McKinley, Extr., 4794 Sardis Road, New Kensington, PA 15068 or to David J. Watson, Esq., Balzarini & Watson, 3303 Grant Bldg., 310 Grant St., Pittsburgh, PA 15219.
23-04304 Nov 9, 16, 22, 2023

Silianoff, Silian, deceased, of Monroeville, PA. No. 07593 of 2023. Stevan Silianoff, Extr., 2153 Grandview Avenue, Monroeville, PA 15146 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.
23-02064w Nov 9, 16, 22, 2023

Watson, Patricia L. a/k/a Patricia Watson, deceased, of West Mifflin, PA. No. 07358 of 2023. John M. Watson, Extr., 1804 Vermont Avenue, West Mifflin, PA 15122 or to George M. Janosko, Esq., 1201 Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219.
23-04302 Nov 9, 16, 22, 2023

Zewe, Sandra Kay, deceased, of West Mifflin, PA. No. 07290 of 2023. Robert P. Zewe, Jr., Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.
23-04305 Nov 9, 16, 22, 2023

Asberry, Marshall, deceased, of Pittsburgh, PA. No. 02501 of 2023. Adraire L. Moreland, Co-Extr., 123 Foxtail Drive, Pittsburgh, PA 15239 and Virginia A. Smiley, Co-Extr., 811 East 98th Avenue, Baltimore, MD 21215 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.
23-04237 Nov 3, 9, 16, 2023

Bonner, Regis G., deceased, of Mount Lebanon, PA. No. 04352 of 2023. Robert E. Bonner, Admr., c/o Colin Adair Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
23-04230 Nov 3, 9, 16, 2023

Dudash, JoAnn Marie, deceased, of Robinson Twp., PA. No. 06913 of 2023. Mark Allen Groves, Extr., 273 Rainbow Road, Pagos Springs, CO 81147 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.
23-02025w Nov 3, 9, 16, 2023

Galardini, Fernando G. a/k/a Fernando Guido Galardini, deceased, of Pittsburgh, PA. No. 07006 of 2023. Richard Galardini, Admr. c.t.a., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.
23-04233 Nov 3, 9, 16, 2023

Helfrich, Madeline, deceased, of McKees Rocks, PA. No. 7484 of 2023. Nora Scanlon, Extr., c/o Todd T. Zwick, Esq., 500 Grant Street, Ste. 2900, Pittsburgh, PA 15219.
23-02028w Nov 3, 9, 16, 2023

Irdi, Robert Charles a/k/a Robert C. Irdi a/k/a Robert Irdi, deceased, of Pittsburgh, PA. No. 07273 of 2023. Brandon Irdi, Admr., 234 East Fairmont Avenue, Trafford, PA 15085 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.
23-04236 Nov 3, 9, 16, 2023

Klecic, Frank J. a/k/a Frank Joseph Klecic, Jr., deceased, of Wexford, PA. No. 07177 of 2023. Christine A. Klecic, Extr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.
23-04231 Nov 3, 9, 16, 2023

McLeod, Ann, deceased, of Pittsburgh, PA. No. 07442 of 2023. Karen Kathleen DeThomas, Extr., 10 Timber Trail Lane, Indianola, PA 15051 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.
23-02022w Nov 3, 9, 16, 2023

Nedzbala, Grace A., deceased, of West Mifflin, PA. No. 06984 of 2023. Nicole M. Maiolo Casillo, Extr., 3947 Meadowbrook Blvd., Pittsburgh, PA 15227 or to Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.
23-04235 Nov 3, 9, 16, 2023

Olbum, Carolyn T. a/k/a Carolyn Toby Olbum, deceased, of Pittsburgh, PA. No. 07435 of 2023. Glenn Olbum, Extr., P.O. Box 277, Ketchum, ID 83340 or to Tracey L. Maier, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
23-02026w Nov 3, 9, 16, 2023

Ray, Victor K., deceased, of Pittsburgh, PA. No. 07396 of 2023. Evan C. Ray, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square

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

PUBLIC NOTICE FOR REAPPOINTMENT OF BANKRUPTCY JUDGE

The current 14-year term of office for U.S. Bankruptcy Judge Magdeline D. Coleman for the Eastern District of Pennsylvania is due to expire on April 11, 2024. The United States Court of Appeals for the Third Circuit is considering the reappointment of Judge Magdeline D. Coleman to a new 14-year term of office.

Upon reappointment, the incumbent would continue to exercise the jurisdiction of a bankruptcy judge as specified in Title 28, United States Code; Title 11, United States Code; and the Bankruptcy Amendments and Federal Judgeship Act of 1984, Pub. L. No. 98-353, §§ 101-122, 98 Stat. 333-346. In bankruptcy cases and proceedings referred by the district court, the incumbent would continue to perform the duties of a bankruptcy judge that might include holding status conferences, conducting hearings and trials, making final determinations, entering orders and judgments, and submitting proposed findings of fact and conclusions of law to the district court.

Members of the bar and the public are invited to submit comments for consideration by the Court of Appeals regarding the reappointment of Judge Magdeline D. Coleman. All comments should be directed to one of the following addresses:

By email:

Coleman_Reappointment@ca3.uscourts.gov

By mail:

Margaret Wiegand, Circuit Executive
Office of the Circuit Executive
22409 U.S. Courthouse
601 Market Street
Philadelphia, PA 19106-1790

Comments must be received no later than noon on December 4, 2023.

Wydo, Robert G. a/k/a Robert G. Wyeth, deceased, of Munhall, PA. No. 05082 of 2023. Nicholas T. Andreychek, Extr., c/o James B. Campese, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

23-01973w Oct 26; Nov 2, 9, 2023

Ziegast, Michelle, deceased, of Baldwin Borough, PA. No. 7099 of 2023. River Communities Fiduciary Services, Admr., 2097 Duss Avenue, Ambridge, PA 15003 or to Michelle A. Ross, Esq., Leech Tishman Fuscaldio & Lampl, LLC, 525 William Penn Place, 28th Fl., Pittsburgh, PA 15219.

23-04086 Oct 26; Nov 2, 9, 2023

Action to Quiet Title

In the Court of Common Pleas of Allegheny County
Civil Action- Law
No. GD-23-007644

Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019, Plaintiff, v. Robert Briston Jr., in His Capacity as Heir of Sarah Latimer, Deceased, 3700 Massachusetts Ave. NW, Apt. 509, Washington, DC 20016; John Brantley, Jr., in His Capacity as Heir of Sarah Latimer, Deceased, 375 Dakota Boulevard, Boulder, CO 80304; Unknown Heirs Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Sarah Latimer, Deceased, 6905 Hamilton Avenue, Pittsburgh, PA 15208; Pittsburgh Water And Sewer Authority, Penn Liberty Plaza I, 1200 Penn Avenue, Pittsburgh, PA 15222, Defendants.

Notice To Defend - Action To Quiet Title
You have been sued in court. If you wish to defend against the claims 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, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
The Allegheny County Bar Association
4th Floor Koppers Building, 436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
Telephone: 412-261-5555
www.acbalrs.org

Ujala Aftab, Esquire (ID# 312289), Fidelity National Law Group, 1515 Market Street, Suite 1410, Philadelphia, PA 19102, Phone: (267) 608-1730, Fax: (215) 241-8794, Ujala.Aftab@fnf.com, Attorney for Plaintiff.
23-04210 Nov 9, 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 Spoons Kitchen Exchange, S Corporation.
23-02069w Nov 9, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-011740. In re: Petition of Marilyn Elaine Glover, for change of name to Merle Gholston. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 13, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.
23-02058w Nov 9, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-010744. In re: Petition of Laura Leigh Boling, for change of name to Laura Leigh Schwenninger O'Brien Wild. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 13, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.
23-04348 Nov 9, 2023

Fictitious Name Registration

Jacqueline McBride, Esq., Yukevich Marchetti Fischer & Zangrilli, P.C., 200 First Avenue, Suite 100, Pittsburgh, PA 15222. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of St. Justin Plaza Apartments, with its principal office or place of business at 120 Boggs Avenue, Pittsburgh, PA 15211. The names and addresses of all persons who are parties to the registration are: St. Justin Plaza, Inc., 120 Boggs Avenue, Pittsburgh, PA 15211.
23-02048w Nov 9, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-013170. Notice is hereby given to Golden Ark Home for the Elderly Inc., and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 353 Dixon Avenue, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 457-B-148. This notice acts as

CLASSIFIED

Employment

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

service of the Notice of Intention to Take Default Judgment pursuant to the July 26, 2023 Order of Court.
23-04349 Nov 9, 2023

Notice of Trust

The Richard J. Nalepa Revocable Trust Agreement, Dated December 21, 2006 and amended March 28, 2018.

Notice is hereby given that the settlor of the trust referred to above has died and pursuant to its terms, the trust will be distributed. All persons indebted to the trust are requested to make payment, and those having claims to present shall do so without delay to the Successor Trustees:

Aimee M. Whitehouse and Gretchen A. Baysek
c/o 150 Pleasant Drive, Suite 101 Aliquippa, PA 15001
Ashley M. Elias, Atty.
Nalli, Elias & Associates, PC
By: Ashley M. Elias, Esquire
23-04350 Nov 9, 16, 22, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-23-001763

Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,
v.

The Unknown Heirs of F. William Jung, Deceased, Defendant(s).

Notice
Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 634-D-73, more commonly known as 200 Cypress Hill Dr., Pittsburgh, PA 15235 in the Municipality of Penn Hills.

Notice
If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose the property or other rights important to you.

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

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

Lawyer Referral Service
The Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.
23-04355 Nov 9, 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 of Action in
Mortgage Foreclosure**

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

No: MG-23-000583
Compass Savings Bank f/k/a Compass Federal Savings Bank, Plaintiff,
vs.

The Unknown Heirs of Carol A. Pekarcik, Deceased Mortgagor, David Mapp and Angela Mapp, Defendants.

Notice Of Service By Publication
Notice Is Given To The Unknown Heirs Of Carol A. Pekarcik.

1. Plaintiff is Compass Savings Bank. Defendant is The Unknown Heirs of Carol A. Pekarcik.
2. Plaintiff filed a Complaint in Mortgage Foreclosure as to 338 Station Street, Wilmerding, PA 15148 requesting Judgment in Mortgage Foreclosure in the sum of \$35,217.69, plus interest at the rate of 5.25 per diem, and such counsel fees as may be awarded in the subsequent Motion to Reassess Damages.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service
Allegheny County Bar Association
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436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
Email: LRS@acba.org
<https://www.getapittsburghlawyer.com>
23-04353 Nov 9, 2023

**Voluntary Dissolution
Business Corporation**

John Bumbaugh Jr., Esq., Law Offices of Bumbaugh & Nicola, 10526 Old Trail Road, North Huntingdon, PA 15642. Notice is hereby given by Mish Farms Meat Market, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-02066w Nov 9, 16, 2023

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

