

The Pittsburgh Legal Journal

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DECEMBER 8, 2023
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CIVIL DIVISION

General Docket

LVNV Funding LLC vs Miller Cari; GD-23-013585; MDJ Transcript; Notice of Judgment Mailed; 2123.13; Atty(s): Carfagno Christopher B.

Dunn Sho'Shauna vs Lamar Richard, Health Ride Plus Inc.; GD-23-013586; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

McCreary Karen vs Global Automotive; GD-23-013587; MDJ Transcript; Notice of Judgment Mailed; 441.75; Atty(s): Pro Se

KeyBank National Association vs Patriot Lending Services Inc., Rice Terrance P., Rice Donna; GD-23-013588; DSB (for money commercial); Notice of Judgment & Documents; 8097796.04; Atty(s): Roach Jared S., Sanford Victoria A.

Wholey Mark G., Wholey Michael H., Wholey David G., Perry Kirsten vs Mark H. Wholey Family Limited Partnership, Mark H. Wholey LTD, Wholey Roseanne, Wholey Mark H., Wholey Lauren; GD-23-013589; Contract - Other; Motion; Atty(s): Stubenhofer Jr. Gerald J, Comer Cameron J.

SJ Group LLC vs Sousa Kim; GD-23-013590; MDJ Transcript; Notice of Judgment Mailed; 3028.71; Atty(s): Pro Se

Lumos Management/SJ Group LLC vs Campbell Thomas; GD-23-013591; MDJ Transcript; Notice of Judgment Mailed; 4771.34; Atty(s): Pro Se

Sitara Investments L.P. vs TharWorx LLC, RODEV LLC, Kartan Ravi; GD-23-013592; Contract - Other; Complaint; Atty(s): Levicoff Avrum

Spangolo Custom Homes Inc. vs Liang Marc D.; GD-23-013593; No Lien Agreement; No Lien Agreement; Atty(s): Sebring Brenda B

Stallworth Jr. David vs Enterprise Car Sales, Santander Consumer; GD-23-013594; Contract - Buyer Plaintiff; Petition to Proceed IFP; 1000000.00; Atty(s): Pro Se

Howell III John vs Trip Mate Inc., Nationwide Mutual Insurance Company, Travel Impressions LTD; GD-23-013595; Contract - Buyer Plaintiff; Praecipe for Writ of Summons; Atty(s): Deforest III Walter P

Greskovich John vs Walmart, Walmart Real Estate Business Trust, Walmart Supercenter #2300, Divisions Inc., Schwartzmiller Ground Maintenance; GD-23-013596; Other Tort; Complaint; Atty(s): Archer Amber L.

Romano Michele, Romano Darryl vs Jolly Abigail V.; GD-23-013597; Motor Vehicle Accident; Complaint; Atty(s): DiNardo Bianca M., Goodrich William F

CIVIL DIVISION

Arbitration Awards

JPMorgan Chase Bank N.A. vs Collins; AR-23-003914; P-atty: Julie E. Goodchild; D-atty: Pro Se; Award Ex Parte and against Defendant for \$20,416.44. Defendant not appearing at 10:18 a.m. Dated 12/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40270

Betimes, Inc. vs Dowdell; AR-23-003920; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the sum of \$1,650.00. Dated 12/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40270

Discover Bank vs Mullen; AR-23-003921; P-atty: Andrew Loewy, Kirsten R. Armstrong; Award for Plaintiff and against Defendant in the sum \$3,765.14. Dated 12/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40270

Adamczyk Law Offices LLP vs Meals; AR-23-003931; P-atty: John A. Adamczyk; Award for Plaintiff and against Defendant in the sum of \$4,515.30. Dated 12/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40270

Discover Bank vs Bakowski; AR-23-003936; P-atty: Andrew Loewy; Award for Plaintiff and against Defendant in the sum of \$12,474.31. Dated 12/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40270

Cavalry SPV I, LLC vs Weidner; AR-23-003942; P-atty: David J. Apothaker; D-atty: Pro Se; Award for Defendant Dated 12/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40269

Bell vs Fellini Auto Sales & Service, LLC; AR-23-003453; P-atty: Pro Se; D-atty: Jeffrey Cohen; Award for Defendant Dated 12/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40269

U.S. Bank National Association vs Thompkins; AR-23-003909; P-atty: Andrew Loewy; Award for Defendant Dated 12/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40269

Jo vs Mutual Builders, et al; AR-23-003644; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant Mutual Builders and Acceptance Corporation and James K. Cohen jointly and severally in the amount of \$8,000.00. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272A

ORPHANS' COURT

Petitions & Motions

Judge Lawrence J. O'Toole
Marcella Raso: deceased; Motion for continuance; Atty: J. P. Senich; 5382 of 2022.

Judge Joseph K. Williams, III
Elsie B. Zeuner: deceased; Order of court. Conference date December 6, 2023 at 2:00 p.m.; Atty: T. Dempsey, Jr.; 26 of 2019.

Judge Michael F. Marmo
Esther West: deceased; Order of court. Rescheduling conference to January 3, 2024 at 10:00 a.m.; Atty: M. Kahmeyer; 3260 of 2022.

Anthony E. O'Block: deceased; Decree of distribution; Atty: T. Rivosecchi; 6943 of 2023.

Shirley H. Jordan: trust; Decree of distribution; Atty: S. Adams; 1824 of 2007.

Perlow Family Foundation: non-profit; Decree of distribution; Atty: D. Seibel; 4841 of 2023.

Margaretta T. Curry: deed of trust; Decree of distribution; Atty: R. Winge; 962 of 1996.

Margaretta T. Curry: deed of trust; Decree of distribution; Atty: R. Winge; 962 of 1996.

Gerald J. Evans: deceased; Order of court. Scheduled conference date January 5, 2024 at 10:00 a.m.; Atty: D. Nagel; 4638 of 2023.

Mary Ann Belinsky: trust; Petition for citation to file account of trust. Hearing set January 10, 2024 at 10:00 a.m.; Atty: J. Papciak; 7997 of 2023.

Lorraine P. Tough: deceased; Order of court; Atty: J. L. Crown, M. J. Lautner; 3198 of 2023.

Judge Michael E. McCarthy
Dean C. Shuck: deceased; Opinion; Atty: S. Cessar, M. Shields, III; 2226 of 2022.

Angela DiMatteo: deceased; Order of court; Atty: T. Dempsey, Jr.; 6412 of 2018.

Aileen Minnock: deceased; Motion and order for extension of time to file supplemental accounting; Atty: J. R. O'Keefe, Jr.; 5747 of 2019.

William P. Catena, Jr.: deceased; Amended consent order of dismissal; Atty: V. A. Tucceri; 213 of 2020.

Charles R. Haynes: deceased; Order of court to file a concise statement of matters; Atty: T. Dempsey, Jr.; 838 of 2022.

Aileen Minnock: deceased; Order of court to file a concise statement of matters; Atty: T. Castello; 5747 of 2019.

Judge Lawrence J. O'Toole
Terry A. Mohler: deceased; Order of court to file concise statement of matters; Atty: D. Istik; 5565 of 2022.

E. William Goettel: trust; Consent order of court. Scheduled conference February 2, 2024 at 10:00 a.m.; Atty: A. Kuzma; 6092 of 2023.

BANKRUPTCY COURT

Western District

Joshua Herold; BUTLER-PA; 23-22416; Atty: Lawrence W. Willis; Chapter: 13; Filed 11/09/2023; Judge Taddonio

Claudis Swiger; WESTMORELAND-PA; 23-22417; Atty: Lawrence W. Willis; Chapter: 7; Filed 11/09/2023; Judge Deller

Brady Francis Perrucci; ALLEGHENY-PA; 23-22418; Atty: Lauren M. Lamb; Chapter: 7; Filed 11/09/2023; Judge Deller

Russell Thomas Greer, III; BUTLER-PA; 23-22419; Atty: Dai Rosenblum; Chapter: 13; Filed 11/09/2023; Judge Taddonio

Katy Ann DeRenzo; ALLEGHENY-PA; 23-22420; Atty: Joseph Peter Nigro; Chapter: 7; Filed 11/09/2023; Judge Bohm

David V. Wilson and Lisa D. Wilson; WESTMORELAND-PA; 23-22421; Atty: Gino F. Peluso; Chapter: 7; Filed 11/09/2023; Judge Bohm

Robert D. Hankle and Sarah C. Hankle; WASHINGTON-PA; 23-22422; Atty: Kenneth Steidl; Chapter: 13; Filed 11/09/2023; Judge Taddonio

Tess Brittany Gilchrist; ALLEGHENY-PA; 23-22423; Atty: Lauren M. Lamb; Chapter: 7; Filed 11/09/2023; Judge Deller

Morgan M. Grimes; ALLEGHENY-PA; 23-22424; Atty: Kenneth Steidl; Chapter: 7; Filed 11/09/2023; Judge Taddonio

Renee L. Macko; FAYETTE-PA; 23-22425; Atty: Kenneth Steidl; Chapter: 7; Filed 11/09/2023; Judge Bohm

Kenneth D. Hampton; ALLEGHENY-PA; 23-22426; Atty: Stanley A. Kirshenbaum; Chapter: 13; Filed 11/09/2023; Judge Taddonio

Edward Pile; CAMBRIA-PA; 23-70381; Atty: Lawrence W. Willis; Chapter: 13; Filed 11/09/2023; Judge Deller

John Stumpf; INDIANA-PA; 23-70382; Atty: Lawrence W. Willis; Chapter: 13; Filed 11/09/2023; Judge Deller

Nicholas J. Zakucia, Sr. and Lynda G. Zakucia; CAMBRIA-PA; 23-70383; Atty: Lawrence W. Willis; Chapter: 7; Filed 11/09/2023; Judge Deller

Duey A. Strange, II; ERIE-PA; 23-10602; Atty: Tina M. Fryling; Chapter: 7; Filed 11/10/2023; Judge Melaragno

Jacqueline Renee Farrah; WASHINGTON-PA; 23-22427; Atty: David A. Rice; Chapter: 7; Filed 11/10/2023; Judge Bohm

Paul E. Scott and Karen A. Scott; WASHINGTON-PA; 23-22428; Atty: David A. Rice; Chapter: 7; Filed 11/10/2023; Judge Bohm

David C. Whyel, Sr. and Denise R. Whyel; FAYETTE-PA; 23-22429; Atty: Kenneth Steidl; Chapter: 13; Filed 11/10/2023; Judge Taddonio

Michael Angelo Baronio; WASHINGTON-PA; 23-22430; Atty: David A. Rice; Chapter: 7; Filed 11/10/2023; Judge Deller

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Credit Corp Solutions Inc. vs Heil Amanda; GD-23-013598; MDJ Transcript; Notice of Judgment Mailed; 5014.71; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Concrete Concepts Inc. vs Majestic Lane Development LLC, Sherwood III Allan J., Iron Horse Productions Inc.; GD-23-013599; Mechanic's Lien; Certificate of Location; Atty(s): Zwick Todd Thomas

Capital One N.A. vs Kasper Patricia G.; GD-23-013600; MDJ Transcript; Notice of Judgment Mailed; 2977.26; Atty(s): Ratchford Michael

Jimenez Javier vs Modrak Troy L.; GD-23-013601; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Murray Patrick W, Stewart Jonathan M, Gailey Ryan N.

Headlands Residential vs Washington II Robert, Washington Robert H, Washington Lawshawn; GD-23-013602; Miscellaneous Petition; Petition Initiating Case; Atty(s): McKeever Michael T

Jones Day vs Ambassador Enterprises LLC, Ambassador Supply LLC, Hixwood Metal LLC; GD-23-013604; Contract - Other; Complaint; 678025.44; Atty(s): Brown Kimberly A

Commonwealth of PA Department of Labor & Industry vs Passant Investigations; GD-23-101845; Unemployment Compensation Lien; Unemployment Compensation Lien; 4725.54

Commonwealth of PA Department of Revenue vs Maslo Michele L, Maslo Anthony D; GD-23-101847; Commonwealth Tax Lien; Personal Income Tax; 8842.15

Commonwealth of PA Department of Revenue vs Pittsburgh Wings III Inc; GD-23-101848; Commonwealth Tax Lien; Business Taxes; 30292.59

Commonwealth of PA Department of Revenue vs DAAP Incorporated; GD-23-101849; Commonwealth Tax Lien; Business Taxes; 10809.57

Commonwealth of PA Department of Revenue vs Elite Firearms & Training Inc.; GD-23-101850; Commonwealth Tax Lien; Business Taxes; 7439.56

Rocket Mortgage LLC vs Gaines Kelli, James Richard; MG-23-001078; Mortgage Foreclosure; Complaint; Atty(s): Fallings Matthew C.

U.S. Bank National Association vs Knight Byron O., Knight Mary E; MG-23-001079; Mortgage Foreclosure; Complaint; Atty(s): Aponte Catherine

Citizens Bank N.A. vs Harris Eric; MG-23-001080; Mortgage Foreclosure; Complaint; 476118.96; Atty(s): Foley Joseph I., Graham Christine L, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie

Citizens Bank N.A. vs Blohm Steven M.; MG-23-001081; Mortgage Foreclosure; Complaint; 142247.63; Atty(s): Javardian Gregory, Kennedy Mary F.

Citizens Bank N.A. vs Powers Lurana Marie, Powers Lurana Marie; MG-23-001082; Mortgage Foreclosure; Complaint; 31438.46; Atty(s): Javardian Gregory

Wells Fargo Bank N.A. vs Kimelman Casey; MG-23-001083; Mortgage Foreclosure; Complaint; 145043.59; Atty(s): Treglia Carolyn

Wilmington Savings Fund Society FSB vs Hopper Jr. Robert A, Hopper Brian J, Unknown Heirs of Nancy Peters deceased; MG-23-001084; Mortgage Foreclosure; Complaint; 101699.76; Atty(s): Gable Samantha

Carrington Mortgage Services LLC vs Brenning Charles, Brenning Gay; MG-23-001085; Mortgage Foreclosure; Complaint; 115771.34; Atty(s): Riloff Heather

Citizens Bank National Association vs Young Jonathan P, Young Lisa A; MG-23-001086; Mortgage Foreclosure; Confidential Information Form; 36744.27; Atty(s): Hong Kimberly J

LVNV Funding LLC vs Yates Tiffani M.; GD-23-013603; MDJ Transcript; Notice of Judgment Mailed; 777.59; Atty(s): Carfagno Christopher B.

Ingold Catherine A. vs City of Pittsburgh; GD-23-013605; Nuisance; Complaint; Atty(s): Liben Lucas

Bailey Ralph G, Bailey Rosemarie vs ABB Inc, Circuit Breaker Company, Aecom Energy & Construction Inc., Aecom Energy & Construction Inc., Air & Liquid Systems Corporation, Airtek Inc, Ajax Magnethermic Corporation, Alfa Laval Inc, Alliance Glove Corporation, Ametek Inc., A.R. Wilfley & Sons Inc, Armstrong International Inc, Armstrong Pumps Inc., Aurora Pump Company, A.W. Chesterton Company, Baker Hughes Holdings LLC, Beazer East Inc., Bechtel Corporation, Bloom Engineering Company Inc, Cameron International Corporation, Carmeuse Lime Inc, Carver Pump Company, Cashco Inc, Chicago Pneumatic Tool Company LLC, Clark-Reliance Corporation, Clyde Union Inc, Columbus McKinnon Corporation, Corning Incorporated, DeZurik Inc, Donald McKay Smith Inc, E.E. Zimmerman Company, Eaton Corporation, Ecodyne Corporation, Eichleay Corporation, Electrolux Home Products Inc, Exomet Inc, Flowserve US Inc, FLSmith Inc, FLSmith Dorr-Oliver Inc., Fluor Constructors International Inc, Fluor Corporation, Fluor Enterprises, FMC Corporation, Forterra Pipe & Precast LLC, Fosco Inc., Foster Wheeler LLC, Gardner Denver Inc, General Electric Company, Goodyear Tire & Rubber Company, Gorman Rupp Company, Gould Electronics Inc., Goulds Pumps Inc., Greene Tweed & Company, Grinnell LLC, Guard-Line Inc, Hinchliffe & Keener Inc., Honeywell Inc., Howden North America Inc., Hunter Sales Corporation, IU North America Inc., IMO Industries Inc., Industrial Holdings Corporation, Industrial Rubber Products, Intricon Corporation, ITT Corporation, Jarvis Downing & EMCH Inc., John Crane Inc., Joy Global Surface Mining Inc., Joy Global Underground Mining LLC, LAARS Heating Systems Company Inc, Lindberg, Lockheed Martin Corporation, M.S. Jacobs & Associates Inc., Magnetek Inc, Mahoning Valley Supply Company, McCarl's Inc, McMaster-Carr Supply Company, McNeil Ohio Corporation, Met-Pro Technologies LLC, Metropolitan Life Insurance Company, Milwaukee Valve Company LLC, Mine Safety Appliances Company, Morgan Engineering Systems Inc, MRC Global US Inc., Mueller Steam Specialty, Nagle Pumps Inc., Nooter Construction Company, Nooter Construction Company LLC, North American Manufacturing Company, Osram Sylvania Inc., Parker-Hannifin Corporation, P.F. Sherman Company, Pfaudler Inc, Phelps Dodge Industries Inc., Pollock Research & Design Inc., Power Piping Company, Premier Refractories Inc., Rain Bird Corporation, Redco Corporation, Riley Power Inc., Robbins & Myers Inc., Robinson Fans Inc., Rust Engineering & Construction Inc., Saint-Gobain Abrasives Inc., Santa Fe Braun Inc., Sauer Construction LLC, Sauer Construction LLC, Schneider Electric USA Inc, Simakas Company Inc, Spirax Sarco Inc, Sterling Fluid Systems USA, Sunbeam Products Inc., Surface Combustion, Tenova Inc., Thiem Corporation, Tu-thill Corporation, Union Carbide Corporation, United States Steel Corporation, Valves and Controls US Inc., Velan Valve Corporation, Viking Pump Inc, Vismasco Corporation, Warren Pumps Inc., West End Contracting Corporation, Wheeling Rubber Products Inc, Whiting Corporation, William Powell Company, Williams First Management Company, WT/HRC Corporation, York International Corporation, Zurn Industries LLC; GD-23-013606; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): McKnight Trevor A., Ocheltree Leif J.

Briggs Rick vs Bristol Condominium, Doe John, Hindman M.D. Mark; GD-23-013607; Other Tort; Praecepte for Writ of Summons; Atty(s): Pro Se

Brentwood Borough vs Bane James; GD-23-013608; Municipal Lien; Municipal Lien; 2536.47; Atty(s): Conlon Daniel C.

LVNV Funding LLC vs Wilson Chris; GD-23-013609; MDJ Transcript; Notice of Judgment Mailed; 1022.29; Atty(s): Carfagno Christopher B.

Brentwood Borough vs Black Ridge Properties LLC; GD-23-013610; Municipal Lien; Municipal Lien; 2983.39; Atty(s): Conlon Daniel C.

Brentwood Borough vs Calvin Justin; GD-23-013611; Municipal Lien; Municipal Lien; 3128.17; Atty(s): Conlon Daniel C.

Brentwood Borough vs Leech Kevin, Demino Frank; GD-23-013612; Municipal Lien; Municipal Lien; 6278.88; Atty(s): Conlon Daniel C.

Brentwood Borough vs Heritage Senior Holdings LLC; GD-23-013613; Municipal Lien; Municipal Lien; 29961.52; Atty(s): Conlon Daniel C.

Brentwood Borough vs Rose Real Estate LLC; GD-23-013614; Municipal Lien; Municipal Lien; 355.53; Atty(s): Conlon Daniel C.

84 Lumber Company L.P. vs 413 Cabins LLC, Merryman Doug; GD-23-013615; Contract - Other; Praecepte for Writ of Summons; Atty(s): Blick William E

Nusinov Jeffrey E. vs Hampton Elijah Marshall, Unknown Occupants; GD-23-013616; Ejectment; Complaint; Atty(s): Anthon Kristine M.

Brentwood Borough vs Canovali Jonathan, Canovali Jocelyn; GD-23-013617; Municipal Lien; Municipal Lien; 593.53; Atty(s): Conlon Daniel C.

Brentwood Borough vs Perrotti Kimberly E., Perrotti Stephen C.; GD-23-013618; Municipal Lien; Municipal Lien; 1334.53; Atty(s): Conlon Daniel C.

Brentwood Borough vs Lucas Julia A.; GD-23-013619; Municipal Lien; Municipal Lien; 474.53; Atty(s): Conlon Daniel C.

Brentwood Borough vs Taylor Benjamin H.; GD-23-013620; Municipal Lien; Municipal Lien; 2727.36; Atty(s): Conlon Daniel C.

Brentwood Borough vs Puskar Edward; GD-23-013621; Municipal Lien; Municipal Lien; 5273.08; Atty(s): Conlon Daniel C.

Brentwood Borough vs Winkowski Kellieann; GD-23-013622; Municipal Lien; Municipal Lien; 3471.57; Atty(s): Conlon Daniel C.

First National Bank of Pennsylvania vs Conti Dino E, Conti Marian R; GD-23-013623; Mortgage Foreclosure; Complaint; Atty(s): Raphael David W

Allie Keith vs Moran Foods LLC, Save-A-Lot LTD, Felix Marcel; GD-23-013624; Other Tort; Complaint; Atty(s): Simon Marc I, Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

EV Adventures LLC vs McGuire Cindy; GD-23-013625; Ejectment; Certificate of Location; Atty(s): Goodermote Andrew C., Beam Matthew J

E.J. Purpose LLC vs East Liberty Family Health Care Center Inc.; GD-23-013626; Contract - Other; Complaint; Atty(s): Simon Michael D.

Rogers Brandon vs Hirth Isaac Amadeus, Beverly Heating & Cooling Inc.; GD-23-013627; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

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

COURT NOTICES

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning January 11, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

- Thursday, January 11, 2024 at 8:45 a.m.
- Thursday, February 8, 2024 at 9:00 a.m.
- Thursday, March 14, 2024 at 8:45 a.m.
23-04496

**Court of Common Pleas
of Allegheny County**

JUVENILE COURT

**MOTIONS SCHEDULE
December 2023**

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

23-04216

**Court of Common Pleas
of Allegheny County**

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

December 2023

- December 1 - No Motions
- December 4 - Bubash, J. in Courtroom 425 at 2:00 PM
- December 5 - Middleman, J. in Courtroom 320 at 9:30 AM and Eaton, J. in Courtroom 425 at 2:00 PM

December 6 - Korbel, J. in Courtroom 425 at 2:00 PM

December 7 - Sizemore, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM

December 8 - No Motions

December 11 - McCrady, J. in Courtroom 224 at 10:00 AM; Woodruff, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

December 12 - Spurgeon, J. in Courtroom 424 at 10:00 AM; Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM

December 13 - Hens-Greco, J. in Courtroom 404 at 10:00 AM; Cozza, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM

December 14 - Wagner, J. in Courtroom 425 at 2:00 PM

December 15 - No Motions

December 18 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM and McGough, J. in Courtroom 220 at 2:00 PM

December 19 - Eaton, J. in Courtroom 425 at 2:00 PM

December 20 - Korbel, J. in Courtroom 425 at 2:00 PM

December 21 - Wagner, J. in Courtroom 425 at 2:00 PM

December 22 - No Motions

December 25 - Court Holiday

December 26 - Court Holiday

December 27 - Korbel, J. in Courtroom 425 at 10:30 AM

December 28 - Costa, J. in Courtroom 425 at 2:00 PM

December 29 - No Motions

- 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 Korbel, 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

23-04341

**Court of Common Pleas
of Allegheny County**

NOTICE TO ALL LAWYERS

You are hereby notified that **WEDNESDAY, JANUARY 3, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, FEBRUARY 12, 2024**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
23-04375**

COURT SCHEDULES

Criminal Division

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

**Wednesday
December 13, 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-0002412-23; Deamonte Leonardo Clary; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0000635-23; Dana Anderson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0001198-23; Dana Anderson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0004059-23; Deshawn L. Hodges; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0003124-23; Willie David Meeks; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0000623-23; Syreeta Milligan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael B. Kalocay**

CR-0004171-23; Shade Prezzie; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0007111-22; Shade Prezzie; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

**Judge Kelly Bigley
Courtroom 525**

CR-0003889-23; Brian Babjak; DUI: Controlled Substance - Combination Alcohol/Drug - 3rd Offense; ADA: **Connor Joseph Adair;** D-atty: **Thomas Mulligan McKinley**

CR-0009975-18; Donnay Mariah Chambers; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0011470-19; Sirvarr Phillips Cooper; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0003500-23; Tammi J. Deorio; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Anderson Crosby**

CR-0007631-18; Kathleen Lee Gary; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Randall H. McKinney**

CR-0004255-22; Candace R. Hicks; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0011061-19; Anthony Jamar Irvin; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Albert Green Reese Jr.**

CR-0003267-18; Diamond Tyrie Johnson; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0008596-22; Frank Anthony Pampena; DUI: Gen Imp/Inc of Driving Safely - 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Alexander Paletta**

CR-0004232-23; Vydale Alonzo Pennix; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey Patrick Mullen**

CR-0001345-20; Tyler John Pritchard; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0005189-23; Robert Schreckengost; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

**Judge Thomas Flaherty
Courtroom 324**

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

CR-0005891-23; Davon Aaron Dixon; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0005684-23; Theodore Morton; Aggravated Assault - Fear of Imminent SBI designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0009043-18; Edward James Waterman; Bad Checks; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

**Judge Elliot Howsie
Courtroom 533**

CR-0000979-23; Amy Calabrese; Identity Theft; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

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

CR-0005255-19; Kristie Guyaux; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Roger Howard**

CR-0004767-23; Brea Taylor Lasagna; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Roger Howard**

CR-0002796-21; Daniel Henry Loughner; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew David Gailey**

CR-0004230-23; Sierra Nicole Meyer; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelvin L. Morris**

CR-0005196-23; Derrick Robinson; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0005239-23; Curtis Williams; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

**Judge Beth A. Lazzara
Courtroom 313**

CR-0006027-23; Dezhane Markel Emm Amey; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0006064-23; Thomas John Arnoni; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0002300-22; Carcelia Carlock; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Paul A. Ellis Jr.**

CR-0001007-23; Carcelia Carlock; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0005832-23; Da Mon Jamal Dreher Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

CR-0005878-23; Christopher Phi Freeman; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0005354-23; William Edward Gavidia; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

CR-0004933-23; Jon Matthews; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

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

CR-0002879-23; Craig Stevens; Acq Or Obt Poss Of Contr Subs Misre; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0005367-23; Uriah Valdez; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

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

**Judge Anthony M. Mariani
Courtroom 316**

CR-0004985-23; Kevin Clarke; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0004987-23; Andre Latrail Davo Johnson; Receiving Stolen Property; ADA: **Connor Joseph Adair;** D-atty: **Tirza Ann Kyes**

CR-0005170-23; John Allen Leasa; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006822-22; Zyare Medina Martin; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Turahn Lamont Jenkins**

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-0004993-23; Jordan Smith; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004310-22; Mark A. West; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

**Judge Jill E. Rangos
Courtroom 327**

CR-0006242-23; Davon Michael Blue; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0000389-23; Brandi Brooks; Firearms Not To Be Carried W/O License; ADA: **Connor Joseph Adair;** D-atty: **Robert Shaffer Disney**

CR-0005951-23; Allen Cephas Foote; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Heath Edward Leff**

CR-0004805-23; Nicklas Gay II; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

CR-0005290-23; Michael Singleton; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**Judge Kevin G. Sasinoski
Courtroom 506**

CR-0006175-23; Michael Arlott; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0004797-23; Joseph Myjel Cook; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

CR-0004039-23; Keith Thoams Hohman; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0004037-23; Tammie Hohman; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric A. Jobe**

CR-0004796-23; Larenz McGee; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

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

CR-0008728-22; Gerald Pass Jr.; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0006720-22; Becky Lynn Shaugnessy; Prom Pros-Inmate In House Of Prost/Business; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0005807-23; Ashia Renee Sims; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0005808-23; Jasmine Nakia Sims; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

CR-0004038-23; Dusty J. Staley; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Kaczynski**

CR-0008619-22; Juan Still; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

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

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

**Judge Jennifer Satler
Courtroom 527**

CR-0008957-22; Ronika Katherine Carter; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sally A. Frick**

CR-0004725-23; Martell Carter-Crowley; Loans On, Or Lending, Giving Firearms Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0005924-23; Kenya Davis; False/Fraud/Incomp Insurance Claim; D-atty: **Taylor Marie Corn**

CR-0003853-22; Michael A. Griffin; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0005994-23; Brian Lamont Kellum; Evading Arrest or Detention on Foot; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

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

CR-0005709-23; Jaden McDougald; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0006011-23; Nyirah Porter; 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-0005525-22; Eric Roberto Wilson; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

**Judge Randal B. Todd
Courtroom 310**

CR-0007360-23; David Abbey; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

CR-0005594-23; Alissa Beilby; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Art Ettinger**

CR-0006299-23; Daniel Andre Jenkins; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0006248-23; Nathaniel Butch Jones; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0005593-23; Jylan Mack; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

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

CR-0006328-23; Andra Anthoney Turney; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0007359-23; Andra Anthoney Turney; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0006304-23; Amber M. Vansickle; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

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

Arbitration Trial List

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

**Wednesday
December 13, 2023**

GD-16-000873; Brown vs Adams; P-atty: **Bradley Allen King;** D-atty: **Sarah E. Cobbs**

AR-23-004172; Hilltop Paving Sealer Division LLC vs Laurentian Hall Associates; P-atty: **Gianni Floro;** D-atty: **Jessica L. Silko**

AR-23-004171; Hunting Ridge No. 8 Condominium Association vs WMP Systems LLC; P-atty: **Fred C. Jug, Jr.**

AR-23-004169; Citibank N.A. vs Gardner; P-atty: **Robert M. Kline**

AR-23-004168; Citibank N.A. vs Volek; P-atty: **Robert M. Kline**

AR-23-004167; Ausburn, et al vs Betz, et al; P-atty: **Samuel J. Dalfonso;** D-atty: **Robert P. Domenick**

AR-23-004165; Citibank N.A. vs Evins; P-atty: **Robert M. Kline**

AR-23-004163; Citibank N.A. vs Taylor; P-atty: **Robert M. Kline;** D-atty: **Bruce W. Blissman**

AR-23-004162; Citibank N.A. vs Lykens; P-atty: **Robert M. Kline**

AR-23-004161; Wege vs 1100 Liberty Owner LLC; P-atty: **Nicole M. Pardus;** D-atty: **W. David Slomski**

AR-23-004154; Discover Bank vs Boyle; P-atty: **Kirsten R. Armstrong**

AR-23-004152; Standard Air & Lite Corporation vs Huckerson Inc.; P-atty: **Justin T. Papciak**

AR-23-004146; Citibank N. A. vs Piersgalski; P-atty: **Robert M. Kline**

AR-23-004145; Citibank N. A. vs Reichl Jr.; P-atty: **Robert M. Kline;** D-atty: **William P. Harrington, Jr.**

AR-23-004144; Citibank N. A. vs Pletcher; P-atty: **Robert M. Kline**

AR-23-004143; Citibank N. A. vs Berta; P-atty: **Robert M. Kline**

AR-23-004141; Citibank N. A. vs Howard; P-atty: **Robert M. Kline**

AR-23-004140; Citibank N. A. vs Russo; P-atty: **Robert M. Kline**

AR-23-004139; Citibank N. A. vs Day; P-atty: **Robert M. Kline**

AR-23-004138; Citibank N. A. vs Howard; P-atty: **Robert M. Kline**

AR-23-004137; Citibank N.A. vs Keeling; P-atty: **Robert M. Kline**

AR-23-004135; JPMorgan Chase Bank N.A. vs Cahill; P-atty: **Julie E. Goodchild**

AR-23-004132; Barclays Bank Delaware vs Curtis; P-atty: **Julie E. Goodchild**

AR-23-004131; Barclays Bank Delaware vs Meyer; P-atty: **Julie E. Goodchild**

AR-23-004129; Prothermal Inc. vs Vukmir, et al; P-atty: **Anthony F. Jeselnik**

AR-23-004124; Stephens vs FCA US LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

AR-23-004010; Luick N Sons Contracting Inc. vs Sullivan, et al; P-atty: **Pro Se;** D-atty: **Matthew J. Kalina**

AR-23-003933; Flaherty vs Mercolini; P-atty: **Pro Se;** D-atty: **Pro Se**

AR-23-003873; Wayne vs Ponder; P-atty: **Marikate Reese, Mollie Q. Rosenzweig;** D-atty: **Diana M. O'Connell**

AR-23-003856; Hovis Auto Supply Inc. vs Impact Collision Center; P-atty: **Jeannine Botta Guth;** D-atty: **Daniel P. Buzard**

AR-23-003853; Zangana vs Impact Collision Center & Automotive; P-atty: **Pro Se;** D-atty: **Daniel P. Buzard**

AR-23-003818; Boumasoud vs Ghazalawad, et al; P-atty: **Pro Se;** D-atty: **Frederick A. Sproull**

AR-23-003557; Nelson vs Waltenbaugh; P-atty: **Gregory Francis Stein;** D-atty: **Andrew P. Giel**

AR-23-002392; Allegheny County Southwest Tax Collection District, et al vs GNC Holdings LLC; P-atty: **David L. Scherer**

AR-23-002356; Scruggs vs Dollar Tree Stores Inc.; P-atty: **Nick LaCava;** D-atty: **Theresa B. O'Brien**

AR-23-001890; Bank of America N.A. vs Domat; P-atty: **Frederic I. Weinberg;** D-atty: **Shane L. Weaver**

AR-23-001871; Reed vs Speedway; P-atty: **Pro Se;** D-atty: **Brook T. Dirlam**

AR-23-001620; Donegal Mutual Insurance Co. and Peninsula Insurance Company vs North Shore Steel Buildings, Inc.; P-atty: **Daniel A. Wechsler;** D-atty: **Sean J. Carmody**

AR-23-000781; Achenbach vs Home Depot USA Inc.; P-atty: **Bradley S. Dornish;** D-atty: **Kevin Cornish**

Summary Appeals Branch

Judge Nicola Y. Henry-Taylor
City-County Building
Room 821

**Wednesday
December 13, 2023**

Hearings

SA-0001373-23; Comm. of PA vs Marcus Lamont Alford; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001376-23; Comm. of PA vs Robert Charles Apel Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001377-23; Comm. of PA vs Robert Charles Apel Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001354-23; Comm. of PA vs Michelle Ardolino; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001327-23; Comm. of PA vs Rafael Abreu Canedo; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001394-23; Comm. of PA vs Earlene Communuale; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001341-23; Comm. of PA vs Christopher Anth Davila; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001390-23; Comm. of PA vs Brandon E. Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001368-23; Comm. of PA vs Darian Flatley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001329-23; Comm. of PA vs Kylie Dawn Fordyce; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001357-23; Comm. of PA vs Cynthia Gelien; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001396-23; Comm. of PA vs Jacquay L. Hosey; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001175-23; Comm. of PA vs Carol A. Howze; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001164-23; Comm. of PA vs Lachell Linay Jefferson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001351-23; Comm. of PA vs David Knez; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001335-23; Comm. of PA vs Thomas Edward Lockaton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001355-23; Comm. of PA vs Azjavn Neve Marshall; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000408-23; Comm. of PA vs James L. Pryor; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001566-22; Comm. of PA vs Kirk Rice; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001337-23; Comm. of PA vs Mohammad Zaid Saleh; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001393-23; Comm. of PA vs Adrea Rikele Simpson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001334-23; Comm. of PA vs Xavier Tyler; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001350-23; Comm. of PA vs Daniel Woodard; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001391-23; Comm. of PA vs Pamela P. Yancy; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001331-23; Comm. of PA vs Stephen G. Yurick; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Tuesday, January 2, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on TUESDAY, JANUARY 2, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, JANUARY 3, 2024, 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, JANUARY 8, 2024 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

79. Timothy M. Gallagher

GD-21-008640—\$44,983.05

Christine L. Graham, 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 156 Sunny Drive, Pittsburgh, Pennsylvania 15236. Deed Book Volume 09480, Page 635. Block and Lot Number 0390-C-00242-0000-00.

Bethel Park

11. Brian Ferris and Jason Ferris, Known Heirs of Mary A. Ferris

GD-21-012043—\$20,737.58

Elizabeth P. Sattler, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 5021 Orchard Avenue, Bethel Park, PA 15102. Deed Book 10591, Page 94. Block and Lot Number 393-M-151.

88. David M. Ohler and Jana K. Ohler

MG-23-000435—\$166,763.21

Padgett Law Group

850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Bethel Park: Having erected thereon a single-story dwelling being known and numbered as 227 Drake Road, Bethel Park, PA 15102. Deed Book 12596, Page 272, Instrument Number 2005-32045. Block and Lot Number 568-F-169.

Brackenridge

58. Timothy S. Michaels

MG-22-000710—\$27,999.87

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 801 9th Avenue, Brackenridge, PA 15014. Deed Book Volume 9802, Page 132. Block and Lot 1224-A-00335-0000-00.

Bridgeville

26. Diana L. Oden and Norman V. Oden

GD-17-016889—\$2,066.52

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story masonry frame house being known as 1253 Terrace Street, Bridgeville, PA 15017. Deed Book Volume 10278, Page 125. Block & Lot No. 255-H-238.

Carnegie

44. Lisa Crewl a/k/a Lisa Frederick Solely in Her Capacity as Heir of Robert F. Crewl, Jr., Deceased

GD-23-001312—\$31,877.14

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 507 3rd Avenue, Carnegie, PA 15106. Deed Book 5699, Page 231. Block and Lot Number 102-B-78.

City of Clairton

39. Georgina A. Rondinelli

MG-23-000418—\$36,855.88

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward City of Clairton: Having erected thereon a dwelling being known and numbered as 302 Elm Street, Clairton, PA 15025. Deed Book 11120, Page 521. Block and Lot Number 657-P-313.

Collier

45. Patrick J. Mulligan and the United States of America

MG-23-000581—\$162,824.77

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 100 Scott Way,

Carnegie, PA 15106. Deed Book 14282, Page 81. Block and Lot Number 147-F-34.

Dormont

77. Crjstina Carole Helebrand, Known Surviving Heir of Lorraine C. Helebrand and Unknown Surviving Heirs of Lorraine C. Helebrand

MG-22-000224—\$127,756.64

Christine L. Graham, Esq.

McCabe, Weisberg & Conway, LLC

215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling being known and numbered as 1107 Illinois Avenue, Pittsburgh, Pennsylvania 15216. Deed Book Volume 11184, Page 442. Block and Lot Number 0097-E-00099-0000-00.

Elizabeth Borough

7. Curtis Barrett

GD-22-015457—\$10,746.84

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 118 7th Ave., Elizabeth, PA 15037. Deed Book 17956, Page 91. Block and Lot Number 1133-S-355.

75. Kenneth A. Kolodziej and Lori A. Kolodziej

GD-23-006358—\$21,490.24

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: (Parcel 1) Having erected thereon a commercial theater building being known and numbered as 207 S. 2nd Avenue, Elizabeth, PA 15037. Deed Book 11668, Page 413. Block and Lot Number 1133-L-172;

(Parcel 2) Having erected thereon a commercial office/apartments over building known and numbered as 121 S. 3rd Avenue, Elizabeth, PA 15037; Deed Book Volume 11939, Page 89. Block and Lot Number 1133-M-312; and

(Parcel 3) Being all that vacant land known and numbered as 3rd Avenue, Elizabeth, PA 15037. Deed Book Volume 11939, Page 89. Block and Lot Number 1133-M-316.

Elizabeth Township

34. Holly Bryan and Jeffrey Pool

MG-23-000634—\$169,485.42

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 102 Narragansett Drive, McKeesport, PA 15135. Deed Book 16677, Page 471. Block and Lot Number 997-C-166.

50. Hilary A. Spell, Personal Representative of the Estate of James D. McCombs, Deceased

GD-23-007496—\$45,524.62

The Law Office of Gregory Javardian, LLC

215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 5834 Meade Street, McKeesport, PA 15135. Deed Book Volume 10479, Page 639. Block and Lot Number 653-L-229.

66. Amanda Clark

MG-23-000088—\$177,300.41

Christine L. Graham, Esq.

McCabe, Weisberg & Conway, LLC

215-790-1010

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

known and numbered as 925 Scenery Drive, Elizabeth, Pennsylvania 15037. Deed Book Volume 17752, Page 295. Block and Lot Number 1130-N-00222-0000-00.

Etna

103. The Unknown Heirs of Daniel Lee Pilszak, Deceased

GD-22-008727—\$4,724.71

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Parcel #1: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223 f/k/a 17 Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 10746, Page 542. Block & Lot No. 222-P-62.

Parcel #2: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 10746, Page 542. Block & Lot No. 222-P-63.

106. Judith and George Clementson

GD-08-003174—\$3,728.88

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 10094, Page 132. Block & Lot No. 222-P-61.

Findlay

91. Danielle E. Greaves and Timothy S. Cannon

MG-19-001357—\$337,023.50

Nathalie Paul, Esq.

McCabe, Weisberg & Conway, LLC

215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a dwelling being known and numbered as 236 Horse Shoe Drive, Clinton, Pennsylvania 15026. Deed Book Volume 17068, Page 499. Block & Lot No. 1320-N-00138-0000-00.

Forward

56. Anthony F. Piscitelli; and Angela M. Grant a/k/a Angela Marie Grant a/k/a Angela M. Bordini

MG-23-000349—\$214,507.82

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Being vacant land known as Rainbow Run Rd., Monongahela, PA 15063. Deed Book Volume 17785, Page 107. Block and Lot 2274-S-00270-0000-00.

Harrison

65. Timothy J. Oddis

MG-23-000254—\$174,838.60

Christine L. Graham, Esq.

McCabe, Weisberg & Conway, LLC

215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1216 Arizona Avenue, Natrona Heights, Pennsylvania 15065. Deed Book Volume 17877, Page 333. Block and Lot Number 1518-R-00007.

73. Norma L. Deer

GD-22-005286—\$14,005.65

Anthony Giglio, Esq.

412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township:

Having erected thereon a retail structure with apartments above known as 87 Garfield Street, Natrona Heights, PA 15065. Deed Book Volume 14139, Page 450, Block and Lot 1368-G-336.

78. Christopher L. Rutkowski, Jamie Marie Zingaro Rutkowski a/k/a Jamie Marie Z. Rutkowski; and the Secretary of Housing and Urban Development
MG-23-000817—\$38,784.60
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1322 8th Avenue, Natrona Heights, PA 15065. Deed Book Volume 14429, Page 513. Block and Lot Number 1368-J-16.

96. Lisa Ann Winter and Alan B. Winter
MG-23-000623—\$121,651.85
Padgett Law Group
850-422-2520

All that certain lot or piece of ground situate in the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a two-story dwelling being known and numbered as 1275 11th Avenue, Natrona Heights, PA 15065. Deed Book Volume 18331, Page 189, Instrument Number 2021-4595. Block and Lot Number 1368-E-69.

Homestead

46. Myra Ann Mott
MG-22-000791—\$57,756.32
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 1513 West Street, Homestead, Pennsylvania 15120. Deed Book Volume 10685, Page 159. Block and Lot Number 0131-G-00123.

100. Floreence Davis
GD-19-001337—\$4,885.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story frame house being known as 124 East 15th Avenue, Homestead, PA 15120. Deed Book Volume 8638, Page 189. Block & Lot No. 131-C-272.

Indiana

27. John B. Smolter
GD-17-000018—\$2,575.38
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Being thereon vacant residential land known as Hillside Lane, Glenshaw, PA 15116. Deed Book Volume 13472, Page 289. Block & Lot No. 523-B-169.

28. John B. Smolter
GD-14-021147—\$2,869.49
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one story brick house being known as 113 Hillside Lane, Glenshaw, PA 15116. Deed Book Volume 13472, Page 289. Block & Lot No. 523-B-158.

67. Hall Family Trust
GD-22-009773—\$7,003.89
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a farm being known and numbered as 150 Eisele Road, Cheswick, PA 15024. Deed Book 14945, Page 229. Block and Lot Number 1081-M-229.

68. Estate of Randal A. Roth and Ronald Roth
GD-18-011824—\$21,316.32
Paul J. Giuffre, Esq.
Giuffre Law Office
412-781-7900

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a residential single family home being known and numbered as 240 Little Deer Creek Road, Cheswick, PA 15024, More fully described in Deed Book Volume 12201, Page 259; and being designated as Block and Lot No. 1084-E-98.

69. Ronald Roth
GD-18-011476—\$19,610.98
Paul J. Giuffre, Esq.
Giuffre Law Office
412-781-7900

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon an industrial warehouse being known and numbered as 230 Little Deer Creek Road, Cheswick, PA 15024, More fully described as parcel first in Deed Book Volume 10942, Page 52; and being designated as Block and Lot No. 1084-E-112.

70. Ronald Roth
GD-18-011821—\$38,147.31
Paul J. Giuffre, Esq.
Giuffre Law Office
412-781-7900

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Parcel I: Having erected thereon a residential single family home being known and numbered as 253 Little Deer Creek Road, Cheswick, PA 15024, more fully described as parcel second in Deed Book Volume 10942, Page 63; and being designated as Block and Lot No. 1084-A-154; and

Parcel II: Having erected thereon an industrial small shop being known and numbered as 242 Little Deer Creek Road, Cheswick, PA 15024, more fully described as parcel fourth in Deed Book Volume 10942, Page 63; and being designated as Block and Lot No. 1084-E-89.

Jefferson Hills

21. Joann S. Trumpie a/k/a Joann S. Trumpie Peterman, with Notice to Heirs and Assigns
GD-22-011650—\$7,001.76
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one and a half story frame house being known as 145 Butternut Street, Clairton, PA 15025. Deed Book Volume 3997, Page 657, Block & Lot 766-R-102.

Kennedy

52. John E. Jenkins, Heir of Donald M. Jenkins, Deceased; the Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Donald M. Jenkins, Deceased; and the Secretary of Housing and Urban Development
MG-23-000480—\$196,186.37
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Kennedy Township: Having erected thereon a one story dwelling known and numbered as 32 Green Oak Drive, Coraopolis, PA 15108. Deed Book 35494 and Page 196. Block & Lot No. 156-P-226.

Liberty

43. John M. Duda, Jr.
MG-23-000128—\$71,718.81
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2908 Woodrow Street, McKeesport, PA 15133. Deed Book 13542, Page 429. Block and Lot Number 556-C-296.

City of McKeesport

9. DNT Property Investments, LLC
GD-19-015128—\$530,651.00
John B. Joyce, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport, 8th Ward: Having erected thereon an apartment building known and numbered as 3109-3111 Freeland Street, McKeesport, PA 15132. DBV 15970, PG. 587, B/L #380-R-101.

10. DNT Property Investments, LLC
GD-19-015128—\$530,651.00
John B. Joyce, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport, 8th Ward: Having erected thereon an apartment building known and numbered as 3108-3110 Freeland Street, McKeesport, PA 15132. DBV 15970, PG. 587, B/L 380-R-102.

97. David Franklin, in His Capacity as Heir of William R. Franklin, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, Associations Claiming Right Title or Interest From or Under William R. Franklin, Deceased
MG-22-000571—\$60,125.50
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

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 3516 Mayfair St., McKeesport, PA 15132. Deed Book Volume 12107, Page 506. Block and Lot Number 0381-M-00101-0000-00.

Monroeville

1. Mauro A. Kisak, Known Heir of Joan E. Kisak, Deceased and Gigi K. Hebrank, Known Heir of Joan E. Kisak, Deceased
GD-23-006795—\$128,490.96
Benjamin Hoen, Esq.
216-739-5100

All the following described real estate situated in the Municipality of Monroeville (formerly the Borough of Monroeville), County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 2328 Haymaker Road, Monroeville, PA 15146. Book 6125, Page 93, Parcel Number 859-D-126.

24. Debora M. Kruper
GD-19-002983—\$2,579.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two story masonry frame townhouse being known as 101 Meadow Gap Drive, Monroeville, PA 15146. Deed Book Volume 12753, Page 59, Block & Lot 544-L-6-0001.

Mt. Oliver

42. George Daniel, Sr. a/k/a George A. Daniel
MG-22-000951—\$26,913.77
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 111 Sherman Street, Pittsburgh, PA 15210. Deed Book 12566, Page 42. Block and Lot Number 14-S-193.

Munhall

84. Michael A. Bandola and Laura M. Bandola a/k/a Laura Bandola
MG-20-000037—\$47,647.44
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 716 East 12th Avenue, Homestead, PA 15120 a/k/a 716 12th Avenue, Homestead, PA 15120 a/k/a 716 East 12th Avenue, Munhall, PA 15120 a/k/a 716 12th Avenue, Munhall, PA 15120. Deed Book Volume 12111, Page 233. Block and Lot Number 0130-S-00086-0000-00.

Neville

54. Michael Ladakos, in His Capacity as Administrator and Heir of the Estate of Karen M. Kanakis; John Ladakos, in His Capacity as Heir of Karen M. Kanakis; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Karen M. Kanakis
MG-22-000894—\$32,217.47
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Neville: Being a Mobile Home known and numbered as 713 Grand Avenue Pittsburgh, PA 15225. Deed Book Volume 10274, Page 148. Block and Lot 0273-K-00083-0000-00.

North Braddock

102. Sarah McWhite
GD-08-017338—\$4,975.25
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story frame house being known as 1013 4th Street, Braddock, PA 15104. Deed Book Volume 19199, Page 230. Block & Lot No. 301-E-337.

104. Richard J. Comfort & Guy T. James d/b/a CJ Properties
GD-16-001997—\$16,308.01
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a one story frame house being known as 1101 4th Street, Braddock, PA 15104. Deed Book Volume 14968, Page 33. Block & Lot No. 301-E-356.

105. The Unknown Heirs of Charles Paden, Deceased
GD-16-009270—\$8,235.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house being known as 1014 4th Street,

Braddock, PA 15104. Deed Book Volume 13432, Page 450. Block & Lot No. 301-E-321.

North Versailles

90. Carol Puhalla and David Nolf
GD-23-006187—\$76,752.55

Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3807 Alice Avenue, North Versailles, Pennsylvania 15137. Deed Book Volume 17260, Page 134, Block and Lot Number 549-C-336.

99. Michael K. Willis and Patricia R. Willis
GD-09-018243—\$7,332.25

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 8567, Page 9. Block & Lot No. 376-L-177.

101. Charles Norman Carey
GD-23-002768—\$5,909.04

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 8307, Page 488. Block & Lot No. 376-L-170.

107. Willette Thomas Jackson, Executrix of the Estate of Sophia N. Thomas a/k/a Sophie N. Thomas, Deceased and the Unknown Heirs of Willie J. Thomas, Deceased and the Unknown Heirs of Sophia N. Thomas a/k/a Sophie N. Thomas, Deceased

GD-23-006012—\$5,715.34
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story frame house being known as 2108 Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 3688, Page 119. Block & Lot No. 376-L-178.

109. Thomas J. Townsend

GD-19-005240—\$5,078.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as 307 Tintsmen Avenue, North Versailles, PA 15137. Deed Book Volume 13208, Page 289. Block & Lot No. 456-M-125.

Oakdale

35. Ernest R. Benard

GD-23-002815—\$55,618.35
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakdale: Having erected thereon a dwelling being known and numbered as 11 Robinson Street, Oakdale, PA 15071. Deed Book 12598, Page 23. Block and Lot Number 492-M-389.

Oakmont

82. Joseph B. Felix a/k/a Joseph Braddon Felix
MG-23-000827—\$126,145.46

Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

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

Having erected thereon a two-story frame dwelling known as 530 Pennsylvania Avenue, Oakmont, PA 15139, Deed Book Volume 17440, Page 310, Block & Lot No. 363-C-73.

Penn Hills

6. Agnes Karaffa a/k/a Sara Agnes Karaffa, With Notice to Known Heirs and Assigns

GD-21-014768—\$11,125.36
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 5612 Front St., Verona, PA 15147. Deed Book 3247, Page 383. Block and Lot Number 366-S-278.

12. Stephanie J. Rock and Adam T. Watt

MG-19-000793—\$136,317.81
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality (Formerly Township) of Penn Hills: Having erected thereon a dwelling being known and numbered as 170 Spring Grove Road, Pittsburgh, PA 15235. Deed Book Volume DE VL-14410, Page 98, Block and Lot 0448-N-00065-0000-00.

14. The Unknown Heirs of Donna R. Carter a/k/a Donna Carter, deceased

MG-23-000027—\$82,996.40
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 360 Dorothy Drive, Pittsburgh, PA 15235. Deed Book Volume 11381, Page 498. Block and Lot Number 368-G-307.

17. Eric Youngblood and Nelvia Seals

MG-19-001350—\$98,919.53
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6921 Alcoma Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16575, Page 447. Block and Lot Number 0634-J-00348.

33. Kathleen E. Griffin and Robert E. Griffin

GD-19-001549—\$192,817.87
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 328 Crescent Garden Drive, Pittsburgh, PA 15235. Deed Book Volume 12162, Page 469, Block and Lot 537-R-00209-0000-00.

49. Phillip G. Vogel, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Ralph W. Vogel, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Suzanne Hill, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Christine Sampsell, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Marianne Mikitko, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; and Unknown Surviving Heirs of Dennis Vogel a/k/a Dennis M. Vogel

GD-20-000608—\$83,817.69
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 150 Marshall Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 10269, Page 295. Block and Lot Number 370-H-138.

51. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Lois E. Sharlock a/k/a Lois Elaine Sharlock, Deceased

GD-23-008450—\$234,188.70

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick bungalow being known and numbered as 1121 McCully Drive, Pittsburgh, PA 15235. Deed Book Volume 8446, Page 490. Block and Lot Number 540-K-84.

55. Rickey Williams and Toya Williams

MG-23-000040—\$222,971.60

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 10 Black Oak Dr., Pittsburgh, PA 15235. Deed Book Volume 12211, Page 498. Block and Lot 0538-C-00381-0000-00.

60. Tyler A. Straus, known Heir of Betty J. Straus, deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Betty J. Straus, deceased

MG-23-000403—\$103,084.36

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 807 Clearview Drive, Verona, PA 15147. Deed Book Volume 15131, Page 118, Block and Lot 0446-H-00298-0000-00.

74. Benjamin F. Rouse and Yvonne D. Rouse

GD-21-002640—\$9,390.50

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 7592 Tyler Road, Verona, PA 15147. Deed Book 17348, Page 334. Block and Lot Number 173-H-176.

85. John Mercalde, in His Capacity as Heir to the Estate of Eugene Mercalde, Deceased; Michael Mercalde, in His Capacity as Heir to the Estate of Eugene Mercalde, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Eugene Mercalde, Deceased

MG-22-000846—\$151,823.87

Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 611 Summit Dr., Verona, PA 15147. Deed Book Volume 13760, Page 347. Block and Lot Number 0446-M-00062-0000-00.

86. Richard D. Edwards and the United States of America

GD-23-006778—\$93,006.84

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant commercial land known and numbered as Rodi Road, Pittsburgh, PA 15235. Deed Book 15221, Page 263. Block and Lot Number 450-P-19.

Pitcairn

40. James J. Laird a/k/a James Joseph Laird c/o River Communities Fiduciary Services, Inc. ("RCFS") in Their Capacity as Plenary Permanent Guardian of the Person, James J. Laird

MG-23-000467—\$25,406.25

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 1212 North Avenue, Pitcairn, PA 15140. Deed Book 9192, Page 199. Block and Lot Number 746-B-170.

Plum

61. Vincent Joseph Moliterno, Jr. and Courtney Crissman

MG-19-000501—\$129,653.78

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 7194 Leechburg Road, New Kensington, PA 15068. Deed Book Volume 16600, Page 366, Block and Lot 0849-A-00138-0000-00.

81. Carol A. Ashbaugh

MG-18-001346—\$121,230.01

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Plum Borough: Having erected thereon a dwelling being known and numbered as 176 Big Horn Road, Pittsburgh, PA 15239. Deed Book Volume 8437, Page 542, Block and Lot 1102-M-00262-0000-00.

Port Vue

3. Stacie L. Ammer and the United States of America c/o the U.S. Attorney for the Western District of Pennsylvania

MG-18-001084—\$93,049.60

Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Port Vue Borough: Having erected thereon a dwelling being known and numbered as 904 Pleasant Avenue, McKeesport, PA 15133 a/k/a 904 Pleasant Avenue, Port Vue, PA 15133. Deed Book Volume 11753, Page 229, Instrument Number 2003-28434. Block and Lot Number 0383-F-00251-0000-00.

19. Kelly J. Metz

MG-19-000907—\$70,049.83

Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1326 Barkley Road, McKeesport, Pennsylvania 15133 a/k/a 1326 Barkley Road, Port Vue, Pennsylvania 15133. Deed Book Volume 13966, Page 210. Block and Lot Number 0383-R-00097-0000-00.

Richland

41. Stacy E. Auther a/k/a Stacy Auther and John F. Auther a/k/a John Auther

MG-23-000415—\$98,303.33

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a dwelling being known and numbered as 5959 Heckert Road, Bakerstown, PA 15007. Deed Book 11285, Page 329. Block and Lot Number 2007-H-182.

Ross

25. Shanell Robinson

GD-22-002976—\$26,617.39

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross:

Having erected thereon a two story frame house known as 116 Pinevalley Drive, Pittsburgh, PA 15229. Deed Book Volume 17600, Page 276, Block & Lot 350-E-160.

37. John S. Urbanek

MG-23-000416—\$111,616.09
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 1724 Renton Avenue, Pittsburgh, PA 15229. Deed Book 11322, Page 401. Block and Lot Number 279-N-111.

38. Sandra J. Kording a/k/a Sandra J. Mammay and Paul F. Mammay, Jr.

MG-21-000052—\$156,947.99
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 162 East Wedgewood Drive, Pittsburgh, PA 15229. Deed Book 7121, Page 553. Block and Lot Number 349-D-6.

76. Walter C. Smith

MG-19-000127—\$195,981.53
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Ross: Having erected thereon a dwelling being known and numbered as 309 Noring Court, Pittsburgh, PA 15237. Deed Book Volume 14133, Page 220. Block and Lot Number 431-C-51.

94. Scottsdale REI LLC

GD-23-010279—\$199,142.29
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a two-story brick dwelling being known and numbered as 74 Union Avenue, Pittsburgh, PA 15202. Deed Book Volume 18714, Page 125, Instrument Number 2021-42072. Block and Lot Number 215-K-300.

Sewickley

22. Thomas W. Gatehouse, Jr.

GD-23-000493—\$7,102.82
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a one story frame house being known as 202 Bank Street, Sewickley, PA 15143. Deed Book Volume 11551, Page 481. Block & Lot No. 506-C-98.

Shaler

18. Vincent D. Metz

MG-22-000507—\$134,756.33
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 123 Lily Drive, Glenshaw, Pennsylvania 15116 a/k/a 123 Lily Drive, Glenshaw, Pennsylvania 15116. Deed Book Volume 14379, Page 291. Block and Lot Number 0615-P-00036-0000-00.

Springdale

20. Eric David Zahner

MG-23-000801—\$58,889.05
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

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

Having erected thereon a dwelling known and numbered as 737 Garfield Street, Springdale, PA 15144. DBV 14437, PG. 566, B/L #733-A-330.

Stowe

15. Steven Szwedki, Known Surviving Heir of Henry R. Szwedki and Unknown Surviving Heirs of Henry R. Szwedki

GD-20-001710—\$78,651.55
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 152 William Circle, McKees Rocks, Pennsylvania 15136. Deed Book Volume 6675, Page 55. Block and Lot Number 0111-D-00395-0000-00.

Tarentum

87. Susan M. Logue and Kenneth R. Sprouse, Jr.

MG-23-000642—\$36,117.23
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Tarentum: Having erected thereon a two-story dwelling being known and numbered as 720 Center Street, Tarentum, PA 15084. Deed Book Volume 10131, Page 395, Instrument Number 1998-020339. Block and Lot Number 1223-P-00144-0000-00.

Turtle Creek

108. Gelt Properties, LLC

GD-23-002986—\$25,623.21
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Parcel #1: Being thereon vacant residential land known as Airbrake Avenue, Turtle Creek, PA 15145 f/k/a 1509 ½ Airbrake Avenue, Turtle Creek, PA 15145. Deed Book Volume 13591, Page 69. Block & Lot No. 456-H-25.

Parcel #2: Being thereon vacant residential land known as Airbrake Avenue, Turtle Creek, PA 15145 f/k/a 1509 Airbrake Avenue, Turtle Creek, PA 15145. Deed Book Volume 13591, Page 69. Block & Lot No. 456-H-23.

Upper St. Clair

59. Cheryl L. Gastineau, as Administratrix of the Estate of Elizabeth K. Campbell; Brendan J. Campbell, in His Capacity as Heir of Elizabeth K. Campbell; Taryn E. Campbell, in Her Capacity as Heir of Elizabeth K. Campbell; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elizabeth K. Campbell

MG-19-000591—\$353,774.63
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2510 Edgewood Drive, Pittsburgh, PA 15241. Deed Book Volume 4262, Page 427. Block and Lot 0668-F-00090-0000-00.

West Deer

62. Linda White, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William H. White, deceased, William Hunter White, known Heir of William H. White, deceased, Melissa M. Francis, known Heir

of William H. White, deceased, Jessica R. White, known Heir of William H. White, deceased, Heather L. White, known Heir of William H. White, deceased

MG-19-000635—\$57,221.63
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel 1: Having erected thereon a dwelling being known and numbered as 1028 Mueller Street, Gibsonia, PA 15044. Deed Book Volume DE 11700, Page 404, Block and Lot 1668-M-00013-0000-00.

Parcel 2: Having thereon vacant land being known as Mueller Street, Gibsonia, PA 15044. Deed Book Volume DE 11700, Page 404, Block and Lot 1668-S-00209-0000-00.

White Oak

16. Michael John Gallo and Wendy Gallo

MG-22-000892—\$246,307.26
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1910 Fawcett Avenue, McKeesport, Pennsylvania 15131 a/k/a 1910 Fawcett Avenue, White Oak, Pennsylvania 15131. Deed Book Volume 17358, Page 316. Block and Lot Number 551-E-352.

93. Georgette Dusetzina; Sylvia Kopay; Judy Kopay Telli, Known Heirs of the Estate of John Kopay, Jr. and the Unknown Heirs, Executors and/or Administrators of the Estate of John Kopay, Jr.

MG-23-000730—\$82,445.99
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling known as 226 Carmella Drive, McKeesport, PA 15131. DBV 13305, PG. 154, Block & Lot No. 549-J-254.

Whitehall

72. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak

MG-16-000765—\$140,710.22
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

Wilkins

31. Jessica Williams, in her capacity as Administratrix and Heir of the Estate of Joseph Patrick Craig

MG-22-000779—\$50,002.17
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a single family dwelling being known and numbered as 631 Highland Avenue, Turtle Creek, PA 15145. Deed Book DE-13439, Page 239. Block and Lot 454-N-262.

Wilkinsburg

4. Deliverance Incorporated

GD-22-004162—\$12,990.31
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 1116 South Ave., Pittsburgh, PA 15221. Deed Book 11840, Page 10. Block and Lot Number 233-F-189.

5. The Unknown Heirs of Fern E. Kuzma, Deceased

GD-23-004546—\$10,974.34
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 107 Beatty St., Pittsburgh, PA 15221. Deed Book 3608, Page 208. Block and Lot Number 233-B-124.

8. Jenise Caldwell

GD-21-012251—\$59,117.66
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 737 Glenn Ave., Pittsburgh, PA 15221. Deed Book 10331, Page 111. Block and Lot Number 232-J-178.

29. Rockledge Commons LLC

GD-23-001268—\$29,578.88
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a commercial apartment building being known and numbered as 815 North Avenue, Pittsburgh, PA 15221. Deed Book 18606, Page 170. Block and Lot Number 232-N-191.

30. A.M. Cottica Real Estate LLC

GD-23-005225—\$12,590.98
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 1700 Turner Ave., Pittsburgh, PA 15221. Deed Book 18080, Page 183. Block and Lot Number 296-P-160.

32. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Patricia L. Frailey, deceased

MG-23-000179—\$52,318.32
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 917 South Avenue, Pittsburgh, PA 15221. Deed Book Volume 12122, Page 247, Block and Lot 0233-A-00301-0000-00.

Wilmerding

47. Diante Fields and Mindy Fields

MG-23-000549—\$40,640.25
Leon P. Haller, Esq.
Purcell, Haller and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 756 Middle Avenue, Wilmerding, PA 15148. Deed Book Volume 18897, Page 49. Block and Lot Number 545-E-284.

Pittsburgh—11th Ward

95. Scottsdale REI LLC

GD-23-010405—\$443,112.51
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 11th Ward of

the City of Pittsburgh: Having erected thereon a two-story dwelling being known and numbered as 1434 North Euclid Avenue, Pittsburgh, PA 15206. Deed Book Volume 18911, Page 183, Instrument Number 2022-15866. Block and Lot Number 0082-H-00191-0000-00.

Pittsburgh—14th Ward

98. Robyn Musilek, solely in his capacity as known heir of Bonnie Musilek, deceased and the Unknown Heirs of Bonnie Musilek, deceased and Tracy Musilek, solely in her capacity as known heir of Bonnie Musilek, deceased
GD-23-002817—\$85,208.34
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 14th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 312 Leblanc Street, Pittsburgh, PA 15218-1011. Deed Book Volume 09598, Page 334. Block and Lot Number 128-S-31.

Pittsburgh—15th Ward

92. Patricia V. Lowrey
MG-22-000763—\$52,934.72
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 30 Nansen Street, Pittsburgh PA 15207, Deed Book 12478 Page 273, Block and Lot 0056-C-00205-0000-00.

Pittsburgh—19th Ward

57. Marjorie D. Palmer
MG-23-000282—\$62,974.99
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 324 Kramer Way, Pittsburgh, PA 15211. Deed Book Volume 10007, Page 429. Block and Lot 0004-R-00151-0000-00.

83. Michelle Paulina; Shannon Pritchard; William J. Goodboy, Jr., Known Heirs of the Estate of William J. Goodboy, Sr. a/k/a W.J. Goodboy and the Unknown Heirs, Executors and/or Administrators of the Estate of William J. Goodboy, Sr. a/k/a W.J. Goodboy

MG-23-000714—\$86,519.81
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 19th Ward: Having erected thereon a dwelling known as 229 Merrimac Street, Pittsburgh, PA 15211. DBV 15100, PG. 399, Block & Lot No. 4-A-124.

89. Mark L. Gualtieri and Maria Macioszek a/k/a Maria E. Gualtieri
GD-18-004978—\$117,373.67
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 746 Berkshire Avenue, Pittsburgh, PA 15226. Deed Book Volume 14369, Page 449. Block and Lot Number 97-C-196.

Pittsburgh—20th Ward

63. Antoine T. Brooks
MG-22-000998—\$29,033.33
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3124 Banksville Ave., Pittsburgh, PA 15216. Deed Book Volume 12235, Page 322. Block and Lot 0063-F-00045-0000-00.

Pittsburgh—26th Ward

48. Leila E. Washington
MG-22-000955—\$51,782.94
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 208 Bonvue St., Pittsburgh, PA 15214. Deed Book Volume 11905, Page 419. Block and Lot Number 116-A-195.

Pittsburgh—28th Ward

64. Brian Laquinta a/k/a Samuel B. Laquinta, in His Capacity as Heir of Gary R. Laquinta; Julie Dixon, in Her Capacity as Heir of Gary R. Laquinta; Lisa Barthelemy, in Her Capacity as Heir of Gary R. Laquinta; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, claiming Right, Title, or Interest, From or Under Gary R. Laquinta

MG-22-000916—\$135,205.90
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Parcel One: Vacant Land being known as Arnold Street, Pittsburgh, PA 15205. Deed Book Volume 17719, Page 203. Block and Lot 0040-C-00278-0000-00.

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Parcel Two: Having erected thereon a dwelling being known and numbered as 1656 Arnold Street, Pittsburgh, PA 15205. Deed Book Volume 17719, Page 203. Block and Lot 0040-C-00277-0000-00.

71. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Anthony A. Krivickas, Deceased

GD-23-008876—\$54,799.16
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward, City of Pittsburgh: Having erected thereon a dwelling house being known and numbered as 1555 Harlow Street, Pittsburgh, PA 15204. Deed Book Volume 6302, Page 337. Block and Lot Number 71-F-58.

Pittsburgh—29th Ward

2. Scott D. Haines
MG-22-000175—\$40,013.86
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 101 Linnview Avenue, Pittsburgh, Pennsylvania 15210. Deed Book Volume 13064, Page 476, Instrument No. 2006-39070, Block and Lot Number 60-C-307.

13. John Farah, solely in his capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and Monica Covert, solely in her capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and Stephanie Ritter, solely in her capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and T.J. Ritter, solely in his capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and the Unknown Heirs of Deborah L. Ritter a/k/a Deborah L. Farah

MG-23-000193—\$78,097.45
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1310 Amanda Street, Pittsburgh, PA 15210. Deed Book Volume 12045, Page 160. Block and Lot Number 60-C-166.

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
Dec 7, 2023
Dec 8, 15, 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:

Carter, Gary, deceased, of Pittsburgh, PA. No. 07131 of 2023. Elaine M. Allen, Co-Extr., 4835 Coleridge Street, Pittsburgh, PA 15201 and Bridgette Wright, Co-Extr., 623 Lincoln Avenue, Apt. 2, East Liberty, PA 15206 or to Devin Hallett Snyder, Esq., Hallett Snyder Law, 518A Allegheny River Blvd., Oakmont, PA 15139.

23-02261w Dec 8, 15, 22, 2023

Gmter, Kimberly S., deceased, of South Park, PA. No. 07372 of 2023. James A. Gmter, Admr., c/o Caitlin M. Harrington, Esq., Harry S. Cohen & Associates, Two Chatham Center, Suite 985, Pittsburgh, PA 15219.

23-04683 Dec 8, 15, 22, 2023

Kamerling, Rose Marie a/k/a Rosemarie Kamerling, deceased, of Pittsburgh, PA. No. 07973 of 2023. Christopher W. Kamerling, Admr., 359 Cole Road, Sarver, PA 16055 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.

23-04724 Dec 8, 15, 22, 2023

Koreny, Joseph, deceased, of West Mifflin, PA. No. 08142 of 2023. Jo-Anne Kreyv, Extr., 3914 Vistaview St., West Mifflin, PA 15122 or to Christine N. Guthrie, Esq., C.N. Guthrie Law, 1024 Route 519, Suite 400, Eighty Four, PA 15330.

23-02262w Dec 8, 15, 22, 2023

McMicheaux, Eula M., deceased, of Pittsburgh, PA. No. 07741 of 2023. John Robert Morgan, Admr., 911 Oranmore St., Pittsburgh, PA 15201.

23-04717 Dec 8, 15, 22, 2023

Nelson, Lindy D. a/k/a Lindy Nelson a/k/a Lynn Diane Nelson, deceased, of McCandless, PA. No. 01319 of 2023. Dawn Nelson Hart, Extr., 8189 Streamside Drive, Pittsburgh, PA 15237 or to Melissa A. Hart, Esq., Hergenroeder Rega Ewing & Kennedy, LLC, 650 Smithfield St., Centre City Tower, Suite 1700, Pittsburgh, PA 15222.

23-04719 Dec 8, 15, 22, 2023

Rettger, Paul H., deceased, of Pittsburgh, PA. No. 07614 of 2023. Matthew D. Rettger, Extr., 401 Ridgeway Drive, Grand Junction, CO 81507 or to David W. Tyree, Esq., David W. Tyree, PC, 3371 Babcock Blvd., Pittsburgh, PA 15237.

23-02265w Dec 8, 15, 22, 2023

Rittman, Diana Lynn Faltot a/k/a Diana Lynn Faltot-Rittman a/k/a Dede Rittman, deceased, of McCandless, PA. No. 06756 of 2023. Joshua C. Faltot, Admr., 16596 Walnut Creek Drive, Strongsville, OH 44149 or to Melissa A. Hart, Esq., Hergenroeder Rega Ewing & Kennedy, LLC, 650 Smithfield St., Centre City Tower, Suite 1700, Pittsburgh, PA 15222.

23-04718 Dec 8, 15, 22, 2023

Scholl, Lois a/k/a Lois E. Scholl a/k/a Lois Elizabeth Scholl, deceased, of Harrison Township, PA. No. 07974 of 2023. Douglas

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R. Scholl, Extr., 1209 Liberty Avenue, Natrona Heights, PA 15065 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.

23-04723 Dec 8, 15, 22, 2023

Shick, Anne a/k/a Anne M. Shick, deceased, of Blawnox, PA. No. 07563 of 2023. John Raymond Shick, Extr., 842 Winfield Road, Cabot, PA 16023 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

23-04720 Dec 8, 15, 22, 2023

Shores, Kevin Steven, deceased, of Etna, PA. No. 07972 of 2023. William A. Shores, Admr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

23-04722 Dec 8, 15, 22, 2023

Stasko, Leslie Ann, deceased, of Pittsburgh, PA. No. 08854 of 2021. Ricky W. Kieffer, Admr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

23-04721 Dec 8, 15, 22, 2023

Stierheim, Michelle Maria, deceased, of Oakdale, PA. No. 08144 of 2023. Charles A. Stierheim, Admr., 608 Hankey Farms Drive, Oakdale, PA 15071 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

23-02259w Dec 8, 15, 22, 2023

Adelson, Marvin B., deceased, of Pittsburgh, PA. No. 07864 of 2023. Arleen E. Adelson, Extr., 6716 Beacon Street, Pittsburgh, PA 15217 or to Harvey A. Wolsh, Esq., Wechsler, Wolsh and Associates, 210 Sixth Ave., Ste. 320, Pittsburgh, PA 15222.

23-04533 Dec 1, 8, 15, 2023

Borek, Jean a/k/a Jean Theresa Borek, deceased, of McCandless Twp., PA. No. 07782 of 2023. William J. Sarkis, Extr., 402 Wimer Drive, Pittsburgh, PA 15237 or to Lori Nolan Lindey, Esq., Yukevich, Marchetti, Fischer & Zangrilli, P.C., 200 First Avenue, Suite 100, Pittsburgh, PA 15222.

23-04532 Dec 1, 8, 15, 2023

Dempsey, Jean Marie a/k/a Jean M. Dempsey, deceased, of Ross, PA. No. 07287 of 2023. Thomas J. Dempsey, Jr., Admr., 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

23-02219w Dec 1, 8, 15, 2023

Hartle, Dolores R. a/k/a Dolores Ruth Hartle, deceased, of Avalon Borough, PA. No. 07788 of 2023. Clifford J. Hartle, Extr., 619 Taylor Avenue, Pittsburgh, PA 15202 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

23-04548 Dec 1, 8, 15, 2023

Herpel, Anne, deceased, of Coraopolis, PA. No. 07692 of 2023. Sharon Herpel,

Admr., 127 Wyngate Road, Coraopolis, PA 15108.

23-02227w Dec 1, 8, 15, 2023

Hytla, Dorothy C., deceased, of Oakdale, PA. No. 8026 of 2023. Michael Hytla, Extr., 111 Jade Drive, Oakdale, PA 15071 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-02218w Dec 1, 8, 15, 2023

Irwin, Margaret C., deceased, of Pittsburgh, PA. No. 06895 of 2023. Suzan Turino, Extr., 606 Attica Street, Pittsburgh, PA 15220 or to Kirsten L. Lane, Esq., KL Law, P.O. Box 14723, Pittsburgh, PA 15234.

23-02225w Dec 1, 8, 15, 2023

Jakubowski, John Joseph, deceased, of Pittsburgh, PA. No. 07903 of 2023. Susan Lynn Vanalstine, Extr., 3510 Penn Avenue, Pittsburgh, PA 15201 or to Domenic Bellisario, Esq., 310 Grant St., Suite 1302, Pittsburgh, PA 15219.

23-02224w Dec 1, 8, 15, 2023

Klein, Gloria B., deceased, of Pittsburgh, PA. No. 05290 of 2023. Terri R. Klein, Admr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.

23-04549 Dec 1, 8, 15, 2023

Lutz, Gerald J., deceased, of Gibsonia, PA. No. 07769 of 2023. George Patrick Lutz, Extr., 4918 Canyon Creek Trail, Gibsonia, PA 15044 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

23-04547 Dec 1, 8, 15, 2023

Mashaw, Noreen a/k/a Noreen M. Bivins Mashaw, deceased, of North Versailles, PA. No. 06132 of 2023. Danielle Brown, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.

23-04552 Dec 1, 8, 15, 2023

Mason, III, Harold H., deceased, of Pittsburgh, PA. No. 03383 of 2023. Sue Ann Mason, Admr., c/o Julie A. Jones, Esq., Motheral Jones Law, 400 Hastings Street, Pittsburgh, PA 15206.

23-04539 Dec 1, 8, 15, 2023

McCann, Charles J. a/k/a Charles McCann, deceased, of Munhall, PA. No. 07943 of 2023. Joseph Turovac, Extr., 4700 Roberta Drive, West Mifflin, PA 15120.

23-02226w Dec 1, 8, 15, 2023

Musgrove, Sr., Victor Gregory a/k/a Victor G. Musgrove, Sr., deceased, of Pittsburgh, PA. No. 06403 of 2023. Nakia Lynn Walls, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.

23-04551 Dec 1, 8, 15, 2023

Pirain, Roy David, deceased, of Upper Saint Clair, PA. No. 06845 of 2023. Joan Pirain, Extr., 260 Brookside Boulevard, Upper Saint Clair, PA 15241.

23-02216w Dec 1, 8, 15, 2023

Schindler, Elizabeth L., deceased, of Pittsburgh, PA. No. 07848 of 2023. Gregory S. Schindler, Admr. c.t.a., 511 Railroad Street, Houston, PA 15342 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

23-04546 Dec 1, 8, 15, 2023

Sima, John A., deceased, of Forest Hills, PA. No. 06566 of 2023. Ruth E. Sima, Admr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.

23-04550 Dec 1, 8, 15, 2023

Snyder, Michael Albert, deceased, of Bethel Park, PA. No. 07422 of 2023. Steven

Snyder, Extr., 1100 Village Drive, Apartment 1315, Upper Saint Clair, PA 15241 or to Harry A. Readshaw, Esq., Whiteford Taylor Preston, 11 Stanwix Street, Suite 1400, Pittsburgh, PA 15237.

23-02215w Dec 1, 8, 15, 2023

Swineford, Lorraine, deceased, of North Fayette, PA. No. 8020 of 2023. Lori Kirkpatrick, Extr., 110 Carolyn Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-02217w Dec 1, 8, 15, 2023

Thomas, Wayne L., deceased, of Penn Hills, PA. No. 06616 of 2022. Corey Thomas-Turner, Extr., 33 Cardinal Drive, Clementon, NJ 08021 or to Thomas N. Farrell, Esq., Farrell Weaver & Okun, 100 Ross St., Ste. 1, Pittsburgh, PA 15219.

23-04538 Dec 1, 8, 15, 2023

Turon, David J., deceased, of Pittsburgh, PA. No. 07900 of 2023. Jordan Lyle Fox, Admr. c.t.a., 1003 Haley Street, Kannapolis, NC 28081 or to Steven Abramovitz, Esq., Abramovitz & Cymerman, L.L.C., 1034 Fifth Ave., Ste. 400, Pittsburgh, PA 15219-6202.

23-04537 Dec 1, 8, 15, 2023

Verdish, Dan, deceased, of White Oak, PA. No. 07507 of 2023. Diane Verdish, Extr., 169 Carmella Drive, White Oak, PA 15131 or to Colleen D. Bratkovich, Esq., Zacharia Brown P.C., 4500 Walnut St., McKeesport, PA 15132.

23-04536 Dec 1, 8, 15, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-12014. In re: Petition of Nicholas Costantino, parent(s) and Legal guardian(s) of Autorius Iramus Patterson for change of name to Nicholas Patterson Costantino. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 17, 2024, 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. Jennifer S. Dickquist, JD Law, 1546 Fulton Street, Pittsburgh, PA 15233, Ph: 412-295-8066, Attorney for Petitioner.

23-02264w Dec 8, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-12503. In re: Petition of Rachael Elizabeth Crabb, for change of name to Maz Liliith Adair Taylor. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 17, 2024, 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.

23-04684 Dec 8, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-12392. In re: Petition of Michelle Los and Kelsea Los, for change of names to Michelle Pasquerilla and Kelsea Pasquerilla. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 10, 2024, 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



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show cause, if any they have, why said names should not be changed as prayed for.
23-04779 Dec 8, 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 Mt. Nazareth Commons Apartments, with its principal office or place of business at 250 Nazareth Way, Pittsburgh, PA 15229. The names and addresses of all persons who are parties to the registration are: Ross Presbyterian Senior Housing, LP, One Trinity Drive East, Suite 201, Dillsburg, PA 17019.

23-02263w Dec 8, 2023

Intent to Withdraw Foreign Business Corporation

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, Calgon Carbon Corporation PAC, Inc., a corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 3000 GSK Drive, Moon Township, PA 15108, and the address of its last registered office in Pennsylvania is 400 Calgon Carbon Drive, Pittsburgh, PA 15205.

23-04677 Dec 8, 2023

Notice of Trust

RE: Robert J. Heil and Elizabeth Heil Revocable Living Trust

Notice is hereby given that Robert J. Heil Jr. and Helen E. Matoka are the Co-Trustees of the above-named Trust. All persons indebted to Robert J. Heil are requested to make payment and all those having claims against Robert J. Heil are directed to present the same without delay to: Robert J. Heil, Jr., Co-Trustee
Helen E. Matoka, Co-Trustee
161 Broadbent Road
Sewickley, PA 15143
Or to:
David C. Moran, Esquire
Moran & Moran, P.C.
3000 Stonewood Drive, Suite 315
Wexford, PA 15090

23-04545 Dec 1, 8, 15, 2023

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
No. MG-23-000886

The Bank of New York Mellon f/k/a the Bank of New York Successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee on behalf of the Noteholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-F, Plaintiff

vs.
Timothy E. McCutcheon, Jr., solely in capacity as heir of Timothy E. McCutcheon a/k/a Timothy E. McCutcheon, Sr., Deceased; Chelsea R. Hickman, solely in capacity as heir of Timothy E. McCutcheon a/k/a Timothy E. McCutcheon, Sr., Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Timothy E. McCutcheon a/k/a Timothy E. McCutcheon, Sr., Deceased, Defendants

Notice

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Timothy E. McCutcheon a/k/a Timothy E. McCutcheon, Sr., Deceased

You are hereby notified that on September 27, 2023, Plaintiff, The Bank of New York Mellon f/k/a the Bank of New York Successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee on behalf of the Noteholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-F, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. MG-23-000886. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 706 Ambridge Avenue, Ambridge, PA 15003 whereupon your property would be sold by the Sheriff of Allegheny County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

Notice

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 further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

23-04744 Dec 8, 2023

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Cavalry SPV I, LLC vs Crozier; AR-23-003960; P-atty: David J. Apothaker; Award for Plaintiff and against Defendant in the amount of \$1,787.83. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272A

Cavalry SPV I, LLC vs Kanski, Jr.; AR-23-003970; P-atty: David J. Apothaker; Award for Defendant and against Plaintiff. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272A

Cavalry SPV I, LLC vs Callender; AR-23-003976; P-atty: David J. Apothaker; Award for Defendant and against Plaintiff. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272A

Cavalry SPV I, LLC vs Nieder; AR-23-003985; P-atty: David J. Apothaker; Award Ex Parte. Plaintiffs are awarded \$1,420.52. Defendant failed to appear at 10:50 a.m. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272A

Johnson vs Cobbler World; AR-23-004001; P-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$7,000.00. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272A

Pellegrini vs Bridgeville Appliance Company; AR-23-004004; P-atty: Andrew M. Gross; D-atty: John Linkosky; Award for Plaintiff and against Defendant in the amount of \$31,698.68. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40271

Discover Bank vs Seth; AR-23-004009; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$9,490.57. Defendant failed to appear at 10:35 a.m. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272A

Discover Bank vs Granillo; AR-23-004011; P-atty: Andrew Loewy; Award for Plaintiff and against Defendant in the amount of \$17,226.72. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272A

Discover Bank vs Barnes, et al; AR-23-004012; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$28,033.40. Defendant failed to appear at 10:45 a.m. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272A

Russell vs Highland Park Care; AR-23-004022; P-atty: Pro Se; D-atty: Andrew Kimball; Award for Plaintiff and against Defendant in the amount of \$167.99. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272A

Snyder, et al vs Ford Motor Company; AR-23-003213; P-atty: Michael Power; D-atty: Rachel Monaghan; Award for Plaintiff and against Defendant in the amount of \$20,000.00. Award of attorneys fees to the Plaintiff and against Defendant in the amount of \$4,410.00. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40271

Sible vs C.L. Frey Construction, LLC; AR-23-003537; P-atty: Matthew S. Feinman; D-atty: Ryan T. McCarthy; Award for Defendant and against Plaintiff. Dated 12/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40272

New Arbitration Suits

Gallaher James C., Gallaher Cynthia P. vs American Honda Motor Company Inc; AR-23-006102; Contract - Buyer Plaintiff; Complaint; Atty(s): Gorberg David J

Barclays Bank Delaware vs Hutfles Sharon; AR-23-006103; Contract - Credit Card; Exhibits; Atty(s): Ratchford Michael

Culbertson Robert vs Gunton Corporation; AR-23-006104; Employment Dispute - Other; Complaint; 49000.00; Atty(s): Wolff Peter S

Discover Bank vs Thomas Jeremie; AR-23-006105; Contract - Credit Card; Exhibits; 5539.56; Atty(s): Edenhofner Matthew, Armstrong Kirsten R., Loewy Andrew, Fitzgibbon Brittany R., Strand Jason Emerson

Discover Bank vs Shughart Nicole Lynn; AR-23-006106; Contract - Credit Card; Exhibits; 4878.48; Atty(s):

Edenhofner Matthew, Armstrong Kirsten R., Loewy Andrew, Fitzgibbon Brittany R., Strand Jason Emerson

Discover Bank vs Shughart Gregory A.; AR-23-006107; Contract - Credit Card; Exhibits; 9571.65; Atty(s): Edenhofner Matthew, Armstrong Kirsten R., Loewy Andrew, Fitzgibbon Brittany R., Strand Jason Emerson

Dollar Bank F.S.B. vs Jackson Jemar P.; AR-23-006108; Contract - Other; Complaint; 5778.94; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

Duquesne Light Company vs Brooks Kwalin, Brooks Ada; AR-23-006109; Other Tort; Complaint; 13797.57; Atty(s): Rulli Lauren N

Stewart Dennanatay vs Aamco Transmissions Inc.; AR-23-006110; Contract - Buyer Plaintiff; Complaint; Atty(s): Leibowitz Marvin

Bunde & Roberts P.C. vs Patterson David A.; AR-23-006111; Contract - Debt Collection; Complaint; Atty(s): Thomas Amanda

Duquesne Light Company vs Reese Andre D.; AR-23-006112; Other Tort; Complaint; 31799.91; Atty(s): Rulli Lauren N

New Allegheny Homeowners Association Inc. vs Mullen Justin R.; AR-23-006113; Against Property Owner; Complaint; 3170.09; Atty(s): Fischman Mary Elizabeth, Dornish Bradley S

Bunde & Roberts P.C. vs Sabolich Raymond D.; AR-23-006114; Contract - Debt Collection; Complaint; Atty(s): Thomas Amanda

Cabrera Keisha, Cabrera Raphael vs Kihonia Adeline, Kihonia Elie; AR-23-006115; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Harris Martell

Troy Capital LLC vs Wiley Jennifer; AR-23-006116; Contract - Credit Card; Exhibits; 11640.92; Atty(s): Tsarouhis Demetrios H.

Troy Capital LLC vs Kiefer William; AR-23-006117; Contract - Credit Card; Exhibits; 11966.14; Atty(s): Tsarouhis Demetrios H.

Chen Shiguang vs Port Authority of Allegheny County; AR-23-006118; Motor Vehicle Accident; Plaintiff's Appeal of MDJ; Atty(s): Pro Se

Troy Capital LLC vs Davis Michelle; AR-23-006119; Contract - Credit Card; Exhibits; 7697.74; Atty(s): Tsarouhis Demetrios H.

Barclays Bank Delaware vs Coccia Adam C.; AR-23-006120; Contract - Debt Collection; Exhibits; 5485.69; Atty(s): Goodchild Julie E., Volk Michael B, Zion Ilana, Ring Daniel P., Lauer Ian M

Troy Capital LLC vs Gease Brittany; AR-23-006121; Contract - Debt Collection; Exhibits; 1172.00; Atty(s): Tsarouhis Demetrios H.

Barclays Bank Delaware vs Baker Thomas; AR-23-006122; Contract - Debt Collection; Exhibits; 5020.66; Atty(s): Goodchild Julie E., Volk Michael B, Zion Ilana, Ring Daniel P., Lauer Ian M

Barclays Bank Delaware vs Gaydos Pavel Y.; AR-23-006123; Contract - Debt Collection; Exhibits; 5693.78; Atty(s): Goodchild Julie E., Volk Michael B, Zion Ilana, Ring Daniel P., Lauer Ian M

Herrmann Associates Inc. vs Huckerson Inc.; AR-23-006124; Contract - Debt Collection; Complaint; 14101.84; Atty(s): Cooney Ryan J., Cooney James R, Hanson Jonathan E.B.

Herrmann Associates Inc. vs Bonamour Health Group LLC; AR-23-006125; Contract - Debt Collection; Complaint; 19888.09; Atty(s): Cooney Ryan J., Cooney James R, Hanson Jonathan E.B.