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CIVIL DIVISION

General Docket

Perry Tyrone, Perry Velva vs City of Pittsburgh; GD-23-001280; Motor Vehicle Accident; Complaint; Atty(s): Ellis Jr. Paul A, Engel C. J.

Nilsen Michael Phillip; GD-23-001281; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Beroes Elizabeth A, Beroes Julie E.

Bench Thomas, Bench Sara vs City of Pittsburgh; GD-23-001282; Motor Vehicle Accident; Complaint; Atty(s): Engel C. J., Ellis Jr. Paul A

Discover Bank vs Devlin Marilyn J; GD-23-001283; MDJ Transcript; Notice of Judgment Mailed; 6911.19; Atty(s): Pomy Matthew Weston

Discover Bank vs Clark Keith L; GD-23-001284; MDJ Transcript; Notice of Judgment Mailed; 5413.96; Atty(s): Molczan William T

Kuhn Stephen David, Kauffman Karen Christine; GD-23-001289; Petition for Change of Name; Order of Court; Atty(s): Schneider Kathleen D

Syeda Fatima vs Omni Hotels Management Corporation; GD-23-001293; Against Property Owner; Complaint; Atty(s): Kelley G. Clinton

Chiavella Ronald vs Lowes Homes Improvement; GD-23-001294; MDJ Transcript; Petition to Proceed IFP; 1091.25; Atty(s): Pro Se

Eisenberg Selena; GD-23-001295; Petition for Change of Name; Praecepto to Proceed IFP; Atty(s): Dann Stefan Andrew

Hoskins Joanne vs Commonwealth of PA Department of Transportation; GD-23-001296; Appointment of Viewers; Certificate of Location; Atty(s): Phillips Edward D.

Butler Chelsey vs Club Erotica Inc., Club Erotica Inc., CE Incorporated, CE Incorporated, Isoldi Vincenzo, Isoldi Franco, VI Corporation, VI Corporation, NI Corporation, Vincenzo Isoldi Family Irrevocable Trust, Isoldi Vincenzo Family Irrevocable Trust, Vincent Isoldi Irrevocable Trust; GD-23-001297; Against Property Owner; Praecepto for Writ of Summons; Atty(s): Rapp Jr. Francis C

Longue Vue Club vs Regula Andrew Scott; GD-23-001298; MDJ Transcript; Notice of Judgment Mailed; 12182.25; Atty(s): Pro Se

Sheehan Vello Kathleen G., Vello Matthew vs Quigley Sr. Richard P., Quigley Jr. Richard, Let's Cut a Deal Services LLC; GD-23-001299; Other Tort; Complaint; Atty(s): Fuchs David L

Cassidy Kelly vs Wood Andrew; GD-23-001300; MDJ Transcript; Notice of Judgment Mailed; 488.28; Atty(s): Pro Se

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Bridges vs Burns; AR-21-002459; P-atty: Marvin Abrams; D-atty: Amanda Steffy; Award for Plaintiff and against Defendant in the amount of \$9,000.00. Dated 02/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39912

Cavalry SPV I LLC vs Johnson; AR-21-003662; P-atty: David J. Apothaker; D-atty: Gregory T. Artim; Award for Defendant Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39915A

Cavalry SPV I LLC vs Freeman; AR-22-001241; P-atty: David J. Apothaker; D-atty: Shane L. Weaver; Award for Defendant Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39915A

Cavalry SPV LLC vs Rivera; AR-22-002934; P-atty: David J. Apothaker; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded the sum of \$5,665.74. The Defendant failed to appear at 11:00 a.m. Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39915A

Diulus vs Regan, et al; AR-22-003011; P-atty: Paul G. Kay; D-atty: Charles A. Buechel, Jr., Grant H. Hackley; Award for Plaintiff and against Defendants in the amount of \$4,000.00. Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39915A

Cavalry SPV I LLC vs Hurney; AR-22-003315; P-atty: John B. Claffey; Award Ex Parte. Plaintiffs are awarded the sum of \$2,203.92. The Defendant failed to appear at 10:55 a.m. Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39915A

Albrecht vs JGD Partnership; AR-22-003486; P-atty: Joseph R. Froetschel; D-atty: Jessica L. Crown, Jacob T. Leyland; Award for Defendant Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39915

Cuccaro Plumbing vs Nexus Real Estate, LLC; AR-19-003233; P-atty: Anthony L. Rosner; D-atty: Kenneth G. Scholtz; Award stating see award at GD-20-002336. CASE CONSOLIDATED AT GD-20-002336. Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39915

(Continued on Page 3, Column 1)

ORPHANS' COURT

Petitions & Motions

Judge Lawrence J. O'Toole
Rudolph C. Bocchichio: deceased; Response to motion to withdraw. See order of February 1, 2023; Atty: C. J. Avalli; 3222 of 2022.

Bill Ballas: deceased; Motion and order to withdraw as counsel; Atty: E. R. Pecori III; 544 of 2021.

Mary Ann Owens: deceased; Order of court; Atty: D. A. Seibel, M. Temple; 3489 of 2022.

Vincent Morante, Sr.: deceased; Order of court. Conference and argument April 3, 2023 at 10:00 a.m.; Atty: M. Cromer, D. S. Lautner; 6227 of 2022.

James M. Veatch, Sr.: deceased; Joint motion to continue hearing. Hearing continued to March 2, 2023 at 1:30 p.m.; Atty: P. B. Lewis, J. A. Golvash; 6696 of 2022.

Robert R. Johnston: trust; Motion and order to continue hearing to August 31, 2023 at 10:00 a.m.; Atty: D. J. Petrancosta, M. J. Lautman; 3944 of 2021.

Robert E. Semenko: deceased; Petition and order for administrator to withdraw; Atty: F. E. Liechti; 7339 of 2019.

Stanley Semenko: deceased; Petition and order for administrator to withdraw; Atty: F. E. Liechti; 6412 of 2010.

Dwayne Haskins, Jr.: deceased; Petition to approve partial settlement. See order of February 3, 2023; Atty: T. J. Dempsey Jr.; 2841 of 2022.

Dwayne Haskins, Jr.: deceased; Response and order of court; Atty: M. A. Bole; 2841 of 2022.

Donald W. Perman: deceased; Petition for leave to withdraw. Withdrawal denied without prejudice; Atty: T. L. Zihmer; 5778 of 2021.

Donald Creighton, Jr.: deceased; Motion to withdraw as counsel. Withdrawal denied without prejudice; Atty: J. P. Myers; 872 of 2016.

Edwiin R. Crawford: deceased; Petition and order for ratification of successor trustee; Atty: S. J. Gagliardo; 2597 of 1938.

Viola K. Trent: deceased; Order of court; Atty: E. M. Reichert, J. B. Winters, J. M. Herb; 7486 of 2022.

Peter O. Stamooolis: deceased; Order of court. Hearing continued to March 8, 2023 at 10:00 a.m.; Atty: J. M. Herb, M. C. Alberty; 6727 of 2007.

Viola K. Trent: deceased; Order of court; Atty: B. B. McMorrow, J. M. Herb, J. B. Winters, E. M. Reichert; 7486 of 2022.

Mainstay Life Services: trust; Petition and order to waive local rule 5.21; Atty: M. P. Conti; 3314 of 2022.

BANKRUPTCY COURT

Eastern District

Bernard A. Rozic; BUTLER-PA; 23-20134; Atty: Michael S. Lazaroff; Chapter: 7; Filed 01/23/2023; Judge Taddonio

David J. Ridgway and Lori A. Ridgway; MERCER-PA; 23-10036; Atty: Dennis M. Sloan; Chapter: 13; Filed 01/24/2023; Judge Deller

Amanda D. Thompson; WASHINGTON-PA; 23-20135; Atty: Daniel R. White; Chapter: 13; Filed 01/24/2023; Judge Deller

John Carlini; ALLEGHENY-PA; 23-20136; Atty: Brian C. Thompson; Chapter: 7; Filed 01/24/2023; Judge Taddonio

Adam J. Antoon; BEAVER-PA; 23-20137; Atty: Kenneth Steidl; Chapter: 13; Filed 01/24/2023; Judge Taddonio

Augustine Frank Rudolf, Jr.; ALLEGHENY-PA; 23-20138; Atty: Daniel J. Boger; Chapter: 7; Filed 01/24/2023; Judge Deller

George Rhome and Debra Rhome; FAYETTE-PA; 23-20139; Atty: Joseph E. Fieschko, Jr.; Chapter: 7; Filed 01/24/2023; Judge Bohm

David P. Collins; FAYETTE-PA; 23-20140; Atty: Daniel R. White; Chapter: 13; Filed 01/24/2023; Judge Taddonio

Soapy Hut, LLC; ALLEGHENY-PA; 23-20141; Atty: Corey J. Sacca; Chapter: 7; Filed 01/24/2023; Judge Taddonio

Gerard Stephen Ward and Deborah Ann Ward; WASHINGTON-PA; 23-20142; Atty: David A. Rice; Chapter: 7; Filed 01/24/2023; Judge Taddonio

William J. Opar and Dana L. Opar; FAYETTE-PA; 23-20143; Atty: Sarah Elizabeth Connelly; Chapter: 7; Filed 01/24/2023; Judge Bohm

Phillip Michael Foeks; WASHINGTON-PA; 23-20144; Atty: David A. Rice; Chapter: 7; Filed 01/24/2023; Judge Bohm

Kathleen A. Omara; ALLEGHENY-PA; 23-20145; Atty: Kenneth Steidl; Chapter: 7; Filed 01/24/2023; Judge Deller

Steven B. Biggs and Carolyn I. Biggs; ALLEGHENY-PA; 23-20146; Atty: Kenneth Steidl; Chapter: 13; Filed 01/24/2023; Judge Deller

Kara A. O'Neill; ALLEGHENY-PA; 23-20147; Atty: Kenneth Steidl; Chapter: 13; Filed 01/24/2023; Judge Bohm

Kimberly M. McGee; SOMERSET-PA; 23-70023; Atty: Kenneth P. Seitz; Chapter: 7; Filed 01/24/2023; Judge Deller

Andrew William Pulsney and Erin Marie Pulsney; BLAIR-PA; 23-70024; Atty: Daniel J. Boger; Chapter: 13; Filed 01/24/2023; Judge Deller

Darren W. Young; JEFFERSON-PA; 23-10037; Atty: Kenneth P. Seitz; Chapter: 13; Filed 01/25/2023; Judge Bohm

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CIVIL DIVISION

General Docket

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Stants Shaun vs Allegheny Health Network, Allegheny General Hospital, Allegheny Clinic, Pace M.D. Jonathan R.; GD-23-001301; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Pribanic Ernest J.

E. B.; GD-23-001302; Miscellaneous Petition; Petition Initiating Case; Atty(s): DeMaio Matthew J.

Commonwealth of PA Department of Labor & Industry vs Ezy Street Enterprise LLC; GD-23-100142; Unemployment Compensation Lien; Unemployment Compensation Lien; 2727.40

Commonwealth of PA Department of Labor & Industry vs Pitts Stop Auto; GD-23-100143; Unemployment Compensation Lien; Unemployment Compensation Lien; 6001.42

Commonwealth of PA Department of Labor & Industry vs Blue Enterprises Group Inc; GD-23-100144; Unemployment Compensation Lien; Unemployment Compensation Lien; 1000.00

Brock Matthew Thomas; GD-23-001328; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Giampolo Angela D.

Murtha Jennifer Amanda; GD-23-001333; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Giampolo Angela D.

Belfor USA Group vs Uip Associates; GD-23-001363; Mechanic's Lien; Certificate of Location; 22193.39; Atty(s): Pro Se

Chik Gillian, Gorny Rudy vs Seymour Cara; GD-23-001379; MDJ Transcript; Notice of Judgment Mailed; 3705.67; Atty(s): Pro Se

Loyd Gena Alexis; GD-23-001393; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Glymour Holly

Midland Credit Management Inc. vs Roberts Mary J.; GD-23-001394; MDJ Transcript; Notice of Judgment Mailed; 3076.74; Atty(s): Homoleski Kristina

Midland Credit Management Inc. vs Court Sheri A.; GD-23-001396; MDJ Transcript; Notice of Judgment Mailed; 6876.58; Atty(s): Homoleski Kristina

Midland Credit Management Inc. vs Bandura Kelly; GD-23-001401; MDJ Transcript; Notice of Judgment Mailed; 914.72; Atty(s): Homoleski Kristina

Midland Credit Management Inc. vs Patterson Luann; GD-23-001406; MDJ Transcript; MDJ Transcript of Judgment; 1369.73; Atty(s): Homoleski Kristina

Jefferson Capital Systems LLC vs Crosgrove Candice; GD-23-001409; MDJ Transcript; MDJ Transcript of Judgment; 826.93; Atty(s): Hannum Kellie T

Midland Credit Management Inc. vs Clemons Danielle; GD-23-001412; MDJ Transcript; Notice of Judgment Mailed; 6232.01; Atty(s): Homoleski Kristina

Ferruolo Sr. Samuel Harry, Ferruolo Anabela vs UPMC St. Margaret; GD-23-001432; Medical/Hospital Liability; Complaint; Atty(s): Kennedy Kristin Frances, Daley Robert F., Landau Jacob

Allegheny County Housing Authority vs Burkes Roma; GD-23-001433; Equity - Lis Pendens; Complaint; Atty(s): Kelly Luke

Pollock Begg vs Kirkendall Christina; GD-23-001434; MDJ Transcript; Notice of Judgment Mailed; 5875.47; Atty(s): Adams Robert S

Wilke & Associates LLP vs DeGutis Christian; GD-23-001435; MDJ Transcript; Notice of Judgment Mailed; 2001.50; Atty(s): VanTine Brandon, Prorok John H.

Miller Gail A., Feller Charles M., Feller Cynthia L. vs Ally Financial; GD-23-001436; Declaratory Judgment; Complaint; 55000.00; Atty(s): Morris Jeffrey T

Paradigm Transportation LLC, Paradigm Transportation Management Group LLC vs SFV Logistics LLC, Velazquez Stephen F.; GD-23-001437; Contract - Other; Complaint; Atty(s): Godfrey Nicholas J.

Fishman Craig L. vs Home Security of America Inc., American Home Shield Corporation, Resolve Services LLC; GD-23-001438; Contract - Other; Complaint; Atty(s): Fishman Craig L.

Horandt Cynthia A., Horandt Ralph B. vs Lamanna Landscaping & Fertilizing Company; GD-23-001439; Other Tort; Complaint; Atty(s): Watt Ian

U.S. Bank Trust National Association vs Rossetti Michael J; GD-23-001440; Mortgage Foreclosure; Complaint; 89002.46; Atty(s): Manis Jessica N.

Chartiers Valley School District vs Cargnoni James, Petrocelli Dina; GD-23-001441; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 7362.94; Atty(s): McCabe Michael G.

Johnson Lavelle vs Bauer Aleshia; GD-23-001442; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I.

Chartiers Valley School District vs Hoberek Lynn; GD-23-001443; Sci Fa sur Tax Lien; Certificate of Location; 1777.71; Atty(s): McCabe Michael G.

Quaker Valley School District vs Nalcom Partners L.P.; GD-23-001444; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 5013.55; Atty(s): McCabe Michael G.

Quaker Valley School District vs Gabel Rob; GD-23-001445; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 4113.56; Atty(s): McCabe Michael G.

Sewickley Borough vs Dean II Allen Lane; GD-23-001446; Sci Fa sur Tax Lien; Certificate of Location; 5461.25; Atty(s): McCabe Michael G.

Pettinato James vs Konzier Rudolph, Shields Carol, Locust Ridge Properties LLC; GD-23-001447; Other Tort; Complaint; Atty(s): Simon Marc I.

Woodland Hills School District vs Cannon Cory; GD-23-001449; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 3965.96; Atty(s): McCabe Michael G.

Woodland Hills School District vs Crawford David James; GD-23-001450; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 4725.50; Atty(s): McCabe Michael G.

North Hills School District vs Neiswonger Constance M; GD-23-001451; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 6896.15; Atty(s): Witherel Michael J

Woodland Hills School District vs Huse Charles, Huse Tracy; GD-23-001452; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 2957.49; Atty(s): McCabe Michael G.

Woodland Hills School District vs Mainstay Life Services; GD-23-001453; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 4263.14; Atty(s): McCabe Michael G.

Woodland Hills School District vs Shaver Verne C, Shaver Carol M; GD-23-001454; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 2991.20; Atty(s): McCabe Michael G.

Woodland Hills School District vs Burger Jennifer; GD-23-001455; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1447.22; Atty(s): McCabe Michael G.

Trapuzzano Aaron, Trapuzzano Susan vs Porter Properties of Pittsburgh LLC; GD-23-001456; Contract - Other; Complaint; Atty(s): Murdock Adam P., Myers Jeffrey P.

Woodland Hills School District vs James Jr. Kevin Lamont; GD-23-001457; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1740.55; Atty(s): McCabe Michael G.

Fisher Healthcare vs Withhealth Inc.; GD-23-001458; Contract - Debt Collection; Complaint; Atty(s): Leah Scott R

Woodland Hills School District vs Lau David M; GD-23-001459; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 2642.56; Atty(s): McCabe Michael G.

Woodland Hills School District vs Onder Michael, Metzgar Tammy J.; GD-23-001460; Sci Fa sur Tax Lien; Certificate of Location; 2604.44; Atty(s): McCabe Michael G.

Woodland Hills School District vs Slivka Margaret; GD-23-001461; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1617.00; Atty(s): McCabe Michael G.

McSweeney James, McSweeney Doreen vs Alexander David S., Cab East LLC; GD-23-001462; Motor Vehicle Accident; Complaint; Atty(s): Trust Brad D

Monheim Robert, Monheim Kelly vs Emond M.D. Christopher, Tri-State Orthopaedics & Sports Medicine, UPMC St. Margaret Hospital; GD-23-001463; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Scanlon Matthew J.

New WLE LLC vs Bowens Premier LLC; GD-23-001465; Contract - Other; Complaint; Atty(s): Godfrey Nicholas J.

Penn Hills School District vs Triggs Meeghan C; GD-23-001467; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 6928.28; Atty(s): Cerce Jennifer L.

Cramer Aaron vs Cramer Cristie, Riley Denise, Marlan Jan; GD-23-001469; Other Tort; Praecepte for Writ of Summons; Atty(s): Dinardo Nicholas Ray

Bost Josephine L. vs Aldi Inc.; GD-23-001472; Against Property Owner; Complaint; Atty(s): Williams Emerald N.

Commonwealth of PA Department of Labor & Industry vs Kathys Kleaners Inc; GD-23-100145; Unemployment Compensation Lien; Unemployment Compensation Lien; 6805.36

NewRez LLC vs Lea A. Theakston, Keith T. Theakston, Unknown Heirs of the Estate of Thomas William Theakston dece; MG-23-000089; Mortgage Foreclosure; Complaint; 22126.96; Atty(s): Velter Karina

Lakeview Loan Servicing LLC vs Rovnak Lawrence R.; MG-23-000090; Mortgage Foreclosure; Complaint; 51005.42; Atty(s): Riloff Heather

PNC Bank National Association vs All Known Heirs of Michael A. West, All Unknown Heirs of Michael A. West; MG-23-000091; Mortgage Foreclosure; Complaint; Atty(s): Pierro Michelle Lynn

Huntington National Bank vs OBrien-Rice Jacob; MG-23-000092; Mortgage Foreclosure; Confidential Information Form; 168270.39; Atty(s): Hong Kimberly J

PNC Bank National Association vs Belich Branko, Belich Mary; MG-23-000093; Mortgage Foreclosure; Complaint; 32017.27; Atty(s): Pierro Michelle Lynn

MT & SS Investment Inc. vs Gleason John Paul, Johnson Carllyse Lytle; GD-23-001448; MDJ Transcript; Notice of Judgment Mailed; 5115.00; Atty(s): Taiani Marc Vincent

LVNV Funding LLC vs Stowers Patricia; GD-23-001464; MDJ Transcript; Notice of Judgment Mailed; 1122.03; Atty(s): Carfagno Christopher B.

Rukhadze Ph.D. Vasili vs University of Pittsburgh, Willner Joshua; GD-23-001466; Defamation; Praecepte for Writ of Summons; Atty(s): Kobylinski David M, Kobylinski Peter T

Display Pack Inc. vs Robotany LTD; GD-23-001471; Foreign Judgment; Affidavit of Foreign Judgment; 717733.91; Atty(s): Allegretto Alessandra P., Boyle Kevin William, Link Steven J.

Dennis Carlton vs Kelson Jerodney; GD-23-001473; MDJ Transcript; Notice of Judgment Mailed; 1115.25; Atty(s): Pro Se

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

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Smith vs Port Authority, et al; AR-20-000106; P-atty: Todd J. Hollis; D-atty: Roger W. Foley, Jr.; Award for Plaintiff/Defendant. An award for the Plaintiff and against Defendant Port Authority of Allegheny County only in the amount of \$12,500.00. Award for PWSA and Susan Scanlon against Plaintiff. Award for PAT against PWSA on PWSA counterclaim. Award for PWSA against PAT on PAT counterclaim. Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39914

Cavalry SPV I LLC vs Humphrey; AR-22-003577; P-atty: Michelle L. Sanginiti; Award Ex Parte. Plaintiffs are awarded the sum of \$3,781.81. The Defendant failed to appear at 10:55 a.m. Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39915A

Jefferson Capital Systems LLC vs Chase; AR-22-003945; P-atty: Robert L. Baroska, III; D-atty: Travis A. Gordon; Non Jury Verdict Dated 02/08/2023, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Marizzaldi vs Carnegie Music Hall; AR-22-004149; P-atty: Pro Se; D-atty: Jeffrey P. Brahan; Non Jury Verdict Dated 02/08/2023, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Hertz Corporation vs Pennix; AR-22-004314; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded the sum of \$8,029.00. The Defendant failed to appear at 10:50 a.m. Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39915A

Galaxy International Purchasing LLC vs Perea; AR-22-004318; P-atty: Martin E. Odstrchel; D-atty: Richard T. Ernsberger; Non Jury Verdict Dated 02/08/2023, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Klose vs Hill; AR-22-004331; P-atty: Pro Se; Non Jury Verdict Dated 02/08/2023, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Nexus Real Estate LLC vs Cuccaro Plumbing Inc.; GD-20-002336; P-atty: Kenneth G. Scholtz; D-atty: Anthony L. Rosner; Award for Defendant Cuccaro Plumbing on Nexus Real Estate, LLC's claims. Award in favor of Cuccaro Plumbing, and against Nexus Real Estate, LLC in the amount of \$466.25 on Cuccaro Plumbing's claims. Dated 02/08/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39915

COURT NOTICES

Pennsylvania
Supreme CourtIN RE: REESTABLISHMENT OF THE
MAGISTERIAL DISTRICTS WITHIN
THE 44th JUDICIAL DISTRICT OF
THE COMMONWEALTH
OF PENNSYLVANIANO. 511
MAGISTERIAL RULES DOCKET

AMENDED ORDER

PER CURIAM

AND NOW, this 1st day of February, 2023, the Order dated September 13, 2022 that Reestablished the Magisterial Districts of the 44th Judicial District (Wyoming and Sullivan Counties) of the Commonwealth of Pennsylvania, is hereby AMENDED as follows: Tunkhannock Borough, included in Magisterial District 44-3-01 is hereby removed and added in Magisterial District 44-3-02; and Exeter Township, Falls Township and Mehoopany Township, included in Magisterial District 44-3-02, are hereby removed from 44-3-02 and added in Magisterial District 44-3-01. The Order of September 13, 2022 shall remain in effect in all other respects.

23-00456

Court of Common Pleas
of Allegheny County

NOTICE

General Motions will **NOT** be heard on **February 24, 2023.**

23-00505

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

FEBRUARY 2023

February 1 - McGough, J. in Courtroom 425 at 2:00 PM

February 2 - Sizemore, J. in Courtroom 320 at 9:30 AM

February 3 - Korbelt, J. in Courtroom 425 at 10:30 AM

February 6 - McCrady, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM

February 7 - Spurgeon, J. in Courtroom 425 at 10:00 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM

February 8 - Hens-Greco, J. in Courtroom 320 at 9:30 AM and Wagner, J. in Courtroom 425 at 2:00 PM

February 9 - Bush, J. TBD at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM

February 10 - Costa, J. in Courtroom 425 at 10:30 AM

February 13 - McGough, J. in Courtroom 425 at 2:00 PM

February 14 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

February 15 - Bubash, J. in Courtroom 425 at 2:00 PM

February 16 - Woodruff, J. in Courtroom 320 at 10:00 AM

February 17 - Wagner, J. in Courtroom 425 at 10:30 AM

February 20 - Court Holiday

February 21 - Henry-Taylor, J. in Courtroom 425 at 10:30 AM

February 22 - Cozza, J. in Courtroom 320 at 9:30 AM and Korbelt, J. in Courtroom 425 at 2:00 PM

February 23 - Costa, J. in Courtroom 425 at 2:00 PM

February 24 - Bubash, J. in Courtroom 425 at 10:30 AM

February 27 - Wagner, J. in Courtroom 425 at 2:00 PM

February 28 - Middleman, J. in Courtroom 320 at 9:30 AM and Eaton, J. in Courtroom 425 at 2:00 PM

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

23-00278

Court of Common Pleas
of Allegheny County

JUVENILE COURT

MOTIONS SCHEDULE

February 2023

February 1 - Judge Cozza

February 2 - Judge Cozza

February 3 - Judge Cozza

February 6 - Judge Hens-Greco

February 7 - Judge Hens-Greco

February 8 - Judge Hens-Greco

February 9 - Judge Hens-Greco

February 10 - Judge Hens-Greco

February 13 - Judge Spurgeon

February 14 - Judge Spurgeon

February 15 - Judge Spurgeon

February 16 - Judge Spurgeon

February 17 - Judge Spurgeon

February 20 - Holiday

February 21 - Judge Middleman

February 22 - Judge Middleman

February 23 - Judge Middleman

February 24 - Judge Middleman

February 27 - Judge McCrady

February 28 - Judge McCrady

22-05091

Court of Common Pleas
of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, FEBRUARY 27, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, APRIL 10, 2023**, General Argument and Equity Argument List. No motions for Summary Judgment or Judgment on the Pleadings will be accepted where the case appears on a published trial list, except by Leave of Court for cause shown.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
23-00133

Court of Common Pleas
of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS
Honorable Daniel D. Regan

Beginning January 17, 2023, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

Tuesday, January 17, 2023 at 9:30 a.m.
Wednesday, February 8, 2023 at 9:30 a.m.
Tuesday, March 14, 2023 at 9:30 a.m.
22-05014

Court of Common Pleas
of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS
Honorable Arnold I. Klein

Beginning January 12, 2023, 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 12, 2023 at 8:30 a.m.
Thursday, February 9, 2023 at 9:00 a.m.
Thursday, March 9, 2023 at 8:30 a.m.
22-04936

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

Post your employment opportunity
on jobs.acba.org.

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.Wednesday
February 15, 2023

All parties and witnesses in the cases listed below should report directly in the Courtroom of the Trial Judge assigned to the case on the date indicated at the time previously ordered. The failure of the Defendant to appear as ordered will result in the forfeiture of bail and the issuance of an arrest warrant.

Judge Bruce R. Beemer
Courtroom 510

CR-0006543-22; Mark Bauer; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0006616-22; Kenneth Emil Hayward; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0006752-22; Brandon Hipps; Terroristic Threats Cause Evacuation Of Bldg Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0005073-22; Dallis Ostrander; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

Judge Alexander P. Bicket
Courtroom 321

CR-0002124-18; Darryl Craig; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0004422-22; Mystasia Hunter; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Patrick Sheets**

Judge Kelly Bigley
Courtroom 525

CR-0004763-22; Indira Dhaurali; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Randall T. Ricciuti**

CR-0002971-22; Keenan Vincent A. Murray; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0004761-22; Tracy Phelps; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah E. Coblentz**

CR-0002348-22; Tracy Phelps; DUI: Controlled Substance - Impaired Ability - 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0004710-22; Zachary J. Skelley; DUI: Gen Imp/Inc of Driving Safely - 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Shelley A. Duff**

Judge Susan F. Evashavik Dilucente
Courtroom 530

CR-0003091-22; Joseph Samuel Gould; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005042-22; Barry Joe Hinton; Arson Endangering Property-Reckless Endangerment of Inhabited Buildings; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0005927-22; Joshua Lackey; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0004994-22; McKel Krystopher Spencer; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Timothy Nicholas Tomasic**

Judge Thomas Flaherty
Courtroom 324

CR-0001498-22; Eric Scholl; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

Judge Elliot Howsie
Courtroom 533

CR-0005564-22; Toan Doan; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Komron Jon Maknoon**

CR-0005962-22; Toan Doan; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Komron Jon Maknoon**

Judge Beth A. Lazzara
Courtroom 313

CR-0004883-22; Justin Charles Bauer; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0005172-22; Justin Charles Bauer; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0007084-22; Brandon Matthew Coll; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0005670-22; Khalil Rashaad Eberhardt; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

CR-0007090-22; Chase Archer Evans; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Corey Day**

CR-0005227-22; Destiny Jenkins; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

CR-0006285-22; Gregory Ricchiuto; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Gary D. Ludin**

CR-0006494-22; Jamier Snow; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **John Thomas Shaffer Jr.**

CR-0001831-22; Jerry Thompson; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0003278-22; Raymond Young; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

Judge Anthony M. Mariani
Courtroom 316

CR-0005417-18; William Edward Mciver Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Edward Waltman**

CR-0003347-22; William Edward Mciver Jr.; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Edward Waltman**

CR-0005547-22; Edward Charles Robinson; Strangulation - Blocking the Nose and Mouth of the Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeanne Marie Emhoff**

Judge Jill E. Rangos
Courtroom 327

CR-0009178-21; Malcolm X. Butler; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony Jackson**

CR-0002935-22; Naquon Jamaal Luster; Firearms Not To Be Carried W/O License; D-atty: **Kevin Vance Horne**

CR-0002936-22; Naquon Jamaal Luster; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0008146-21; William Spratley; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0006730-21; Dale Anthony Thomas; Unlawful Contact With Minor - Sexual Offenses; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Thomas Freyder**

Judge Kevin G. Sasinoski
Courtroom 506

CR-0005156-22; Shaunita Monet Dukes; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0007419-22; Gage Durler; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0006444-22; Gage Durler; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael B. Kalocay**

CR-0002007-22; Joseph Darren Jay; Poss Instrument Of Crime W/Int; D-atty: **Patrick Allen Sweeney**

Judge Jennifer Satler
Courtroom 527

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

CR-0007021-22; Alexander C. Levine; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael E. Moser**

CR-0005518-22; Daniel Maurice Neal; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Larson**

Judge Randal B. Todd
Courtroom 310

CR-0013685-17; Abukar Abdullahi; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0012719-19; Marcus H. Carter; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Patrick Sheets**

CR-0005760-22; Aaron Hicks; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004630-22; Darnell Lamont Kelo; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0001430-20; Paul E. Morrison; Theft By Fail To Make Req Disp Funds; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003164-21; Glenn Allen Wells; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0004353-21; Theodore T. Wiley; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

Arbitration
Trial ListCity-County Building
Room 702
9:00 a.m.Wednesday
February 15, 2023

GD-18-012219; Coulter vs Bish; P-atty: **Dean George Makricostas;** D-atty: **Zachary P. Fenstermaker**

AR-22-004410; Duquesne Light Company vs Simmons; P-atty: **Lauren N. Rulli**

AR-22-004406; Woods vs Morgan; P-atty: **Patrick W. Murray**

AR-22-004333; Curran, et al vs Wagner; P-atty: **Pro Se;** D-atty: **Pro Se**

AR-22-003839; Duquesne Light Company vs Carswell, et al; P-atty: **Lauren N. Rulli**

AR-22-002109; Barnes vs Giovannitti; P-atty: **Christina E. McKaveney-Malkin;** D-atty: **Anthony R. Sosso Jr.**

AR-21-003218; Levine vs Slippy; P-atty: **Fred G. Rabner;** D-atty: **Casey J. Hemphill**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

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

CONDITIONS OF SALE

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

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

Amendment of the Code Second Class County New Chapter 485.

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

Article XII

Sheriff's Sales

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

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

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

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

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

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

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

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

Avalon

46. Christopher B. Likens and Lori L. Likens
MG-22-000824—\$42,492.46
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 711 Ohio River Boulevard, Pittsburgh, PA 15202. Document Number 2013-2775, Deed Book Volume 15146, Page 374. Block and Lot Number 0159-H-00217-0000-00.

Baldwin Borough

32. Timothy Knobel
MG-22-000738—\$143,905.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 505 Calvert Avenue, Pittsburgh, PA 15227. Deed Book 17521, Page 200. Block and Lot Number 59-P-240.

Brackenridge

44. Darlene M. Racioppo, as Administratrix of the Estate of Rebecca M. Callender
GD-22-012311—\$75,216.92
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1012 Virginia Way, Brackenridge, PA 15014. Document Number 2011-19183, Deed Book Volume 14652, Page 464. Block and Lot Number 1224-C-00266-0000-00.

Braddock

25. Alice T. Davis
GD-18-013625—\$15,019.71
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two story commercial independent living facility being known as 209 6th Street, Braddock, PA 15104. Deed Book Volume 6900, Page 129. Block & Lot No. 237-C-129-0-1.

Brentwood

34. Cynthia Vail a/k/a Cynthia L. Vail f/k/a Cynthia L. Steen
GD-21-010382—\$32,934.05
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 109 Owendale Ave., Pittsburgh, PA 15227. Deed Book Volume 11259, Page 350. Block and Lot 0137-E-00221-0000-00.

Churchill

69. Nan Shi
GD-19-006367—\$3,571.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a one story frame house being known as 308 Edgewood Drive, Turtle Creek, PA 15145. Deed Book Volume 16974, Page 161. Block & Lot No. 371-S-67.

City of Clairton

35. Rebecca Verlich, in Her Capacity as Heir of Barbara Verlich a/k/a Barbara K. Brenyo, Deceased; A. Michael Flectcher, in His Capacity as Heir of Barbara Verlich a/k/a Barbara K. Brenyo, Deceased; Bethany Verlich, in Her Capacity as Heir of Barbara Verlich a/k/a Barbara K. Brenyo, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Verlich a/k/a Barbara K. Brenyo, Deceased
MG-20-000099—\$31,476.21
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Clairton City: Having

erected thereon a dwelling being known and numbered as 878 Craig Street, Clairton, PA 15025. Deed Book Volume 14133, Page 392. Block and Lot Number 1002-G-00125-0000-00.

71. Grace A. Guffey, With Notice to Heirs and Assigns

GD-17-005817—\$4,243.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two story frame house being known as 211 Pennsylvania Avenue, Clairton, PA 15025. Deed Book Volume 3389, Page 294. Block & Lot No. 657-K-65.

Dormont

1. Rachel Boyd and Terry C. Boyd
MG-22-000770—\$21,115.75
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling known as 1222 Biltmore Avenue, Pittsburgh, PA 15216, Being Lot No. 638 in the Delmont Land Company's Plan Called "Delmont" as recorded in Plan Book Volume 25, Pages 108 and 109 and Deed Book Volume 9997, Page 652, Being Block and Lot Number 98-L-17.

East McKeesport

68. The Estate of Rose A. Cashdollar, Deceased
GD-08-003632—\$8,158.72
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two story frame house being known as 1003 Broadway Street, East McKeesport, PA 15035. Deed Book Volume 4211, Page 173. Block & Lot No. 547-B-172.

Elizabeth Borough

11. Raymond L. Pierce
GD-22-002940—\$8,325.56
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 619 5th Avenue, Elizabeth, PA 15037. Deed Book 9200, Page 87. Block and Lot Number 1133-R-147.

Elizabeth Township

18. Lisa M. Wagner and Karen Wagner
GD-22-006177—\$12,759.07
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a single family dwelling being known and numbered as 320 Industry Road, Buena Vista, PA 15018. Deed Book 12921, Page 562. Block and Lot Number 1127-P-34.

Hampton

19. Ruth M. Havrilla, With Notice to Heirs and Assigns

GD-21-013166—\$5,697.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one story brick house being known as 4112 Buckboard Trail,

Allison Park, PA 15101. Deed Book Volume 3591, Page 241. Block & Lot No. 719-B-205.

Harmar

39. Joshua J. Pawlak
MG-20-000046—\$61,825.92
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a dwelling being known and numbered as 135 Pearl Avenue, Cheswick, PA 15024. Deed Book Volume 15992, Page 116. Block and Lot Number 530-N-279.

Ingram

47. Jean Ann Luke
MG-22-000563—\$33,800.52
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 54 Joel Street, Pittsburgh, PA 15205. Document Number 2004-5988, Deed Book Volume 11962, Page 67. Block and Lot Number 0041-P-00163-0000-00.

Marshall

29. Jay Kashumbal Inc.
GD-22-001716—\$47,904.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a three story commercial building known as 929 Sheraton Drive, Mars, PA 16046. Deed Book Volume 16898, Page 47, Block & Lot 2372-J-7.

Town of McCandless

57. Glenn A. Geissler
MG-22-000009—\$33,385.56
Benjamin Hoen, Esq.
216-739-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling known as 9118 Willoughby Rd., Pittsburgh, PA 15237, Deed Book 28, Page 14 and 15, Block and Lot No. 0824-R-00322-0000-00.

65. Richard B. Westrick, Individually and in His Capacity as Heir of Richard H. Westrick, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Richard H. Westrick, Deceased

MG-22-000522—\$128,966.15
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 9529 Castleton Dr., Allison Park, PA 15101-2012. Deed Book Volume 15776, Page 357. Block and Lot Number 0946-P-00071-0000-00.

City of McKeesport

5. Sharon L. Horvat a/k/a Sharon Horvat, in Her Capacity as Heir of Lisa Ann Baker a/k/a Lisa A. Baker, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lisa Ann Baker a/k/a Lisa A. Baker, Deceased

GD-21-014239—\$13,918.35
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Fifth Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 709 Fairview Ave., McKeesport, PA 15132. Deed Book Volume 11174, Page 32. Block and Lot Number 0307-L-00271-0000-00.

55. June Plopi a/k/a June Marian Plopi
GD-22-009399—\$13,229.11
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1011 Soles Street, McKeesport, PA 15132. Document Number 24647, Deed Book Volume 7749, Page 158. Block and Lot Number 0380-N-00186-0000-00.

58. Jeannine M. Fedor, in Her Capacity as Heir and Administratrix of the Estate of Michael Kerwin; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael Kerwin

GD-22-005107—\$56,561.84
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1612 Union Ave., McKeesport, PA 15132. Deed Book Volume 11806, Page 574. Block and Lot 0382-G-00334-0000-00.

Millvale

37. Christine L. Hutson
MG-22-000469—\$82,877.98
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 1122 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 11580, Page 325. Block and Lot Number 0165-R-00103-0000-00.

Monroeville

2. Unknown Heirs of Richard E. Jungo and Unknown Heirs of Kathleen L. Jungo
GD-22-004429—\$20,398.60
Danielle Guarascio, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one story dwelling, known as 109 Aralia Drive, Monroeville, PA 15146. Deed Book 4104, Page 621. Block and Lot Number 640-M-150.

28. The Unknown Heirs of James J. Romano, Deceased and the Unknown Heirs of Carmela Romano, Deceased
GD-22-008412—\$18,411.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant residential land being known as Old William Penn Highway, Monroeville, PA 15146. Deed Book Volume 3391, Page 647, Block & Lot 977-E-100.

51. Sandra Robinson a/k/a Sandra Renee Robinson
MG-17-000059—\$79,599.53
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 231 Noel Drive, Monroeville, PA 15146. Document Number 009109, Deed Book Volume 11245, Page 119. Block and Lot Number 0976-H-00127-0000-00.

66. Melissa Strasser, Known Heir of Shirley Ann Strasser and Toni-Lynne Strasser, Known Heir of and Executrix of the Estate of Shirley Ann Strasser

GD-21-009635—\$24,355.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant residential land known as Elmwood Street, Monroeville, PA 15146 f/k/a a 104 Elmwood Street, Monroeville, PA 15146. Deed Book Volume 5815, Page 443. Block & Lot No. 639-R-116.

Mt. Oliver

38. Heather Mitchell
MG-19-000652—\$99,913.62
Shnayder Law Firm, LLC
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a frame dwelling being known and numbered as 519 Giffin Avenue, Pittsburgh, PA 15210. Deed Book Volume 12453, Page 176. Block and Lot Number 33-M-193.

49. Mary T. Embry
GD-22-010147—\$40,618.17
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 172 Ormsby Avenue, Pittsburgh, PA 15210. Document Number 70392, Deed Book Volume 5700, Page 337. Block and Lot Number 0033-D-00152-0000-00.

North Versailles

41. Alice J. Pavlakovic
MG-22-000661—\$25,335.98
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 410 Meadowbrook Drive, North Versailles, PA 15137. Document Number 49967, Deed Book Volume 5809, Page 53. Block and Lot Number 0548-B-00221-0000-00.

70. Russell A. Wolfgang, Administrator of the Estate of Robert J. Wolfgang, Deceased
GD-16-024054—\$8,942.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a two story frame house being known as 311 Tintzman Avenue, North Versailles, PA 15137. Deed Book Volume 3814, Page 481. Block & Lot No. 456-M-128.

Penn Hills

10. The Unknown Successor Trustees of the Dozier Family Trust
GD-21-012253—\$16,486.52
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

7312 Highland View St., Pittsburgh, PA 15235. Deed Book 11291, Page 20. Block and Lot Number 173-H-48.

16. Audrey D. Ardis
MG-17-000343—\$103,239.13
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 117 Veronica Drive, Pittsburgh, PA 15235. Deed Book Volume 14931, Page 434. Block and Lot Number 369-G-367.

33. Unknown Surviving Heirs of Rosalie Augustus, and Linda J. Huguley Known Surviving Heir of Rosalie Augustus
GD-21-007473—\$97,730.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 119 Urban Drive, Verona, PA 15147. Deed Book 13269, Page 408. Block and Lot Number 230-H-285.

60. Christopher A. Maseth
MG-22-000213—\$39,310.40
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 7 Willow Street, Pittsburgh, PA 15235. Deed Book Volume 17598, Page 356. Block and Lot 0635-P-00074-0000-00.

Pitcairn

24. Jeremy Daniel Pace
GD-18-015955—\$5,804.15
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three story three family masonry frame house being known as 368 2nd Street, Pitcairn, PA 15140. Deed Book Volume 15112, Page 175. Block & Lot No. 747-A-237.

52. Roberta K. Brown
MG-20-000009—\$52,882.09
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 747 Taylor Avenue, Pitcairn, PA 15140. Document Number 2010-35295, Deed Book Volume 14258, Page 259. Block and Lot Number 0746-J-00002-0000-00.

Plum

4. Shawn P. McLaughlin and Stephanie McLaughlin
MG-19-001323—\$380,527.06
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 933 Douglas Drive, Pittsburgh, PA 15239. Deed Book Volume 15608, Page 6. Block and Lot Number 0853-F-00144-0000-00.

31. Donald Martino, Jr.
GD-19-005603—\$2,954.43
Joseph W. Gramc, Esq.
412-281-0587

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

Having erected thereon a two story townhouse being known as 136 Ligonier Court, New Kensington, PA 15068. Deed Book Volume 13694, Page 185. Block & Lot 734-F-218.

Ross

15. Jennifer D. Irwin
MG-18-000646—\$122,727.75
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 330 Siebert Road, Pittsburgh, PA 15237. Deed Book Volume 13019, Page 130. Block and Lot Number 431-N-315.

50. Michael J. Popek, as believed Heir to the Estate of Joann Popek; Unknown Heirs, to the Estate of Joann Popek; Unknown Administrators, to the Estate of Joann Popek

GD-22-009254—\$51,741.55
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 3454 Evergreen Road, Pittsburgh, PA 15237. Document Number 46350, Deed Book Volume 5964, Page 249. Block and Lot Number 0517-P-00259-0000-00.

64. Mary Lu Frankovic, Dennis F. Frankovic and the United States of America

GD-18-000042—\$21,443.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Being thereon a vacant lot known as Ridgeside Road, Pittsburgh, PA 15237 f/k/a 102 Ridgeside Road, Pittsburgh, PA 15237. Deed Book Volume 7904, Page 511, Block & Lot 429-B-103.

Scott

45. Garry M. Burgess
MG-22-000758—\$82,758.89
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 526 Center Street, Carnegie, PA 15106. Document Number 027590, Deed Book Volume 11265, Page 60. Block and Lot Number 0102-L-00321-0000-00.

Sewickley

7. Julie Guss and John R. Guss
MG-22-000659—\$421,923.08
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 620 Maple Lane, Sewickley, PA 15143. Deed Book 10554, Page 47. Block and Lot Number 506-M-60.

Shaler

20. Linda Creek and Charles Creek, II
GD-18-006880—\$3,235.92
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a two story masonry frame house being known as- 362 Reetz Avenue, Pittsburgh, PA 15209. Deed Book Volume 14784, Page 1. Block & Lot No. 166-K-320.

South Fayette

54. Eddie Fields, as Believed Heir to the Estate of Edmund Bruce Jones; Brian Jones, as Believed Heir to the Estate of Edmund Bruce Jones; Brandon Jones, as Believed Heir to the Estate of Edmund Bruce Jones; Unknown Heirs to the Estate of Edmund Bruce Jones (if any); Unknown Administrators to the Estate of Edmund Bruce Jones (if any)

MG-19-001080—\$121,272.55
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 933 Boyce Road, Bridgeville, PA 15017. Document Number 2018-1869, Deed Book Volume 17085, Page 573. Block and Lot Number 0572-G-00015-0000-00.

South Park

6. Virginia P. Jackson
MG-19-000369—\$32,352.13
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 1121 Sodbury Drive, South Park, PA 15129. Deed Book 6294, Page 486. Block and Lot Number 1008-S-58.

Stowe

30. 840 Woodward Avenue, LLC
GD-22-005678—\$3,448.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story commercial building being known as 840 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 18666, Page 156. Block & Lot No. 73-P-35.

Swissvale

67. Veridian Investments LLC
GD-19-014717—\$6,143.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two story two family house being known as 2800 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book Volume 16266, Page 92. Block & Lot No. 236-C-68.

Turtle Creek

8. Anthony J. Moquin and Joan M. Moquin
GD-22-007816—\$104,660.34
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 635 Locust Street, Turtle Creek, PA 15145. Deed Book 11867, Page 422. Block and Lot Number 455-H-296.

West Deer

22. Gilmore L. Cummings
GD-15-010121—\$9,112.36
Joseph W. Gramc, Esq.
412-281-0587

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

Deer: Being thereon vacant residential land known as Bakerstown Culmerville Road, Gibsonia, PA 15044 f/k/a 4124 Bakerstown Culmerville Road, Gibsonia, PA 15044. Deed Book Volume 11393, Page 432. Block & Lot No. 2009-J-292.

63. Jason P. Totin
MG-18-000591—\$162,448.32
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 3563 Hunteertown Road, Allison Park, PA 15101. Deed Book 15695, Page 443. Block and Lot Number 1214-K-30.

West Mifflin

61. David J. Ivanek
MG-22-000364—\$6,555.41
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 400 Miller Rd., West Mifflin, PA 15122. Deed Book Volume 8552, Page 174. Block and Lot 0185-E-00225-0000-00.

White Oak

12. Duane Hreha and Deborah Hreha in their capacity as Heirs of Jennifer L. Hreha and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Jennifer L. Hreha

MG-22-000271—\$148,196.53
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1701 Kansas Avenue, McKeesport, PA 15131. Deed Book DE-18587, Page 218. Block and Lot Number 550-N-155.

Wilkins

36. Christopher M. Patterson and Leigh M. Patterson
MG-22-000305—\$228,471.06

Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a dwelling being known and numbered as 135 Tynewood Dr., Turtle Creek, PA 15145. Deed Book Volume 9497, Page 445. Block and Lot Number 0453-N-00030-0000-00.

Wilksburg

13. Eugene P. Stiers, Jr.
GD-22-009683—\$7,914.99
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 827 Holland Avenue, Pittsburgh, PA 15221. Deed Book 14797, Page 472. Block and Lot Number 233-E-323.

14. Evelyn Allie
GD-22-002131—\$11,801.04
Jennifer L. Cerce, Esq.
412-242-4400

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

Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1443 Mill St., Pittsburgh, PA 15221. Deed Book 5412, Page 617. Block and Lot Number 232-J-354.

Pittsburgh—2nd Ward

21. Jack T. Constantino and the United States of America

GD-18-000772—\$11,611.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 2: Having erected thereon a one story concrete block condominium, Unit 20-N of Gateway Towers Condominium, being known as 320 Fort Duquesne Boulevard, Unit 20-N, Pittsburgh, PA 15222. Deed Book Volume 17096, Page 366. Block & Lot No. 1-C-1662-N020.

Pittsburgh—5th Ward

3. Patricia L. Coleman a/k/a Patricia Coleman f/k/a Patricia L. Smith

MG-10-001692—\$96,243.24
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 5th Ward, City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 800 Cherokee Street, Pittsburgh, PA 15219, Deed Book 6987 Page 485, Block and Lot 0027-B-00289-0000-00.

Pittsburgh—6th Ward

40. Pittsburgh Real Estate Team, Inc., a Pennsylvania Corporation

GD-22-013586—\$522,665.00
Charles W. Hergenroeder, Esq.
Hergenroeder, Rega, Ewing & Kennedy
L.L.C.
412-281-7724

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward - City of Pittsburgh: Having erected thereon a retail building/apartments over being known and numbered as 3329 Liberty Avenue, Pittsburgh, PA 15201, Deed Book Volume 16158, Page 230, Block and Lot No. 25-D-195.

Pittsburgh—12th Ward

27. Christopher Floyd
GD-11-020712—\$6,176.53
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 12: Having erected thereon a two story brick house being known as 7342 Lemington Avenue, Pittsburgh, PA 15235. Deed Book Volume 11147, Page 274. Block & Lot No. 173-L-133.

53. Michael Washington, as Believed Heir of the Estate of Constance J. Washington a/k/a Constance Washington; Unknown Heirs of the Estate of Constance J. Washington a/k/a Constance Washington (if any); Unknown Administrators of the Estate of Constance J. Washington a/k/a Constance Washington (if any)

GD-22-009605—\$27,462.12
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 12: Having erected thereon a dwelling being known and numbered as 742 Dunmore Street, Pittsburgh, PA 15206. Document Number 111878, Deed Book Volume 10240, Page 138. Block and Lot Number 0123-S-00010-0000-00.

Pittsburgh—16th Ward

56. Lamar J. Williams, in Capacity as Executor of the Estate of Marshall N. Williams a/k/a Marshall N. Williams, Jr. Deceased
GD-22-010870—\$35,668.52
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, in the 16th Ward of the City of Pittsburgh. Having erected thereon a dwelling being known and numbered as 404 Felmeth Street, Pittsburgh, PA 15210, by Deed Dated May 24, 2005 and Recorded on June 16, 2005 in the Department of Real Estate of Allegheny County at Deed Book Volume 12483, Page 94, Instrument No. 2005-19333. Block 31-A, Lot 132.

Pittsburgh—20th Ward

17. Janine Anne Rock f/k/a Janine A. Lewis a/k/a Janine Anne Lewis
GD-21-014901—\$40,439.80
Robert P. Wendt, Esq.
Leopold & Associates, PLLC
914-219-5787 x 490

All the right, title, interest and claim of Janine Anne Rock f/k/a Janine A. Lewis a/k/a Janine Anne Lewis, of, in and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Twentieth Ward in the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 1334 Pritchard Street, Pittsburgh, PA 15204, Parcel ID No. 41-A-26, Deed Book 11654, Page 483.

Pittsburgh—26th Ward

26. Shirley Atkins
GD-16-022133—\$82,976.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 26: Having erected thereon a two and one half story two family house being known as 320 Lafayette Avenue, Pittsburgh, PA 15214. Deed Book Volume 7956, Page 619. Block & Lot No. 46-L-219.

48. Roxanne L. Robinson, as Administratrix of the Estate of Bernice Barrow
GD-22-012911—\$20,119.49
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 26: Having erected thereon a dwelling being known and numbered as 264 Dalton Avenue, Pittsburgh, PA 15214. Document Number 57157, Deed Book Volume 4251, Page 400. Block and Lot Number 0115-B-00217-0000-00.

Pittsburgh—27th Ward

62. Eric L. Harvey and Rachel DiPietro Harvey
MG-22-000603—\$94,353.28
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1745 Kleber Street Pittsburgh, PA 15212. Deed Book Volume 14348, Page 359. Block and Lot 0114-L-00214-0000-00.

Pittsburgh—31st Ward

59. Christopher M. Burns
MG-22-000178—\$65,629.01
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5707 Cox Avenue, Pittsburgh, PA 15207. Deed Book Volume 14864, Page 124. Block and Lot 0185-S-00303-0000-00.

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

Feb 9, 2023

Feb 10, 17, 24, 2023

CLASSIFIED**Miscellaneous**

RETIRING ATTORNEY DOWNTOWN - Selling high-quality office furniture and equipment. Fred 412-606-4500.

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:

Bonine, Barbara A., deceased, of Verona, PA. No. 00470 of 2023. Kimberly Yoder, Extr., 434 Home Drive, Trafford, PA 15085 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
23-00453 Feb 10, 17, 24, 2023

Borelli, Louis J., deceased, of Plum, PA. No. 06722 of 2022. Patricia B. Friday, Extr., c/o Mark T. Coulter, Esq., Coulter Law Offices, LLC, 3824 Northern Pike, Suite 801B, One Monroeville Center, Monroeville, PA 15146.
23-00277w Feb 10, 17, 24, 2023

Boylan, Peter J., deceased, of Bethel Park, PA. No. 00457 of 2023. Wilhelmina Boylan, Admrx., 5643 Marilynn Drive, Pittsburgh, PA 15236 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.
23-00451 Feb 10, 17, 24, 2023

Brueckner, Mary Alice, deceased, of Glenshaw, PA. No. 00498 of 2023. Richard Charles Brueckner, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.
23-00465 Feb 10, 17, 24, 2023

Ceresa, Jr., Lawrence A., deceased, of Pittsburgh, PA. No. 00555 of 2023. Marcy J. Schugg, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.
23-00460 Feb 10, 17, 24, 2023

Ciccotelli, Marie V., deceased, of Penn Hills, PA. No. 00868 of 2023. Anthony J. Ciccotelli, Extr., 102 Dolores Drive, Irwin, PA 15642 or to Janice H. Chisnell, Esq., 140 Golden Gate Drive, Verona, PA 15147.
23-00274w Feb 10, 17, 24, 2023

Cotton, Barbara a/k/a Barbara A. Cotton, deceased, of Pittsburgh, PA. No. 03854 of 2022. Laura Ott, Extr., 1662 Stone Mansion Drive, Sewickley, PA 15143 or to Michael S. Antol, Esq., Antol & Stokes, LLC, 11676 Perry Highway, Building III, Suite 3101, Wexford, PA 15090.
23-00279w Feb 10, 17, 24, 2023

Crean, Ann L., deceased, of Pittsburgh, PA. No. 00878 of 2023. Alexis Landram, Admrx., 911 Fawcett Ave., McKeesport, PA 15132 or to Gregory P. Diulus, Esq., 4898 Campbell's Run Rd., Suite 3, Pittsburgh, PA 15205.
23-00278w Feb 10, 17, 24, 2023

Fagnelli, Ernest J. a/k/a Ernest Fagnelli, Sr. a/k/a Ernest Fagnelli, deceased, of Pittsburgh, PA. No. 00429 of 2023. Ernest J. Fagnelli, Jr., Co-Extr., 243 Sunset Drive, Pittsburgh, PA 15235 and Tammy Ann Carlins, Co-Extr., 2606 Michael Drive, Pittsburgh, PA 15227 or to George V. Welty, Esq., Welty & Welty LLP, 244 West Main St., Ligonier, PA 15658-1130.
23-00462 Feb 10, 17, 24, 2023

Jackson, Mary E., deceased, of Pittsburgh, PA. No. 04581 of 2022. Calvin Jackson, Jr., Admr., 554 South Trenton Avenue, Apt. A, Pittsburgh, PA 15221 or to Charles E. Evans, Esq., Gulf Tower, 707 Grant St., Ste. 3200, Pittsburgh, PA 15219.
23-00461 Feb 10, 17, 24, 2023

Juranowitch, Loretta M., deceased, of Pittsburgh, PA. No. 00654 of 2023. Leonard W. Juranowitch, Extr., 3515 W. Stag Drive, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
23-00269w Feb 10, 17, 24, 2023

Kisan, David F. a/k/a Dave Kisan, deceased, of McKeesport, PA. No. 00024 of 2023. Terri Kisan, Extr., 2132 Duquesne Avenue, McKeesport, PA 15132 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.
23-00452 Feb 10, 17, 24, 2023

Kreithen, Marian M. a/k/a Marian Miller Kreithen, deceased, of Pittsburgh, PA. No. 00082 of 2023. Michael A. Shiner, Extr., 5510 Kamin Street, Pittsburgh, PA 15217 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.
23-00457 Feb 10, 17, 24, 2023

Loebig, Marie Louise a/k/a Marie L. Loebig, deceased, of Pittsburgh, PA. No. 00662 of 2023. Thomas R. Loebig, Extr., 121 W. Marylyn Ave., State College, PA 16801 or to John A. Halley, Esq., 9380 McKnight Road, Suite 106, Pittsburgh, PA 15237.
23-00466 Feb 10, 17, 24, 2023

Mazziotti, Jr., Joseph L., deceased, of Marshall Township, PA. No. 00592 of 2023. Jean L. Herrity, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
23-00273w Feb 10, 17, 24, 2023

McGinnis, Shirley J., deceased, of Pittsburgh, PA. No. 00818 of 2023. Andre Smith, Admr., 1660 Sandusky Court, Apt. #214, Pittsburgh, PA 15212.
23-00267w Feb 10, 17, 24, 2023

Mistelske, John R., deceased, of Avalon, PA. No. 00657 of 2023. Marlene M. Korpel, Admrx., 2653 Center Street, Apt. 20, Pittsburgh, PA 15205 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.
23-00464 Feb 10, 17, 24, 2023

O'Mara, Shawn Joseph, deceased, of Bethel Park, PA. No. 00872 of 2023. Emilia O'Mara, Extr., 360 Carlton Rd., Bethel Park, PA 15102 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
23-00272w Feb 10, 17, 24, 2023

Rangi, Mohinder Kaur, deceased, of Pittsburgh, PA. No. 4474 of 2022. Amarjit Singh Rangi, Extr., 1712 Endicott Drive, Plano, TX 75025 or to Michael S. Antol, Esq., Antol & Stokes, LLC, 11676 Perry Highway, Building III, Suite 3101, Wexford, PA 15090.
23-00276w Feb 10, 17, 24, 2023

Rankin, P. Kendall a/k/a Ken Rankin a/k/a Paul Kendall Rankin a/k/a Kendall Rankin, deceased, of Jefferson Hills Borough, PA. No. 7904 of 2022. Carol L. Rankin a/k/a Carol Lynne Rankin a/k/a Carol Lynne Bridges, Extr., 488 Alexander Boulevard, Blackfoot, ID 83221 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.
23-00454 Feb 10, 17, 24, 2023

Savio, Jr., August a/k/a August Savio, deceased, of Oakmont, PA. No. 0615 of 2023. August D. Savio, Co-Extr. and Angela Savio

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

Jollie, Co-Extr., 816 9th Street, Oakmont, PA 15139 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

23-00463 Feb 10, 17, 24, 2023

Alexander, Frances J. a/k/a Frances Alexander, deceased, of West Mifflin, PA. No. 00452 of 2023. Lois F. Rusnak, Extr., c/o William R. Pelger, Esq., 2108 West St., Munhall, PA 15120.

23-00381 Feb 3, 10, 17, 2023

Beckert, William J., deceased, of Pittsburgh, PA. No. 00322 of 2023. Robert Beckert, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-00194w Feb 3, 10, 17, 2023

Ciangiarulo, Jr., John, deceased, of Pittsburgh, PA. No. 00691 of 2023. Marilyn Ciangiarulo, Admr., c/o Walter J. Nalducci, Esq., Cutruzzula & Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.

23-00204w Feb 3, 10, 17, 2023

Croskey, Samuel P., deceased, of Richland Township, PA. No. 8257 of 2022. Nellie Black, Extr., 644 N. Scenic Drive, Sarver, PA 16055 or to Paula J. Willyard, Esq., Willyard Law Firm PC, 347 N. Pike Rd., Sarver, PA 16055.

23-00388 Feb 3, 10, 17, 2023

Cumber, William G., deceased, of Pittsburgh, PA. No. 00533 of 2023. Mark Corbett, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.

23-00389 Feb 3, 10, 17, 2023

Cybach, Patricia A., deceased, of Allison Park, PA. No. 00453 of 2023. Bernard J. Cybach, Extr., c/o Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

23-00196w Feb 3, 10, 17, 2023

Davis, Irene J., deceased, of Pittsburgh, PA. No. 00426 of 2023. Stephanie Smith, Extr., 302 Frazier Drive, Pittsburgh, PA 15235 or to Matthew A. Bole, Esq., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.

23-00202w Feb 3, 10, 17, 2023

Dubbs, Clayton R., deceased, of Upper St. Clair, PA. No. 05724 of 2022. Patricia M. Dubbs, Admr., c/o Albert P. Caruso, Esq., Goldblum Sablowsky, LLC, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.

23-00378 Feb 3, 10, 17, 2023

Dudreck, Albert W., deceased, of Pittsburgh, PA. No. 00445 of 2023. Cheri D. Gmitter, Extr., 2018 Karen Drive, Pittsburgh, PA 15237 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

23-00386 Feb 3, 10, 17, 2023

Eberz, Karen A., deceased, of Bethel Park, PA. No. 00147 of 2023. Charles P. Voelker, Extr., c/o Jonathan C. Voelker, Esq., Voelker Kairys & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219.

23-00375 Feb 3, 10, 17, 2023

Fetkovich, John G. a/k/a John G. Fetkovich, Sr., deceased, of Hampton Township, PA. No. 0289 of 2023. Anne Marie Ehrenberger, Co-Extr., 200 E. Genesee Street, Pittsburgh, PA 15223 and John G. Fetkovich, Jr., Co-Extr., 7502 Charleston Avenue, Pittsburgh, PA 15218 or to John P. Montoya, Esq., Lange Legal Group, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

23-00376 Feb 3, 10, 17, 2023

Goettler, Paul C., deceased, of Pittsburgh, PA. No. 6609 of 2022. Michael D. Goettler, Admr., 286 Rainey Road, Eighty-Four, PA 15330.

23-00380 Feb 3, 10, 17, 2023

Houy, Walter a/k/a Walter Peter Houy, deceased, of Collier Township, PA. No. 05159 of 2022. Rebecca Lynn Lohr, Extr., 23216 Neosha Drive, Lebanon, MO 65536 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-00382 Feb 3, 10, 17, 2023

Johnson, Helen a/k/a Helen Louise Jones, deceased, of Pittsburgh, PA. No. 00204 of 2023. Donald Johnson, Admr., c/o Richard P. Anton, Esq., 2710 BNY Mellon Ctr., 500 Grant St., Pittsburgh, PA 15219.

23-00387 Feb 3, 10, 17, 2023

Lesutis, Audrey M. a/k/a Audrey Marie Lesutis, deceased, of West Mifflin, PA. No. 00399 of 2023. Diana M. Ragan, Extr., 506 Cherry Drive, Trafford, PA 15085 or to Kathryn Eck Goff, Esq., Kathryn Eck Goff, P.C., 3325 Saw Mill Run Blvd., Ste. 200, Pittsburgh, PA 15227.

23-00385 Feb 3, 10, 17, 2023

Meyers, Frances M., deceased, of Baldwin Township, PA. No. 00688 of 2023. Harry L. Meyers, Jr., Extr., 6404 West Fox Chase Lane, Apt. B, McCordsville, IN 46055 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-00205w Feb 3, 10, 17, 2023

Miksic, Mark Paul a/k/a Mark P. Miksic, deceased, of Millvale, PA. No. 05540 of 2022. Steven D. Miksic, Admr., 406 Orchard Lane, Mechanicsburg, PA 17055 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.

23-00373 Feb 3, 10, 17, 2023

Moser, Jr., Edward B. a/k/a Edward B. Moser, deceased, of Hampton Township, PA. No. 0454 of 2023. Nicole M. Moser, Extr., 512 Edgehill Drive, Gibsonia, PA 15044 or to Howard S. Auld, Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonia, PA 15044.

23-00384 Feb 3, 10, 17, 2023

Murphy, Maurice T., deceased, of Pittsburgh, PA. No. 08269 of 2022. Mary Kiernan, Extr., 2771 Beechwood Blvd., Pittsburgh, PA 15217 or to Charles J. Avalli, Esq., Gentile, Horoho & Avalli, P.C., 310 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-00372 Feb 3, 10, 17, 2023

Papinchak, Darrell a/k/a Darrell J. Papinchak, deceased, of Moon Township, PA. No. 00685 of 2023. Mary Ann Papinchak, Extr., 1203 Maple Street Ext., Moon Township, PA 15108 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

23-00210w Feb 3, 10, 17, 2023

Schwartz, James Porter a/k/a James P. Schwartz, deceased, of Sewickley, PA. No. 00018 of 2023. Susan Schwartz, Extr., c/o Barbara A. Simanek, Esq., K&L Gates LLP, K&L Gates Center, 210 Sixth Avenue, Pittsburgh, PA 15222.

23-00379 Feb 3, 10, 17, 2023

Silipo, Mary Rachel, deceased, of Verona, PA. No. 00108 of 2023. Terri Shaffer, Extr., 29 Northup Plat Rd., Coventry, RI 02816 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

23-00374 Feb 3, 10, 17, 2023

Van Velde, Linda, deceased, of Clairton, PA. No. 07964 of 2022. Patricia M. Race, Extr., 6 Colchester Lane, Palm Coast, FL 32137 or to Kerry A. Fraas, Esq., The Kerry

Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

23-00203w Feb 3, 10, 17, 2023

Walsh, Mary Elizabeth, deceased, of Mount Lebanon, PA. No. 00458 of 2023. James N. Walsh, Extr., 2043 Rockfield Rd., Pittsburgh, PA 15243 or to Kathryn Eck Goff, Esq., Kathryn Eck Goff, P.C., 3325 Saw Mill Run Blvd., Ste. 200, Pittsburgh, PA 15227.

23-00383 Feb 3, 10, 17, 2023

Bandurski, Rose Marie, deceased, of Monroeville, PA. No. 00288 of 2023. Harold A. English, Extr. and Atty., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

23-00293 Jan 27; Feb 3, 10, 2023

Briscoe, Shirley Stine a/k/a Shirley Ann Briscoe, deceased, of Gibsonia, PA. No. 00472 of 2023. Lester Edward Stine, Jr., Extr., 101 Stafford Drive, McKees Rocks, PA 15136 or to Michael S. Antol, Esq., Antol & Stokes, LLC, 11676 Perry Highway, Building III, Suite 3101, Wexford, PA 15090.

23-00155w Jan 27; Feb 3, 10, 2023

Deluca, Anthony M., deceased, of Verona, PA. No. 00048 of 2023. Michele A. Joyce, Extr., 308 Meadow Wood Drive, Pittsburgh, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

23-00281 Jan 27; Feb 3, 10, 2023

DiBucci, Jr., Ronald F. a/k/a Ronald Frank DiBucci, Jr., deceased, of Pittsburgh, PA. No. 00330 of 2023. Andrew P. DiBucci, Extr., 215 Goldsmith Road, Pittsburgh, PA 15237 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

23-00292 Jan 27; Feb 3, 10, 2023

Goyak, Rose Marie, deceased, of Pittsburgh, PA. No. 00449 of 2023. Richard Goyak, Admr., 431 Linden Drive, Cheswick, PA 15024 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-00153w Jan 27; Feb 3, 10, 2023

Joyce, Elizabeth Jane a/k/a Elizabeth J. Joyce, deceased, of Verona, PA. No. 00291 of 2023. William Copeland, Extr., c/o Brenda B. Sebring, Esq., Sebring & Associates, 339 Old Haymaker Road, Suite 1101, Monroeville, PA 15146.

23-00279 Jan 27; Feb 3, 10, 2023

Kleiman, Gloria a/k/a Gloria June Kleiman, deceased, of Pittsburgh, PA. No. 00206 of 2023. Ronald E. Baime, Extr., 400 Schenley Road, Pittsburgh, PA 15217 or to Edward J. Kabala, Esq., Fox Rothschild LLP, BNY Mellon Center, 500 Grant St., Ste. 2500, Pittsburgh, PA 15219.

23-00295 Jan 27; Feb 3, 10, 2023



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Kumf, Patricia A., deceased, of McKeesport, PA. No. 00068 of 2023. Kristine Kerston, Co-Extr., and James W. Kumf, Co-Extr., 2422 Park Manor Drive, McKeesport, PA 15132 or to James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

23-00275 Jan 27; Feb 3, 10, 2023

Limmer, Joan R., deceased, of Pittsburgh, PA. No. 00284 of 2023. William K. Limmer, Jr., Admr., 40 Waldorf Street, Pittsburgh, PA 15214 or to E. Vernon Parkinson, Esq., Parkinson Law Offices, PLLC, 900 Lowry Avenue, Suite D, Jeannette, PA 15644.

23-00159w Jan 27; Feb 3, 10, 2023

McGonigal, Michael G. a/k/a Michael McGonigal, deceased, of McKees Rocks, PA. No. 00087 of 2023. Janet McGonigal, Admr., 80 Ohio Street, McKees Rocks, PA 15136 or to Trevor R. Fleming, Esq., The Law Firm of Orić & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

23-00289 Jan 27; Feb 3, 10, 2023

Miller, Barbara J., deceased, of McKeesport, PA. No. 02976 of 2019. Bruce Miller, III, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-00157w Jan 27; Feb 3, 10, 2023

Minkus, Ruth N. a/k/a Ruth Minkus a/k/a Ruth Naomi Minkus, deceased, of Scott Township, PA. No. 7818 of 2022. Ronald Minkus, Extr., 101 Lewis Court, Pittsburgh, PA 15236 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

23-00290 Jan 27; Feb 3, 10, 2023

Muha, Andrew J., deceased, of Richland Township, PA. No. 08217 of 2022. Teresa A. Miesel, Extr., 1769 Kings Court, South Park, PA 15219 or to George M. Janocsko, Esq., 1201 Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219.

23-00276 Jan 27; Feb 3, 10, 2023

Potter, Allen E. a/k/a Allen Edward Potter, deceased, of Pittsburgh, PA. No. 00181 of 2023. Christopher E. Potter, Extr., 500 McCully Street, Pittsburgh, PA 15216 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

23-00280 Jan 27; Feb 3, 10, 2023

Sherman, Cynthia L., deceased, of Penn Hills, PA. No. 00258 of 2023. Rosemary S. Vinay, Extr., 1404 Park Road, Espyville, PA 16424 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

23-00294 Jan 27; Feb 3, 10, 2023

Spangle, James C., deceased, of Pittsburgh, PA. No. 00293 of 2023. Leroi R. Spangle, Admr., 8690 Remington Drive, Pittsburgh, PA 15237 or to Charles C. Bell, Esq., 847 Maple Street, West Mifflin, PA 15122.

23-00277 Jan 27; Feb 3, 10, 2023

Walls, Douglas R., deceased, of Whitaker Borough, PA. No. 00210 of 2023. Gary G. Walls, Extr., c/o William R. Pelger, Esq., 2108 West St., Munhall, PA 15120.

23-00291 Jan 27; Feb 3, 10, 2023

Articles of Incorporation Business Corporation

Matthew H. Clark, Esq., Cohen & Grigsby, P.C., 625 Liberty Ave., Pittsburgh, PA 15222-3152. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the

provisions of the Business Corporation Law of 1988. The name of the corporation is SPS Capital Equipment Inc.

23-00271w Feb 10, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-15916. In re: Petition of Tenaaja Savannah Sheffey, for change of name to Scout Savannah Sheffey. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, April 28, 2023, at 1:30 p.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. Lois M. Vittii, Vittii Law Group, 663 Fifth Street, Oakmont, PA 15139, Ph: 412-281-1725, Attorney for Petitioner.

23-00473 Feb 10, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-15915. In re: Petition of Hannah Jolie Vittii Morrissey, for change of name to Moth Mortimer Morrissey. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, April 28, 2023, at 1:30 p.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. Lois M. Vittii, Vittii Law Group, 663 Fifth Street, Oakmont, PA 15139, Ph: 412-281-1725, Attorney for Petitioner.

23-00474 Feb 10, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-22-009537

U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2021-NR1, Mortgage-Backed Notes, Series 2021-NR1, Plaintiff,

vs.

Robert Smith, individually, Robert Smith, as Trustee under a Testamentary Trust dated August 4, 1984, Bonnie Straight, Robert T. Smith, Jr. and Promedica Skilled Nursing and Rehabilitation, as Guardian Ad Litem for Jeffrey A. Smith, an incapacitated person, Defendants.

To: Robert T. Smith, Jr., his heirs and assigns
Notice

Take Notice that, on August 2, 2022, the Plaintiff filed a Praecipe for Writ of Summons and Entry of Lis Pendens and, on January 10, 2023, the Plaintiff filed a Complaint averring that the Plaintiff's Mortgage recorded in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania in Mortgage Book Volume 28438, at page 84, should be reformed nunc pro tunc to apply the lien of the Mortgage to the ownership interest in the property located at 283 Bascom Avenue, Pittsburgh, PA, 15214, which is designated as Allegheny County Block and Lot Number 162-J-115, held by the Testamentary Trust dated August 4, 1984, so that the Mortgage encumbers the full fee simple ownership interest in the aforesaid Property as collateral therefor to the same effect as if Robert Smith signed the Mortgage in both his individual capacity and in his capacity as Trustee of the aforementioned Trust prior to recording of the Mortgage and, further, that all liens upon the aforesaid Property, which arose and/or attached on or after July 26, 2004, be subordinated to the lien of the Plaintiff's Mortgage, as reformed.

You Are Hereby Notified that you have been sued in court. If you wish to defend against the claims set forth in the Writ of Summons, Lis Pendens and the Complaint, you must take action within thirty (30) days after the last advertisement of the Writ of Summons, Lis Pendens and Complaint, and this Notice, 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 in the Writ of Summons, Lis Pendens and Complaint or appear and make your objections to the Plaintiff's Complaint known in Motions Court at the presentation of the Motion for Entry of Default Judgment on Wednesday, March 29, 2023, at 9:30 a.m. in Courtroom No. 703, Allegheny County Court of Common Pleas, Allegheny County Civil Court, at 711 City-County Building, 414 Grant Street, Pittsburgh, PA 15219. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Writ of Summons, Lis Pendens and the Complaint or for any claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

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lrs@acba.org

King Legal Group, LLC, Bradley A. King, Esquire, Attorney for Plaintiff, 114 North Maple Avenue, Greensburg, PA 15601, (724) 836-1500

23-00467 Feb 10, 2023

Notice of Trust

RE: The Blanche Brucker Revocable Trust dated May 26, 2005

Notice is hereby given that Laurel Beitsinger, Cheryl Vaughn, Beverly Trozzo and Darlene McKinney are the Trustees of the above-named Trust. All persons indebted to Blanche Brucker are requested to make payment and all those having claims against Blanche Brucker are directed to present the same without delay to:

Darlene McKinney, 520 Amsler Ridge Road,
Sewickley, PA 15143
or to:

John G. Arch, Esquire, 1722 Main Street,
Pittsburgh, PA 15215
23-00288 Jan 27; Feb 3, 10, 2023

Statement of Registration Foreign Business Corporation

Paul J. Welk, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222. Notice is hereby given that Health In Motion, Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Wisconsin. The address of its principal office under the laws of said jurisdiction is 586 Shepard Street, Rhinelander, WI 54501, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed

registered office in Pennsylvania is 1429 New Butler Road, Suite 5, New Castle, PA 16101.

23-00455 Feb 10, 2023

BANKRUPTCY COURT

Eastern District

(Continued from Page 1, Column 4)

Tristine Ann Corey-Barker; CLARION-PA; 23-10038; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 01/25/2023; Judge Deller

William C. Nyman and Patricia K. Nyman; ALLEGHENY-PA; 23-20148; Atty: Kenneth Steidl; Chapter: 7; Filed 01/25/2023; Judge Bohm

Timmy Allen Hopkins; BEAVER-PA; 23-20149; Atty: Edgardo D. Santillan; Chapter: 13; Filed 01/25/2023; Judge Taddonio

Mary Ann Kemp; ALLEGHENY-PA; 23-20150; Atty: Dennis J. Spyra; Chapter: 7; Filed 01/25/2023; Judge Bohm

Brandon R. Weixel; WESTMORELAND-PA; 23-20151; Atty: Kenneth Steidl; Chapter: 13; Filed 01/25/2023; Judge Taddonio

Joseph Coppess and Ashley Coppess; LAWRENCE-PA; 23-20152; Atty: Gene G. Dimeo; Chapter: 7; Filed 01/25/2023; Judge Deller

Garrick W. Reed; ALLEGHENY-PA; 23-20153; Atty: Rodney D. Shepherd; Chapter: 13; Filed 01/25/2023; Judge Taddonio

Dillon J. Surrena; BUTLER-PA; 23-20154; Atty: Kenneth Steidl; Chapter: 7; Filed 01/25/2023; Judge Bohm

Jason R. Warner; ARMSTRONG-PA; 23-20155; Atty: Preston T. Younkings; Chapter: 13; Filed 01/25/2023; Judge Deller

Robert F. Jones and Hollee R. Jones; INDIANA-PA; 23-70025; Atty: Theresa C. Homady; Chapter: 13; Filed 01/25/2023; Judge Deller

Carl W. Merkel; BEDFORD-PA; 23-70026; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 01/25/2023; Judge Deller

Betzaida Espada; ERIE-PA; 23-10039; Atty: Jay R. Stranahan; Chapter: 7; Filed 01/26/2023; Judge Deller

Glenn E. Fisher; MCKEAN-PA; 23-10040; Atty: Jay Paul Kahle; Chapter: 7; Filed 01/26/2023; Judge Bohm

Thomas Lee Mehler and Jacqueline Droproh Mehler; ERIE-PA; 23-10041; Atty: Michael S. Jan Janin; Chapter: 13; Filed 01/26/2023; Judge Bohm

Aubrey W. Boyer and Lisa M. Boyer; WESTMORELAND-PA; 23-20156; Atty: Daniel R. White; Chapter: 13; Filed 01/26/2023; Judge Bohm

James Royce Moore, III; BUTLER-PA; 23-20157; Atty: Pro Se; Chapter: 13; Filed 01/26/2023; Judge Taddonio

Debra A. Price; BEAVER-PA; 23-20158; Atty: Kenneth Steidl; Chapter: 13; Filed 01/26/2023; Judge Bohm

Theodore M. Cale, III; ALLEGHENY-PA; 23-20159; Atty: Robert H. Slone; Chapter: 7; Filed 01/26/2023; Judge Bohm

James Edward Sweeney and Gail Patricia Sweeney; ALLEGHENY-PA; 23-20160; Atty: Richard W. Schimizzi; Chapter: 7; Filed 01/26/2023; Judge Bohm

Joseph C. Wilbon, Sr.; ALLEGHENY-PA; 23-20161; Atty: Shawn N. Wright; Chapter: 13; Filed 01/26/2023; Judge Taddonio

Joseph D. Calisti; WESTMORELAND-PA; 23-20162; Atty: Kenneth Steidl; Chapter: 7; Filed 01/26/2023; Judge Bohm