

The Pittsburgh Legal Journal

FRIDAY
MARCH 17, 2023

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CIVIL DIVISION

General Docket

Seneca Partners vs Altergott Benjamin; GD-23-003391; MDJ Transcript; Notice of Judgment Mailed; 2797.65; Atty(s): Pro Se

Kaclik Builders LLC vs Harnett Matthew L. T., Harnett Alisha; GD-23-003392; No Lien Agreement; Certificate of Location; Atty(s): Pro Se

Midland Credit Management Inc. vs Beatty Raymond; GD-23-003394; MDJ Transcript; Notice of Judgment Mailed; 1051.27; Atty(s): Homoleski Kristina

Erving Cameron vs Busey Bank; GD-23-003396; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Williams Vanessa

Pennsylvania Turnpike Commission vs Patel Jatin M., Patel Diptiben; GD-23-003398; Appointment of Viewers; Order of Court; Atty(s): Bresnahan William P., Bresnahan II William P., Peck Esq. Michele Z., Gallo Esq. Charles, Sasinoski Esq. Lisa L.

Killen Kenneth vs Cartwrights Heating & Cooling LLC; GD-23-003399; Miscellaneous Petition; Petition Initiating Case; Atty(s): Pro Se

Copper & Glass FCU vs Adams Christopher J.; GD-23-003400; MDJ Transcript; Notice of Judgment Mailed; 5777.67; Atty(s): Dalfonso Samuel J.

Acceptance Insurance vs LCT Management; GD-23-003401; MDJ Transcript; Notice of Judgment Mailed; 2691.93; Atty(s): Sklar Andrew

Bianchi Nick vs Timbers William S.; GD-23-003402; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pro Se

KF Properties vs Ezell Shane; GD-23-003403; MDJ Transcript; Notice of Judgment Mailed; 6703.96; Atty(s): Elek Stephen M

Bell Gregory Keith vs Kaufman Larry, Sirius GT Incorporated; GD-23-003405; Foreign Judgment; Affidavit of Foreign Judgment; 25000.00; Atty(s): Harpst Todd A

Barber Keyosha; GD-23-003408; Petition for Change of Name; Petition to Change Name; Atty(s): Pro Se

Peachtree Settlement Funding LLC, F. A.; GD-23-003409; Miscellaneous Petition; Order of Court; Atty(s): Parkinson E. Vernon

C&C Cleaning & Restoration vs Bendig Romayne; GD-23-003411; MDJ Transcript; Notice of Judgment Mailed; 640.25; Atty(s): Pro Se

Kotur Kelly G. vs Swank Construction Company LLC, Commonwealth of PA Department of Transportation, Alexander Andrew Inc., Custom Leathercraft Mfg. LLC; GD-23-003412; Other Tort; Complaint; Atty(s): Balzarini Jr. Edward J

(Continued on Page 2, Column 1)

CIVIL DIVISION

New Arbitration Suits

Gorgas Nancy L. vs Gorgas Timothy J.; FD-23-007414; Divorce; Complaint in Divorce (2 count); P-atty: Batson Eberle Kristen L

Fawley Joshua M vs Spade-Fawley Jenifer M.; FD-23-007415; Divorce; Complaint in Divorce (1 count); P-atty: Feldman Joseph

Stroman Marian R. vs Stroman Kevin; FD-91-002241; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

Nationwide Community Revitalization LLC vs Mehr Christopher Joseph; AR-23-000943; Other Tort; Petition to Proceed IFP; Atty(s): Pro Se

Mountain Creek Properties vs Farabaugh Claire Allison; AR-23-000953; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Blackwell Dennis M

Citibank N.A. vs Young Janae; AR-23-000977; Contract - Credit Card; Exhibits; 3206.32; Atty(s): Weinstein Yale D.

First National Bank of Pennsylvania vs Quashie Michelle; AR-23-000982; Complaint in Replevin; Affidavit of Non-Military Service; Atty(s): Donaher Donna M

Arnold William vs Dabruzzo Beth, Dabruzzo James; AR-23-000989; Other Tort; Plaintiff's Appeal of MDJ; 1196.25; Atty(s): Pro Se

Horne Tamika vs NDC Asset Management LLC; AR-23-000990; Defamation; Petition to Proceed IFP; 50000.00; Atty(s): Pro Se

Rai Ram vs Grimm Dennis; AR-23-000991; Contract - Other; Complaint; Atty(s): Pro Se

Rai Ram vs Vento Andrew; AR-23-000992; Contract - Other; Complaint; Atty(s): Pro Se

Capital One NA vs Depasquale Frank; AR-23-000996; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Ratchford Michael

Crown International Steel Buildings Systems Inc. vs O Design & Builders Inc.; AR-23-001011; Contract - Other; Complaint; Atty(s): Merritt Sean V.

Crown International Steel Buildings Systems Inc. vs Fawnskin Corp.; AR-23-001014; Contract - Other; Complaint; Atty(s): Merritt Sean V.

Jou Yih-Liang Frank vs Ilchenko Alexey; AR-23-001021; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Pro Se

Marsh Margaret vs Wells David; AR-84-002050; Pre-computer case; Satisfaction; Atty(s): Pro Se

Caloyer Filia, Caloyer Thomas vs Fitzgerald Scott; AR-23-001103; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Goldman Robert A

ORPHANS' COURT

Letters

Emily J. Reid, deceased; Charles A. Halpin, III, Admr.; Atty: Charles A. Halpin, III; 05366 of 2019.

Michael John Swisher, deceased; Natalie Swisher, Admr.; Atty: Dennis R. Biondo; 80831 of 2021.

Donald Waller, deceased; Donna E. Jones, Admr.; Atty: Peter Speaks; 05414 of 2022.

Ruth M. Wetzel, deceased; Richard S. Wetzel, Admr.; 01499 of 2023.

Dorothy McGlumphy, deceased; Kenneth McGlumphy, Admr.; 01503 of 2023.

Bryce Kevin Natta, deceased; Catherine Ann Natta, Admr.; 01504 of 2023.

Bonnie K. Caliguri, deceased; George A. Caliguri, III, Admr.; Atty: Ryan R. Mick; 01507 of 2023.

David R. Andres, deceased; Terry L. Woytovich, Admr.; Atty: D. Scott Lautner; 01510 of 2023.

Charles P. Schafer, deceased; Patricia A. Schafer, Admr.; Atty: Ryan R. Mick; 01513 of 2023.

Joan E. Kello-Schubert, deceased; Joni Cutense, Admr.; Atty: John R. Kardos, Jr.; 01516 of 2023.

Jocelyn C. Rumbaugh, deceased; Richard B. Rumbaugh, Admr.; Atty: John William Ament; 01523 of 2023.

Myrtle Joseph, deceased; Robert D. Joseph, Admr.; Atty: Erik V. Scully; 02637 of 2012.

George A. Caliguri, Jr., deceased; George A. Caliguri, III, Admr.; Atty: Grey Douglas Pratt, Ryan R. Mick; 07069 of 2022.

Charles R. Dumont, deceased; Charles E. Dumont, Admr.; Atty: John A. D'Onofrio; 01567 of 2023.

David Misialek, deceased; Jeffrey A. Misialek, Admr.; Atty: Alan I. Farber; 01570 of 2023.

Ronald J. Kinek, deceased; Jennifer A. Davis, Admr.; Atty: Richard M. Corcoran; 01581 of 2023.

David Charles Trimmer, II, deceased; Janet L. Trimmer, Admr.; Atty: Daniel M. Flynn; 01598 of 2023.

George A. Barabas, deceased; Susan A. Binnix, Admr.; Atty: Molly M. Greenan; 01606 of 2023.

Joseph C. Lucas, deceased; Donna J. Faulkner, Admr.; Atty: Rebecca Ann Olds; 01609 of 2023.

Tyrone Coates, deceased; Lance Johnson, Admr.; Atty: Albert Green Reese, Jr.; 01615 of 2023.

David H. Laney, Sr., deceased; Joyce A. Green, Admr.; Atty: Robert W. Koehler; 01617 of 2023.

Bernard A. Hruska, deceased; Samuel Hruska, Admr.; Atty: Lloyd A. Welling; 01621 of 2023.

BANKRUPTCY COURT

Western District

Theodore T. Gonder; WESTMORELAND-PA; 23-20390; Atty: Charles James Grudowski; Chapter: 13; Filed 02/23/2023; Judge Bohm

Barbara J. Pflugh; ALLEGHENY-PA; 23-20391; Atty: Kenneth Steidl; Chapter: 7; Filed 02/23/2023; Judge Bohm

Eddy A. Shafer and Patricia L. Shafer; ALLEGHENY-PA; 23-20392; Atty: Rodney D. Shepherd; Chapter: 13; Filed 02/23/2023; Judge Bohm

Barbara L. Patton; BUTLER-PA; 23-20393; Atty: Dennis M. Sloan; Chapter: 7; Filed 02/23/2023; Judge Deller

Kristal Marie Hicks; BLAIR-PA; 23-70056; Atty: Daniel J. Boger; Chapter: 7; Filed 02/23/2023; Judge Deller

Roxanne D. Sieg; MERCER-PA; 23-10084; Atty: Daniel P. Foster; Chapter: 7; Filed 02/24/2023; Judge Taddonio

Jeffrey W. Bollinger; ERIE-PA; 23-10085; Atty: Daniel P. Foster; Chapter: 13; Filed 02/24/2023; Judge Taddonio

Janet Lee Terry; CRAWFORD-PA; 23-10086; Atty: Daniel P. Foster; Chapter: 7; Filed 02/24/2023; Judge Taddonio

John J. McCurry; BUTLER-PA; 23-20394; Atty: Brian J. Bleasdale; Chapter: 7; Filed 02/24/2023; Judge Bohm

Diana M. Conley; BEAVER-PA; 23-20395; Atty: Brian J. Bleasdale; Chapter: 7; Filed 02/24/2023; Judge Deller

Daniel J. Adamson; WESTMORELAND-PA; 23-20396; Atty: J. Allen Roth; Chapter: 7; Filed 02/24/2023; Judge Taddonio

Lisa Acquaviva; BUTLER-PA; 23-20397; Atty: Lawrence W. Willis; Chapter: 7; Filed 02/24/2023; Judge Taddonio

James Scott; BEAVER-PA; 23-20398; Atty: Lawrence W. Willis; Chapter: 13; Filed 02/24/2023; Judge Deller

Shalan C. Thomas; FAYETTE-PA; 23-20399; Atty: Lawrence W. Willis; Chapter: 7; Filed 02/24/2023; Judge Bohm

Tyler T. Neff and Ashley S. Neff; BEDFORD-PA; 23-70057; Atty: Kenneth P. Seitz; Chapter: 13; Filed 02/24/2023; Judge Deller

Bradly W. Cessna; SOMERSET-PA; 23-70058; Atty: Lawrence W. Willis; Chapter: 7; Filed 02/24/2023; Judge Deller

Cynthia Kay Jamieson and Lori A. Antonuccio; JEFFERSON-PA; 23-10087; Atty: Vicki Ann Piontek; Chapter: 7; Filed 02/25/2023; Judge Deller

Angela M. Moreland and Thomas W. Moreland; ARMSTRONG-PA; 23-20400; Atty: Christian M. Rieger; Chapter: 13; Filed 02/26/2023; Judge Taddonio

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CIVIL DIVISION

General Docket

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Gonnella Anthony, Gonnella Michelle vs Western Express Inc., Sachs Michael R.; GD-23-003413; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Kunz Daniel W., Farino S. Louis

Discover Bank vs Laughlin Daniel L.; GD-23-003414; MDJ Transcript; Notice of Judgment Mailed; 4723.92; Atty(s): Molczan William T

Discover Bank vs Archie Navarre; GD-23-003415; MDJ Transcript; Notice of Judgment Mailed; 5361.23; Atty(s): Pomy Matthew Weston

Discover Bank vs Sweeney Terry; GD-23-003416; MDJ Transcript; Notice of Judgment Mailed; 7111.35; Atty(s): Pomy Matthew Weston

Capital One Bank (USA) N. A. vs Stokes James V.; GD-23-003417; MDJ Transcript; Notice of Judgment Mailed; 2289.17; Atty(s): Baroska III Robert L.

Capital One Bank (USA) N.A. vs Cook Forrest; GD-23-003419; MDJ Transcript; Notice of Judgment Mailed; 5211.74; Atty(s): Baroska III Robert L.

Kortz II William C. vs Erie Insurance Exchange; GD-23-003420; Contract - Other; Complaint; Atty(s): Hutton Gerald J, Carroll Ryan Matthew

Capital One Bank (USA) N. A. vs Hooper Alexis; GD-23-003421; MDJ Transcript; Notice of Judgment Mailed; 2942.53; Atty(s): Baroska III Robert L.

Capital One Bank (USA) N. A. vs Elm William R.; GD-23-003422; MDJ Transcript; Notice of Judgment Mailed; 2846.98; Atty(s): Baroska III Robert L.

Walsh Tammy vs Mitchell Christa; GD-23-003423; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Stiffler Andrew O.

Capital One Bank (USA) N. A. vs Engram India; GD-23-003424; MDJ Transcript; Notice of Judgment Mailed; 2395.65; Atty(s): Baroska III Robert L.

Altamare Sarah Kay vs McKita Joshua, Comcast of Pennsylvania LLC, Comcast Corporation; GD-23-003426; Motor Vehicle Accident; Confidential

Information Form; Atty(s): Hutton Gerald J, Carroll Ryan Matthew

Commonwealth of PA Department of Revenue vs Selwood Michael J; GD-23-100454; Commonwealth Tax Lien; Personal Income Tax; 3654.07

Commonwealth of PA Department of Revenue vs Grocke James W., Kirk Gena; GD-23-100455; Commonwealth Tax Lien; Personal Income Tax; 3664.00

Commonwealth of PA Department of Revenue vs Dabney Robert, Dabney Marianne R.; GD-23-100456; Commonwealth Tax Lien; Personal Income Tax; 3665.59

Commonwealth of PA Department of Revenue vs Halcyon Senior Living LLC; GD-23-100457; Commonwealth Tax Lien; Business Taxes; 7269.56

Commonwealth of PA Department of Revenue vs Hauser Lenore B.; GD-23-100458; Commonwealth Tax Lien; Personal Income Tax; 3649.77

Commonwealth of PA Department of Revenue vs Connolly Michael E.; GD-23-100459; Commonwealth Tax Lien; Business Taxes; 7449.92

Commonwealth of PA Department of Revenue vs Yuhas Mark J, Yuhas Kimberly A; GD-23-100460; Commonwealth Tax Lien; Personal Income Tax; 3666.62

Walden Woods CSA vs Watters Justin; GD-23-003427; MDJ Transcript; Notice of Judgment Mailed; 1548.08; Atty(s): Proctor Michael Robert

Walden Woods CSA vs Snider Sarah; GD-23-003428; MDJ Transcript; Notice of Judgment Mailed; 1448.38; Atty(s): Proctor Michael Robert

Walden Woods CSA vs Elliott Chad; GD-23-003429; MDJ Transcript; Notice of Judgment Mailed; 550.25; Atty(s): Proctor Michael Robert

Walden Woods CSA vs Hadson-Taylor Alice; GD-23-003431; MDJ Transcript; Notice of Judgment Mailed; 380.64; Atty(s): Proctor Michael Robert

Midland Credit Management Inc. vs Minniefield Jordan Wimbush; GD-23-003432; MDJ Transcript; Notice of Judgment Mailed; 2903.02; Atty(s): Homoleski Kristina, Bunce Martin

Midland Credit Management Inc. vs Vankirk Jr. William; GD-23-003433; MDJ Transcript; Notice of Judgment Mailed; 2492.60; Atty(s): Homoleski Kristina, Hernandez Stephanie

Midland Credit Management Inc. vs Tiwari Bir; GD-23-003438; MDJ Transcript; Notice of Judgment Mailed; 2285.70; Atty(s): Homoleski Kristina

Gledhill Alasdair vs Taylor Joseph; GD-23-003446; MDJ Transcript; Notice of Judgment Mailed; 12189.72; Atty(s): Pro Se

L W Molnar & Associates vs Stack Deborah; GD-23-003448; MDJ Transcript; Notice of Judgment Mailed; 1474.50; Atty(s): Elek Stephen M

Reichbaum Bram vs Mahoney Matt; GD-23-003449; Election Petition; Praecepte for Appearance; Atty(s): Mitchell Caroline

Citibank (South Dakota) N.A. vs Leo Steven; GD-23-003450; Foreign Judgment; Affidavit of Foreign Judgment; 9227.99; Atty(s): Molczan William T

LVNV Funding LLC vs Saputo Zachary; GD-23-003451; MDJ Transcript; Notice of Judgment Mailed; 1593.54; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Roberson Danny; GD-23-003453; MDJ Transcript; Notice of Judgment Mailed; 1069.05; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Jackson Donald; GD-23-003457; MDJ Transcript; Notice of Judgment Mailed; 2282.25; Atty(s): Carfagno Christopher B.

Beck Tom vs Seiler David, Brannon Kevin; GD-23-003461; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pro Se

Pohl Kaya, Hoover Joan, Hoover Amanda, Dolan Gregory vs Karet Thomas; GD-23-003463; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Hicks Jr. Ronald L, McGee Carolyn B.

Schrello Frank N. vs Stelmasczyk Michael; GD-23-003464; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Scherer David L.

Midland Funding LLC vs Holmes Melvina; GD-23-003466; MDJ Transcript; Notice of Judgment Mailed; 2753.65; Atty(s): Carfagno Christopher B.

Ruggles Nathan vs Reeves William; GD-23-003467; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pascal Jr. Charles A

LVNV Funding LLC vs Court Sheri A.; GD-23-003468; MDJ Transcript; Notice of Judgment Mailed; 1042.78; Atty(s): Carfagno Christopher B.

Wovchko John vs Alarcon Mark; GD-23-003469; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pascal Jr. Charles A

Discover Bank vs Burke Shawn P.; GD-23-003470; MDJ Transcript; Notice of Judgment Mailed; 7689.53; Atty(s): Pomy Matthew Weston

Herbst Sherry, Palermo Janice vs Conberg Michael; GD-23-003471; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pascal Jr. Charles A

Ti-K'In-Ch'Ab Atan vs Federal Express Corporation, Brown Jr. Clyde H., Nembhard Angelo A.; GD-23-003472; Motor Vehicle Accident; Complaint; Atty(s): Gelman Bruce S

Royston Tracy M, Lyons Stanford vs Harris Khadijah; GD-23-003473; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pascal Jr. Charles A

Discover Bank vs Davis Brenda; GD-23-003474; MDJ Transcript; Notice of Judgment Mailed; 5553.59; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Hancock Hannah R.; GD-23-003475; MDJ Transcript; Notice of Judgment Mailed; 5817.99; Atty(s): Pomy Matthew Weston

Evans Iren vs Woodard Jeffrey; GD-23-003476; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pascal Jr. Charles A

Pennsylvania Turnpike Commission vs Duquesne Light Company; GD-23-003477; Declaration of Taking; Petition Initiating Case; Atty(s): Cerrone Jr. Danny P

Pennsylvania Turnpike Commission vs Duquesne Light Company; GD-23-003478; Declaration of Taking; Petition Initiating Case; Atty(s): Cerrone Jr. Danny P

Butler Kimberly vs Jacobs-Rohan Leanne; GD-23-003480; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pro Se

Butler Kimberly vs Paris Antionio; GD-23-003481; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pro Se

Butler Kimberly vs Chaparro Jennifer; GD-23-003482; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pro Se

Arenth Valerie vs Valley Pro Builders; GD-23-003483; MDJ Transcript; Notice of Change of Address; 8148.81; Atty(s): Pro Se

Butler Kimberly vs Pogoda Roger; GD-23-003484; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pro Se

Angert Nichole vs Shelly Jr. Paul M.; GD-23-003485; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Brown Ronald J.

Angert Nichole vs Allen III Donald H.; GD-23-003486; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Brown Ronald J.

Cauley Owen Murphy vs Carter Kevin L.; GD-23-003487; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): McNally Christopher K

Beck Tom vs Brannon Kevin; GD-23-003488; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Pro Se

Bonaroti David vs Bennett Olivia; GD-23-003489; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Alexander Craig H

Music Note LLC a PA LLC vs Noszka Bryony; GD-23-003490; MDJ Transcript; Notice of Judgment Mailed; 925.00; Atty(s): Hart Melissa A

Yap Nathaniel vs Colaizzi Theresa Sciuilli; GD-23-003491; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Woods Corrie Allen

Cauley Karen vs Evans Iren; GD-23-003492; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Birdy Dean A.

Cable Jason W. vs Commonwealth of PA, Commonwealth of PA Department of Health and Human Services; GD-23-003493; Employment Discrimination; Petition to Proceed IFP; 306969.13; Atty(s): Pro Se

Cauley Patrick vs Koger Todd E.; GD-23-003494; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Birdy Dean A.

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Sharon Antill, santill@acba.org.....Proofreader
David Blaner, dblaner@acba.org.....Managing Editor
Chuck Faber, cfaber@acba.org.....Layout Specialist
Jennifer Pulice, jpulice@acba.org.....Director of Communications and Publications
Meredith Shumsky, mshumsky@acba.org.....Billing and Receivables Specialist
Jim Spezialetti, jspezialetti@acba.org.....Copy Specialist
Jessica Valesky, jvalesky@acba.org.....Graphic Artist Supervisor
Denise Velez, dvelez@acba.org.....Daily PLJ Supervisor

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

COURT NOTICES

Pennsylvania
Supreme Court

CRIMINAL PROCEDURAL
RULES COMMITTEE

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of
Pa.R.Crim.P. 632.

The Criminal Procedural Rules Committee is considering proposing to the Supreme Court the amendment of Pa.R.Crim.P. 632 for the reasons set forth in the publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

Joshua M. Yohe, Counsel

Criminal Procedural Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
PO Box 62635

Harrisburg, PA 17106-2635

FAX: (717) 231-9521

criminalrules@pacourts.us

All communications in reference to the proposal should be received by

Monday, May 1, 2023. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Criminal Procedural
Rules Committee,
Stefanie Salavantis
Chair

To view the proposed rule change please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.
23-00981

Court of Common Pleas
of Allegheny CountyJUVENILE COURT
MOTIONS SCHEDULE

April 2023

April 3 - Judge McCrady
April 4 - Judge McCrady
April 5 - Judge McCrady
April 6 - Judge McCrady
April 7 - Holiday
April 10 - Judge Woodruff
April 11 - Judge Woodruff
April 12 - Judge Woodruff
April 13 - Judge Woodruff
April 14 - Judge Woodruff
April 17 - Judge Sizemore
April 18 - Judge Sizemore
April 19 - Judge Sizemore
April 20 - Judge Sizemore
April 21 - Judge Sizemore
April 24 - Judge Spurgeon
April 25 - Judge Spurgeon
April 26 - Judge Spurgeon
April 27 - Judge Spurgeon
April 28 - Judge Spurgeon

23-00891

Court of Common Pleas
of Allegheny CountyOrphans' Court Judges Motions
Schedule for the Month of April 2023

Week of

April 3 - Judge Williams

April 10 - Judge McCarthy

April 17 - Judge Marmo

April 24 - Judge McCarthy

23-00913

Court of Common Pleas
of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, MAY 1, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, JUNE 12, 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
23-00936

Court of Common Pleas
of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning April 10, 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:

Monday, April 10, 2023 at 9:30 a.m.

Tuesday, May 2, 2023 at 9:30 a.m.

Thursday, June 1, 2023 at 11:00 a.m.

23-00833

Court of Common Pleas
of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning April 13, 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, April 13, 2023 at 9:00 a.m.

Thursday, May 11, 2023 at 8:30 a.m.

Wednesday, June 7, 2023 at 8:30 a.m.

23-00579

COURT SCHEDULES

Daily Jury and
Non-Jury
Trial List

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

Monday
March 20, 2023

Jury Trials

(35) 202985 GD-20-12644
Larry Washington vs Jadey Belvedere,
et al.; P-Atty: Ryan M Flaherty; D-Atty:
James William Harvey; 3x

Non-Jury Trials

(128) 202569 GD-18-16983
Charles A. Curiale vs Hruska Mechanical;
P-Atty: Neal A. Sanders; D-Atty:
Monte J. Rabner; 3x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Wednesday
March 22, 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-0007812-22; John D. Curlovich;
Crim Tres-Enter Structure; ADA:
Criminal Division Allegheny County
District Attorney's Office; D-atty:
Taylor Marie Corn

CR-0008165-22; Jamar Everett; Fire-
arms Not To Be Carried W/O License;
ADA: **Criminal Division Allegheny**
County District Attorney's Office;
D-atty: **Elbert Richard Gray Jr.**

CR-0006999-22; Jamar Everett; Fire-
arms Not To Be Carried W/O License;
ADA: **Criminal Division Allegheny**
County District Attorney's Office;
D-atty: **Yemi Tama-Re Olaiya**

CR-000245-22; Rocky Guntrum Sr.;
Indecent Assault Person Less than 13
Years of Age; ADA: **Criminal Division**
Allegheny County District Attorney's
Office; D-atty: **Nicholas Clark Wertz**

CR-0007952-22; Derrin Laird; Simple
Assault; ADA: **Criminal Division**
Allegheny County District Attorney's
Office; D-atty: **Yemi Tama-Re Olaiya**

CR-0005674-22; Jacob John Mormur;
Burglary - Overnight Accommodation,
No Person Present; ADA: **Criminal**
Division Allegheny County District
Attorney's Office

CR-0006124-21; Jasmine Smith;
Simple Assault; ADA: **Bridget Marie**
Synan; D-atty: **Milton E. Raiford**

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

NOTICE TO ALL WESTERN DISTRICT OF PENNSYLVANIA
UNITED STATES MAGISTRATE JUDGE APPLICANTS

FOR THE VACANCY OCCURRING SEPTEMBER 4, 2023

It has come to the Court's attention that there was an issue with the email address used for the Magistrate Judge electronic application process for the upcoming Magistrate Judge vacancy in the Western District of Pennsylvania occurring on September 4, 2023. While this issue appears to be isolated to applicants who utilized a Gmail account to apply, in an abundance of caution, the Court asks ALL applicants that applied for this Magistrate Judge position for the Western District of Pennsylvania on or before the closing date and time of applications, January 20, 2023 at 4:00 p.m. EST, to please verify that your application was emailed to PAWD_MJApplications@pawd.uscourts.gov and to also call the Court's Human Resources Office at 412-208-7536 to confirm the Court's receipt of the application. Applicants should contact the Court's Human Resources Department as soon as possible but in any event, not later than 5:00 p.m. EST on March 24, 2023.

CR-0006155-21; Jasmine Smith; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0007106-22; Mark Conrad Zahner; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarra Nicole Terry**

**Judge Kelly Bigley
Courtroom 525**

CR-0006854-20; Willie Lee Brown; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0006042-22; Noah Francis Char Green; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0006044-22; Sal Joseph Martin; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0007303-20; Ciara Warner; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Edward Nicholson**

**Judge Thomas Flaherty
Courtroom 324**

CR-0006075-22; Brian Lee Anderson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0006470-22; Treyontae Campbell; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

CR-0013673-18; Jonathan Edward Dinkel; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

CR-0007497-22; Deon Lee Dukes; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

CR-0006053-22; Chavaz Fischer; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0001871-22; Elijah Hemingway; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001032-22; Elijah Hemingway; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

CR-0006476-22; Ronald Scott Kunesky; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

CR-0006478-22; Adolf Knight Moore; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0005924-21; Karron L. Taylor Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0006978-21; Walter Lawrence Thorton; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**
**Judge Elliot Howsie
Courtroom 533**

CR-0007072-22; Daquon Enoch; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Meron Eshete Murphy**

CR-0003280-22; Dajunt Freddie Lamo Porter; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Corey Day**

CR-0006860-22; Mark Sheiffeld; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**Judge Beth A. Lazzara
Courtroom 313**

CR-0007582-22; Shane M. Boley; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007676-22; Kenneth Huston; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007418-22; Donta Ingram; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0007515-22; Donta Ingram; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0006925-22; Damien E. Long; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Damian Joseph Tofté**

CR-0006926-22; Damien E. Long; Robbery-Inflict Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Damian Joseph Tofté**

CR-0006043-22; Malcolm J. Long; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0006289-22; Malcolm J. Long; Robbery-Inflict Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0007940-22; Luther Miller III; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0007529-22; Robert Mock; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0007794-22; Robert Mock; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0007796-22; Robert Mock; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0005284-22; Michael Francis Stenger; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0008065-22; Tyler West; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Anthony M. Mariani
Courtroom 316**

CR-0006290-22; Tanishia Teyla Allen-Colvin; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0004506-22; Kelly L. Gebhardt; Aggravated Cruelty to Animals - Torture; ADA: **Rachel Catherine Fleming;** D-atty: **Bruce A. Carsia**

CR-0001336-22; Dominic D. Haynes; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0007956-22; Samuel Jamar Murphy; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0007925-22; Stephanie L. Murphy; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0004542-22; Donald Podczerwinski; Aggravated Cruelty to Animals - Torture; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

CR-0005556-22; Shannon Williams; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeanne Marie Emhoff**

**Judge Jill E. Rangos
Courtroom 327**

CR-0007343-22; Ronald Acrie; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0000894-23; Leroy Henderson; IDSI Person Less Than 16 Yrs Age; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000717-22; Claude Lee; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0007851-21; Jaelyn Devaughn Mays; Robbery-Inflict Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

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

**Judge Jennifer Satler
Courtroom 527**

CR-0007267-22; Robert Hanley; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0001284-22; Tyrone Lee Harrison; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

**Judge Randal B. Todd
Courtroom 310**

CR-0004885-22; Christiana Byers; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeanne Marie Emhoff**

CR-0008634-22; Barbara Garland; Simple Assault - Grading, Victim Under 12 Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0006000-22; Adnan Halilovic; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008995-22; Tyrone Moore; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0007574-22; Troy Vickers; Simple Assault - Mutual Consent Fight; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0007718-22; Chad Williams; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0001262-22; DeAndre Kellee Williams; Possession Of Firearm Prohibited; ADA: **Rachel Marie Geizura;** D-atty: **Steven Anthony Tehovnik**

CR-0004431-22; DeAndre Kellee Williams; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

**Judge Wrenna L. Watson
Courtroom 521**

CR-0006981-21; Shayne A. Mours; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Bridget Marie Synan;** D-atty: **Rachel Kathryn Crosby**

Arbitration Trial List

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

Wednesday
March 22, 2023

AR-23-000211; JPMorgan Chase Bank N.A. vs Beck; P-atty: **Julie E. Goodchild**
AR-23-000210; CKS Prime Investments LLC vs McClain; P-atty: **Frederic I. Weinberg**
AR-23-000209; CKS Prime Investments LLC vs Johnson Jr.; P-atty: **Frederic I. Weinberg**
AR-23-000208; JPMorgan Chase Bank N.A. vs Vire; P-atty: **Julie E. Goodchild**

AR-23-000207; Bank of America N.A. vs Stetz; P-atty: **Frederic I. Weinberg**
AR-23-000206; State Farm Mutual Automobile Ins. Co. vs Morgan; P-atty: **Travis L. McElhaney;** D-atty: **Zachary G. Evans**
AR-23-000205; Credit Corp Solutions Inc. vs Dejidas; P-atty: **Gregg L. Morris**
AR-23-000203; Westlake Services LC vs Trowery; P-atty: **Michael Ratchford;** D-atty: **Travis A. Gordon**
AR-23-000004; Discover Bank vs Benton; P-atty: **Matthew D. Urban;** D-atty: **David L. Fuchs**
AR-22-004167; Hoag vs Mitsubishi Motors North America Inc.; P-atty: **Robert A. Rapkin;** D-atty: **Jeffrey M. Stacko**
AR-22-004064; Gladu vs Ryan Auto; P-atty: **Pro Se;** D-atty: **Michael E. Lang**
AR-22-003966; Westlake Services LLC vs Oneal; P-atty: **Julie E. Goodchild**
AR-22-003815; Santo vs Greyhound Lines Inc., et al; P-atty: **Pro Se;** D-atty: **Velika A. Nespor**
AR-22-003658; Progressive Advanced Insurance Company vs Randolph; P-atty: **Michael J. Dougherty;** D-atty: **R. Hagen Starz**
AR-22-003373; Hampton vs PWSA Lead Line Replacement; P-atty: **Tim Fitchett;** D-atty: **Mark F. Nowak, Samuel Hornak, John M. Polena**
AR-22-003001; Leonard vs Second East Hills Park Apartments Ltd.; P-atty: **Allison H. Greene;** D-atty: **Lauren E. Purcell**
AR-22-002891; JPMorgan Chase Bank N.A. vs Imler; P-atty: **Julie E. Goodchild, James A. Holzman**
AR-22-002432; Mistovich, et al vs Liberty Mutual Insurance; P-atty: **John P. Corcoran Jr.;** D-atty: **Donald L. Best Jr.**
AR-22-001761; Laye vs FCA US LLC; P-atty: **Robert M. Silverman;** D-atty: **Keith B. Rose**
AR-21-004539; Idrraulico LLC vs Icon Development-Integrity Construction Company Inc.; P-atty: **Anthony L. Rosner;** D-atty: **Pro Se**
AR-21-003499; Lemans Corporation vs Pro Motorsports LLC, et al; P-atty: **Shawn P. McClure;** D-atty: **Wayne M. Chiurazzi**

SA-0001117-22; Comm. of PA vs Bishal Gajmen; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000119-23; Comm. of PA vs Melissa Nichole Golling; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000717-22; Comm. of PA vs Sharon Gore; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001105-22; Comm. of PA vs Sharon Gore; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001030-22; Comm. of PA vs James M. Gratzmiller; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000078-23; Comm. of PA vs Rayshawn Green; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000715-22; Comm. of PA vs Craig Lee Hayden; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000120-23; Comm. of PA vs Arthur Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000121-23; Comm. of PA vs Arthur Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001440-22; Comm. of PA vs Kimberly Kline; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000777-22; Comm. of PA vs James B. Lengyel; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000828-22; Comm. of PA vs Tasia Jhane Lofton; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001264-22; Comm. of PA vs Denise Evelyn Moore; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000537-21; Comm. of PA vs Theresa Lee Morrow; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000495-21; Comm. of PA vs Bruno Opice; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000011-23; Comm. of PA vs Donald Rex Schafer, III; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001575-22; Comm. of PA vs Shalynn Kendall Ann Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000077-23; Comm. of PA vs Dominic Ralph Troiani; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001319-22; Comm. of PA vs Thomas Tyson; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001152-22; Comm. of PA vs Brandon Walton; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001090-22; Comm. of PA vs Marnaya Wyche; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, April 3, 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, APRIL 3, 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, APRIL 4, 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, APRIL 10, 2023 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

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

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

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

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

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

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

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

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

Baldwin Borough

39. Arlene R. Stenglein, With Notice to Heirs and Assigns

GD-19-007075—\$4,554.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story masonry frame house being known as 3247 Elma Drive, Pittsburgh, PA 15227. Deed Book Volume 6884, Page 546. Block & Lot 137-D-282.

79. Patricia Hollenbach

MG-22-000836—\$118,878.19
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 4907 Young Drive, Pittsburgh,

Summary Appeals Branch

Judge Alexander P. Bicket
City-County Building
Room 821

Wednesday
March 22, 2023

Hearings

SA-0001333-22; Comm. of PA vs Allyson Calloway; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000044-23; Comm. of PA vs Carlson Tre Christain; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001358-22; Comm. of PA vs Deric Lee Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001286-22; Comm. of PA vs Howard R. Finnegan, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

PA 15227. Deed Book Volume 13213, Page 437. Block and Lot Number 246-E-126.

Bell Acres

94. Anne Mulgrave

MG-22-000215—\$122,245.74
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Having erected thereon a dwelling known and numbered as 889 Camp Meeting Road, Sewickley, PA 15143. DBV 14607, PG. 552, B/L #936-J-179.

Bellevue

110. Ronald A. Mack a/k/a Ronald Mack, in His Capacity as Heir of Agnes M. Mack; Nancy L. Robbbaro a/k/a Nancy Robbbaro, in Her Capacity as Heir of Agnes M. Mack; Bruce Mack, in His Capacity as Heir of Agnes Mack; Jeffrey L. Mack a/k/a Jeffrey Mack a/k/a Jeff Mack, in His Capacity as Heir of Agnes M. Mack; Kenneth L. Mack a/k/a Kenneth L. Mack, Jr. a/k/a Kenneth Mack, in His Capacity as Heir of Agnes M. Mack; James A. Mack a/k/a James Mack, in His Capacity as Heir of Agnes M. Mack; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Agnes M. Mack

MG-20-000354—\$29,779.34
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 296 Dakota Avenue Pittsburgh, PA 15202. Deed Book Volume 4503, Page 502. Block and Lot 0216-N-00022-0000-00.

Bethel Park

26. Debra Barry, in Her Capacity as Heir of Estella Cafardi; Albert Colwell, in His Capacity as Heir of Estella Cafardi; Alexander Cafardi, III, in His Capacity as Heir of Estella Cafardi; and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Estella Cafardi

MG-22-000031—\$185,544.46
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bethel Park: Having erected thereon a dwelling being known and numbered as 1683 Forestview Drive, Bethel Park, PA 15102. Deed Book Volume 3992, Page 567. Block and Lot 0318-F-00151-0000-00.

42. Mary A. Ferris, With Notice to Heirs and Assigns

GD-19-002512—\$5,955.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story frame house being known as 5021 Orchard Avenue, Bethel Park, PA 15102. Deed Book Volume 10591, Page 105, Block & Lot 393-M-151.

45. William A. Meade

GD-18-003165—\$2,714.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story stucco

house being known as 998 Clifton Road, Bethel Park, PA 15102. Deed Book Volume 8709, Page 456. Block & Lot No. 773-N-67.

46. Robert J. Ference, Jr. and Christina M. Ference

GD-21-015141—\$2,871.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being thereon vacant commercial land known as Progress Court, Bethel Park, PA 15102. Deed Book Volume 14433, Page 98. Block & Lot No. 567-L-216.

61. Aaron Wilson

MG-20-000287—\$295,774.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3012 Greenwald Road, Bethel Park, PA 15102. Document Number 2019-30514, Deed Book Volume 17790, Page 51. Block and Lot Number 0476-J-00014-0000-00.

Brentwood

62. Marc D. Kinander and Kristen H. Kinander a/k/a Dristen Houser Kinander

MG-22-000664—\$70,264.49
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 2982 Kestner Avenue, Pittsburgh, PA 15227. Deed Book 12827, Page 496. Block and Lot Number 137-J-138.

109. Shannon M. Maenz a/k/a Shannon Maenz

MG-22-000367—\$113,219.06
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3721 Oakton Rd., Pittsburgh, PA 15227. Deed Book Volume 12874, Page 208. Block and Lot 188-G-00060-0000-00.

Carnegie

111. Dale Twigg, in His Capacity as Heir of Patty L. Twigg; Sharon Twigg, in Her Capacity as Heir of Patty L. Twigg; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patty L. Twigg

MG-22-000264—\$141,422.97
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 7 Hill Avenue Carnegie, PA 15106. Deed Book Volume 9571, Page 352. Block and Lot 0065-A-00068-0000-00.

Castle Shannon

47. Ronald J. Notarius and Julie A. Notarius

GD-22-002350—\$3,462.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a one story brick house being known as 3395 Rosewood Drive, Pittsburgh, PA 15234. Deed Book Volume 12905, Page 515. Block & Lot No. 140-R-180.

City of Clairton

88. Teri Lee Scott, as Believed Heir to the Estate of Robert W. Scott; Unknown Heirs to the Estate of Robert W. Scott (if any); Unknown Administrators to the Estate of Robert W. Scott (if any)

MG-22-000163—\$35,379.77
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 410 Baker Avenue, Clairton, PA 15025. Document Number 085391, Deed Book Volume 9499, Page 650. Block and Lot Number 0879-S-00227-0000-00.

Crafton

8. Ashley L. Stout

MG-22-000691—\$132,915.20
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling being known and numbered as 80 Kingston Avenue, Pittsburgh, PA 15205. Deed Book 16457, Page 25. Block and Lot Number 68-G-50.

50. James C. Gibson and Sandra L. Gibson

GD-22-000291—\$2,948.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two story masonry frame house known as 68 Lincoln Avenue, Pittsburgh, PA 15205. Deed Book Volume 8936, Page 543. Block & Lot No. 40-A-125.

60. Rietta A. Glantz

MG-22-000518—\$117,681.31
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling being known and numbered as 175 West Steuben Street, Pittsburgh, PA 15205. Deed Book Volume 8263, Page 81. Block and Lot Number 0069-F-00060-0000-00.

Dormont

52. Joshua D. Fetterman and Melissa Dalessandri-Fetterman

GD-19-003577—\$2,750.26
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story brick house being known as 1634 Potomac Avenue, Pittsburgh, PA 15216. Deed Book Volume 17441, Page 516. Block & Lot No. 63-M-24.

53. Aaron Gibson

GD-19-003571—\$3,281.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story two family brick house being known as 1265 Mississippi Avenue, Pittsburgh, PA 15216. Deed Book Volume 16307, Page 255. Block & Lot No. 98-D-155.

Duquesne

68. Green Leaf Investors, Inc.

GD-20-005889—\$25,069.25
Christopher E. Vincent, Esq.
724-978-0333

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

erected thereon a dwelling being known and numbered as 19 Clearview Avenue, Duquesne, PA 15110. Deed Book 14465, Page 121. Block and Lot Number 304-L-265.

East Deer

107. Karalyn Routhieux, in Her Capacity as Administratrix of the Estate of Richard L. Milliken a/k/a Richard Milliken, Jr.; Jeremy C. Milliken, in His Capacity as Heir of Richard L. Milliken a/k/a Richard Milliken, Jr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Richard L. Milliken a/k/a Richard Milliken, Jr.

MG-22-000107—\$32,620.31

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a dwelling being known and numbered as 104 Meadow Avenue, Creighton, PA 15030. Deed Book Volume 16802, Page 442. Block and Lot 0959-H-00232-0000-00.

Elizabeth Borough

32. David Zuzak and Kate Zuzak

GD-21-013854—\$15,821.17
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 707 6th Avenue, Elizabeth, PA 15037. Deed Book 16131, Page 50. Block and Lot Number 1133-R-64.

63. Charles Trafalis, III

MG-22-000458—\$49,853.56
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 406 South 2nd Avenue, Elizabeth, PA 15037. Deed Book 12549, Page 131. Block and Lot Number 1133-L-244.

Elizabeth Township

31. The Unknown Heirs of Joan Hileman, Deceased

GD-22-003493—\$15,200.22
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 1316 Schweitzer Road, McKeesport, PA 15135. Deed Book 3324, Page 608. Block and Lot Number 652-B-81.

76. Wendy Selinger a/k/a Wendy Mitchell

GD-22-002800—\$15,717.09
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 126 Jacktown Road, Ext., Elizabeth, PA 15037. Deed Book 15310, Page 6. Block and Lot Number 999-N-272.

Fawn

15. Michelle E. Gaschler, Bernard F. Gaschler and the Secretary of Housing and Urban Development

MG-22-000671—\$43,587.82
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a dwelling being known and numbered as 553 Dellenbaugh Heights, Tarentum, PA 15084 a/k/a 553 Dellenbaugh Road, Tarentum, PA 15084. Deed Book Volume 10270, Page 19. Block and Lot Number 1841-B-315.

Franklin Park

21. Michael J. Ferrazza
GD-17-001765—\$192,265.59
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a Condominium in Hunter's Point being known and numbered as 2756 Hunters Point Drive, Wexford, Pennsylvania 15090 a/k/a 2756 Hunters Point Drive, Unit 122, Wexford, Pennsylvania 15090. Deed Book Volume 13049, Page 108, Block and Lot Number 1203-G-00300-0122-00.

Glassport

25. Diana L. Pepler
GD-22-005631—\$110,921.70
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 735 Michigan Avenue, Glassport, PA 15045. Deed Book 14026, Page 104. Block and Lot Number 558-G-235.

Glenfield

103. Marion B. O'Kelley and Nancy J. O'Kelley
MG-13-000574—\$381,657.53
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glenfield: Having erected thereon a dwelling being known and numbered as 277 Dawson Avenue, Sewickley, PA 15143. Deed Book Volume 3995, Page 552. Block and Lot Number 0273-G-00012-0000-00.

Hampton

67. Dorothy L. Brown
GD-15-006819—\$3,630.48
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 4812 Andrews Road, Gibsonia, PA 15044. Deed Book Volume 11859, Page 362. Block & Lot No. 1074-C-232.

Harrison

55. Laura L. Clarke and Herman T. Clarke
MG-22-000067—\$94,985.29
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1007 Dallas Avenue, Natrona Heights, PA 15065. Deed Book Volume 15705, Page 500. Block and Lot Number 1519-K-94.

Indiana

101. Jonathan J. Martin and the United States of America
MG-18-000566—\$130,029.60
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 401 Rich Hill Road, Cheswick, PA 15024. Deed Book Volume 13577, Page 446. Block and Lot Number 837-K-71.

Jefferson Hills

66. Robert K. Slampak and Faith D. Slampak
GD-19-000105—\$9,234.23
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one story brick house being known as 202 Aber Drive, Clairton, PA 15025. Deed Book Volume 8899, Page 24, Block & Lot 560-K-85.

Leetsdale

113. Donald Wilson
MG-22-000317—\$95,554.20
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a 2 story dwelling being known and numbered as 108 Victory Lane, Leetsdale, PA 15056. Deed Book 16966, Page 280. Block and Lot Number 704-L-141.

Marshall

91. Jay Kashumbal, Inc.
GD-22-013136—\$2,439,024.16
Andrew G. Dittoe, Esq.
McGrath McCall, P.C.
412-281-4333

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

City of McKeesport

28. Blair W. Hoak
GD-22-009581—\$54,105.10
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2911 Myer Blvd., McKeesport, PA 15132. Deed Book Volume 9603, Page 177. Block and Lot 0381-P-00103-0000-00.

92. Keith Williams and Carrie Downs, solely as the known heirs of James T. Downs, Jr, deceased, and All the Unknown Heirs of James T. Downs, Jr.
GD-22-013147—\$20,322.57
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward, City of McKeesport: Having erected thereon a dwelling known as 1312 Pirl Street, McKeesport, PA 15132, Being Lot Nos. 127 and 128 in the revised and corrected Plan of Stewart Manor No. 2 as recorded in Plan Book Volume 22, Page 30 and Deed Book Volume 7998 Page 43, Being Block and Lot Number 381-B-322.

Monroeville

17. James A. Miller
MG-22-000743—\$140,447.58
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1510 James Street, Monroeville, PA 15146. Deed Book Volume 11575, Page 457. Block and Lot Number 0543-C-00035-0000-00.

70. Florence E. Robinson
GD-12-011163—\$58,809.87
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story dwelling, known as 630 Blueberry Road, Monroeville, PA 15146. Deed Book 4908, Page 25. Block and Lot Number 742-F-187.

82. Unknown Heirs of Paul Caliari, Deceased
GD-19-009491—\$21,996.09
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two-story dwelling, known as 1592 Lynn Avenue, Turtle Creek, PA 15145. Deed Book 3486, Page 673. Block and Lot Number 544-N-230.

Moon

12. Michael Driver
MG-22-000316—\$301,405.80
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a 1 story dwelling being known and numbered as 252 Shafer Rd., Coraopolis, PA 15108. Block and Lot Number 599-K-81. Deed Book 51247, Page 282.

86. John Beres a/k/a John S. Beres
MG-22-000839—\$118,073.24
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a dwelling being known and numbered as 204 Clubside Drive, Coraopolis, PA 15108. Document Number 2009-11233, Deed Book Volume 13930, Page 310. Block and Lot Number 0500-C-00262-0000-00.

North Versailles

89. Joseph Russell a/k/a Joseph Danial Russell a/k/a Joseph D. Russell
MG-22-000699—\$73,569.46
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 1415 Denver Street, North Versailles, PA 15137. Document Number 2017-27451, Deed Book Volume 16930, Page 235. Block and Lot Number 0549-C-00113-0000-00.

Penn Hills

13. Eric Hedlund and Susan M. Hedlund a/k/a Susan Hedlund
MG-21-000184—\$146,752.20
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 268 Hazel Road, Pittsburgh, PA 15235. Deed Book Volume 12821, Page 533. Block and Lot Number 539-K-314.

16. Sheila R. Greene
GD-22-013824—\$78,039.11
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 248 Shenandoah Drive, Pittsburgh, PA 15235. Deed Book Volume 11757, Page 487. Block and Lot Number 538-A-358.

30. Justin William McCullough
GD-21-014763—\$12,838.13
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 1090 Indiana Road, Verona, PA 15147. Deed Book 16857, Page 356. Block and Lot Number 534-L-35.

77. Douglas G. Hall and the United States of America
GD-22-009383—\$19,094.87
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 8907 Upland Ter., Pittsburgh, PA 15235. Deed Book 16720, Page 309. Block and Lot Number 231-D-340.

80. Carol Foglia, as Believed Heir of the Estate of Anna Colosimo; Michael Frank Colosimo, as Believed Heir of the Estate of Anna Colosimo; Mary Kay Kain, as Believed Heir of the Estate of Anna Colosimo; Unknown Heirs of the Estate of Anna Colosimo (if any); Unknown Administrators of the Estate of Anna Colosimo (if any)
GD-22-009851—\$40,024.12
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 611 Gail Drive, Verona, PA 15147. Document Number 008557, Deed Book Volume 8644, Page 17. Block and Lot Number 0446-M-00376-0000-00.

87. Diondre Hinton, as Believed Heir of the Estate of Ronald L. Hinton a/k/a Ronald Hinton; Unknown Heirs of the Estate of Ronald L. Hinton a/k/a Ronald Hinton (if any); Unknown Administrators of the Estate of Ronald L. Hinton a/k/a Ronald Hinton (if any)
GD-22-008664—\$82,648.52
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 162 Briarwood Drive, Pittsburgh, PA 15235. Deed Book Volume 10550, Page 190. Block and Lot Number 0370-G-00092-0000-00.

105. Patricia Smithson
MG-22-000560—\$53,619.26
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 2916 Laketon Road, Pittsburgh, PA 15235. Deed Book Volume 15567, Page 47. Block and Lot Number 296-H-25.

Parcel No. 2: Being vacant land known as Laketon Road, Pittsburgh, PA 15235. Deed Book Volume 15567, Page 47. Block and Lot Number 296-H-27.

106. Michael G. Dicroce and Tina M. Dicroce
MG-22-000746—\$124,12.20
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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

Hills: Having erected thereon a dwelling being known and numbered as 357 Poe Dr., Pittsburgh, PA 15235. Deed Book Volume 10569, Page 9. Block and Lot 0450-M-00180-0000-00.

Pitcairn

40. Kenneth Linamen and the United States of America

GD-10-011658—\$8,800.11
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 frame house being known as 369-371 3rd Street, Pitcairn, PA 15140. Deed Book Volume 13544, Page 6. Block & Lot No. 747-A-157.

41. Kenneth Linamen and the United States of America

GD-10-011650—\$4,526.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three story two family frame house being known as 365-367 3rd Street, Pitcairn, PA 15140. Deed Book Volume 13544, Page 6. Block & Lot No. 747-A-158.

73. Dried Bones LLC

GD-19-009482—\$31,391.45
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three-story commercial building, known as 608-610 Broadway, Pitcairn, PA 15140. Deed Book 15504, Page 424. Block and Lot Number 747-B-46.

Plum

44. Timothy A. Hudec and Gina M. Hudec

GD-19-005594—\$7,792.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a two story frame house being known as 232 Carriage Boulevard, Pittsburgh, PA 15239. Deed Book Volume 9418, Page 274. Block & Lot No. 741-B-228.

69. Mark Schmiedel and Regina M. Schmiedel

GD-22-010262—\$15,022.93
Elizabeth P. Sattler

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a two-story dwelling, known as 401 Shelbourne Drive, Pittsburgh, PA 15239. Deed Book 8315, Page 453. Block and Lot Number 741-D-375.

71. Unknown Heirs of Marguerite L. Rambacher, Deceased

GD-22-006025—\$48,758.68
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story manufactured home, known as 352 Tahoe Drive, Pittsburgh, PA 15239. Deed Book 12244, Page 15. Block and Lot Number 1240-P-321.

72. Unknown Heirs of Raymond S. Wentworth, Jr.

GD-22-006448—\$30,901.57
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story dwelling, known as 264 McKim Drive, Pittsburgh, PA 15239. Deed Book 7437, Page 238. Block and Lot Number 1103-K-358.

74. Cathy Jo Tejchman

GD-22-010270—\$18,922.32
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one and one half story dwelling, known as 1890 Hulton Road, Verona, PA 15147. Deed Book 15393, Page 559. Block and Lot Number 533-B-125.

83. David R. Erzen, Jr. and Debra A. Erzen

GD-22-010233—\$15,598.84
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story dwelling, known as 535 Oblock Avenue, Pittsburgh, PA 15239. Deed Book 15937, Page 450. Block and Lot Number 852-P-143.

Port Vue

9 Mar 23. Mary M. Tomovsksi, Individually and as Surviving Spouse of Stephen B. Tomovsksi, Jr., Deceased

GD-22-005726—\$8,038.90
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel One: Having erected thereon vacant land being known and numbered as 895 Rebecca Street, McKeesport, PA 15133. Deed Book 6357, Page 791. Block and Lot Number 308-R-368.

Parcel Two: Having erected thereon vacant land being known and numbered as Rebecca Street, McKeesport, PA 15133. Deed Book 6357, Page 791. Block and Lot Number 308-R-364.

29. Glenn G. Broman, With Notice to Heirs and Assigns

GD-21-015128—\$11,473.17
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1425 Washington Blvd., McKeesport, PA 15133. Deed Book 3109, Page 376. Block and Lot Number 383-N-7.

93. Ricky L. Opfar, Jr. and Danielle Junecko

MG-22-000444—\$72,802.51
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling known and numbered as 1926 Tacoma Avenue, McKeesport, PA 15133. DBV 16492, PG. 256, B/L #465-A-288.

Ross

3. Jacob Hilliard

MG-22-000717—\$146,879.45
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 336 Lee Avenue, Pittsburgh, PA 15237. Document Number 2020-34902, Deed Book Volume 18251, Page 91. Block and Lot Number 0611-P-00012-0000-00.

95. Elena M. Marziale

GD-19-013275—\$6,557.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house being known as 140 Hillendale Road, Pittsburgh, PA 15237. Deed Book Volume 10351, Page 351. Block & Lot No. 429-F-22.

97. Richard F. Giza

GD-19-013261—\$6,588.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and one-half story frame commercial building known and numbered as 949 Perry Highway, Pittsburgh, PA 15237. Deed Book Volume 6443, Page 632. Block & Lot No. 429-H-97.

Scott

102. Nancy L. Yetsick and Joseph E. Yetsick

MG-17-001422—\$29,554.86
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 507 Carothers Avenue, Carnegie, PA 15106. Deed Book Volume 9227, Page 9. Block and Lot Number 1022-G-110.

Sewickley Hills

58. Trevor C. Pittman, David P. Guilot and the United States of America

MG-17-000811—\$201,636.48
Adam Friedman, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley Hills: Having erected thereon a dwelling being known and numbered as 723 Glenfield Road, Sewickley, PA 15143 more fully described in Deed Book 9150, Page 450. Lot and Block: 424-G-365.

Shaler

54. Frances Rainey and Major R. Rainey

MG-20-000343—\$300,627.81
Judith T. Romano, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling being known and numbered as 5012 Venice Road, Pittsburgh, PA 15209. Deed Book Volume 12910, Page 16. Block and Lot Number 221-J-164.

59. Carol S. Bagaley, Darren L. Bagaley and the United States of America

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

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

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

South Fayette

36. Linda K. Dudgeon

GD-22-000298—\$2,720.99
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a two story frame townhouse being known as 629 Deer Watch

Road, Bridgeville, PA 15017. Deed Book Volume 7649, Page 452. Block & Lot No. 481-N-41.

South Park

11. Steven Betz a/k/a Steven C. Betz

MG-19-000752—\$100,007.37
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a 2-story dwelling being known and numbered as 1939 Strawbridge Drive, South Park, PA 15129. Deed Book 12689, Page 287. Block and Lot Number 885-H-107

Springdale

57. Connie Knauer in her capacity as Heir of Sherilyn M. Knauer and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Sherilyn M. Knauer

MG-21-000189—\$57,359.67
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling being known and numbered as 506 Grant Street, Springdale, PA 15144. Deed Book 13389, Page 564. Block and Lot Number 628-D-103.

Stowe

99. Amanda Flaherty

MG-22-000551—\$54,093.12
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 70 Highland Avenue, McKees Rocks, Pennsylvania 15136. Deed Book Volume 16950, Page 367, Block & Lot No. 0073-S-00266-0000-00.

108. Christal Naper, in Her Capacity as Heir of Sandra L. Geisler a/k/a Sandra Lynn Geisler; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sandra L. Geisler a/k/a Sandra Lynn Geisler

GD-21-009559—\$120,262.49
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Parcel one: Having erected thereon a dwelling being known and numbered as 100 Leonard Street, McKees Rocks, PA 15136. Deed Book Volume 10378, Page 281. Block and Lot 0073-H-00253-0000-00.

Parcel Two: Vacant Land being known as Leonard Street, McKees Rocks, PA 15136. Deed Book Volume 10378, Page 281. Block and Lot 0073-H-00251-0000-00.

Turtle Creek

24. Ashley Frances McCauley-Peterman

MG-22-000642—\$79,411.38
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Parcel One: Having erected thereon a dwelling being known and numbered as 336 Charles Street, Turtle Creek, PA 15145. Deed Book Volume 17198, Page 529, Block and Lot Number 455-L-239.

Parcel Two: Having erected thereon a vacant land being known as 336 Charles Street, Turtle Creek, PA 15145. Deed Book Volume 17198, Page 529, Block and Lot Number 455-L-238.

104. Ronald C. Kramer and Yong S. Kramer
MG-22-000206—\$50,561.20
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 404 Larimer Avenue, Turtle Creek, PA 15145. Deed Book Volume 18251, Page 36. Block and Lot Number 455-F-324.

Upper St. Clair

14. Valerie Journeaux Harvey Powell
MG-22-000609—\$439,526.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 107 Shawnee Road, Pittsburgh, PA 15241. Deed Book Volume 13422, Page 42. Block and Lot Number 394-P-00317.

West Deer

7. Thomas M. Ninehouser and Tiffany Michelle Ninehouser a/k/a Tiffany Ninehouser a/k/a Tiffany Zepeda
MG-22-000896—\$341,700.01
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 289 McIntyre Road, Gibsonia, PA 15044. Deed Book 15412, Page 498. Block and Lot Number 1667-B-156.

West Mifflin

20. Kambira J. Mapesa
MG-20-000334—\$101,582.37
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3012 Clairton Road, West Mifflin, PA 15122. Deed Book Volume 12201, Page 196. Block and Lot Number 387-R-5.

White Oak

10. Crystal A. Inlay
MG-22-000315—\$95,584.29
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1834 Horizon Dr., McKeesport, PA 15131. Deed Book Volume 17343, Page 284. Block and Lot Number 0551-C-00154-0000-00.

56. George J. Plecenik, in His Capacity as Known Heir, Devisee and/or Distribute of the Estate of George M. Plecenik, Deceased and Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associations Claiming Right, Title and Interest Under the Estate of George M. Plecenik, Deceased
GD-20-010097—\$54,382.78
Jerome Blank, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a residential dwelling being known and numbered as 3163 Jacks Run Road, McKeesport, PA 15131 a/k/a 3163 Jacks Run Road, White Oak, PA 15131. Deed Book Volume 10604, Page 643. Block and Lot Number 647-L-42.

Whitehall

27. Shannon E. Shriver and Wendy L. Rippey
GD-22-009629—\$105,787.60
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 4736 Doyle Road, Pittsburgh, PA 15227. Deed Book Volume 14574, Page 540. Block and Lot 0247-K-00114-0000-00.

65. Etta Flanagan and Michael A. Palmer
MG-22-000890—\$151,420.57
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5203 Fieldcrest Drive, Pittsburgh, PA 15236. Deed Book 17056, Page 435. Block and Lot Number 249-S-204.

Wilkins

100. Ashley L. Cain
MG-22-000630—\$143,387.40
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 245 Kingston Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 18509, Page 320, Block & Lot No. 0541-P-00234-0000-00.

Wilkinsburg

33. Bart Eric McCarty
GD-22-009385—\$12,235.30
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1250 Rebecca Ave., Pittsburgh, PA 15221. Deed Book 10886, Page 324. Block and Lot Number 233-L-74.

34. Odell Ghafoor and Dotlyn Atkinson
GD-20-012443—\$36,306.59
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1321 North Ave., Pittsburgh, PA 15221. Deed Book 16003, Page 175. Block and Lot Number 233-C-145.

35. Veterans Affairs Administration
GD-22-009685—\$15,386.55
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 2041 Chalfant Street, Pittsburgh, PA 15221. Deed Book 4778, Page 671. Block and Lot Number 297-F-4.

75. Franklin Suites LLC
GD-22-010252—\$12,316.14
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 1151-1153 Rebecca Ave., Pittsburgh, PA 15221. Deed Book 17189, Page 451. Block and Lot Number 233-K-118.

78. Milctroy Investments LLC
GD-22-012527—\$24,360.05
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon an apartment building being known and numbered as 1710 Penn Ave., Pittsburgh, PA 15221. Deed Book 17289, Page 19. Block and Lot Number 232-S-360.

84. Mary Huggins, Individually, and as Known Heir of Roberta Wilson, Deceased; William White, Known Heir of Roberta Wilson, Deceased; John Wilson, Known Heir of Roberta Wilson, Deceased; and Rose Marie Gorman, Known Heir of Roberta Wilson, Deceased
GD-22-008703—\$12,962.65
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1344 Laketon Road, Pittsburgh, PA 15221. Deed Book 14012, Page 447. Block and Lot Number 232-L-240.

Pittsburgh—4th Ward

51. Deborah E. Comay
GD-20-002047—\$6,543.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 4: Having erected thereon a one story brick condominium, Unit 604 of The Atrium Condominium, being known as 307 South Dithridge Street, Unit 604, Pittsburgh, PA 15213. Deed Book Volume 16769, Page 280. Block & Lot No. 27-M-246-604.

Pittsburgh—5th Ward

9. Jesse Garrett
MG-21-000062—\$76,784.99
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3333 Milwaukee St., Pittsburgh, PA 15219. Deed Book Volume 11462, Page 322. Block and Lot Number 0026-N-00044-0000-00.

Pittsburgh—13th Ward

98. James W. Jeffrey and Geneva W. Jeffrey
MG-22-000405—\$65,335.99
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 553 Haverhill Street, Pittsburgh, PA 15221. Deed Book Volume 10851, Page 644. Block and Lot Number 0232-A-00155-0000-00.

Pittsburgh—14th Ward

18. Carrie L. Gardner
MG-17-000521—\$145,405.78
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward of the City of Pittsburgh: Having erected thereon a two-story frame dwelling in front and one-story frame dwelling in the rear being known and numbered as 700 Naylor Street, Pittsburgh, PA 15207. Deed Book Volume 9391, Page 78. Block and Lot Number 54-F-139.

Pittsburgh—15th Ward

1. Julia Wisniewski
MG-22-000445—\$21,835.53
Michelle Pierre, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward, City of Pittsburgh: Having erected thereon a dwelling known and numbered as 309 West Elizabeth Street, Pittsburgh, PA 15207. Deed Book Volume 10021, Page 29, Parcel Number 56-N-2.

Pittsburgh—20th Ward

5. Edward R. Rush, as Executor of the Estate of Edward F. Rush
GD-22-013567—\$12,274.45
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 20: Having erected thereon a dwelling being known and numbered as 3230 Huxley Street, Pittsburgh, PA 15204. Document Number 5957, Deed Book Volume 3685, Page 727. Block and Lot Number 0042-J-00298-0000-00.

48. Anna Marie Roberts Lambert
GD-22-003462—\$10,971.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 20: Having erected thereon a two story multi-family frame house being known as 2222-2224 Potomac Avenue, Pittsburgh, PA 15216. Deed Book Volume 15908, Page 282. Block & Lot No. 63-B-69.

90. Jailah N. Porter
MG-22-000748—\$93,060.23
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 2701 Glasgow Street, Pittsburgh, PA 15204. Deed Book Volume 18074, Page 370, Block and Lot Number 21-J-130.

112. Tiffany Fields, solely as heir of Lisa Fields, deceased and Ashley Gales, solely as heir of Lisa Fields, deceased and Joseph Gales, solely as heir of Lisa Fields, deceased and Jeremy Gales, solely as heir of Lisa Fields, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Lisa Fields, deceased

MG-22-000279—\$91,430.23
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a one story dwelling and numbered as 3040 Zephyr Avenue Pittsburgh, PA 15204. Deed Book Volume 31299, Page 111. Block & Lot No. 42-L-18

Pittsburgh—21st Ward

2. Robert C. Harris, Jr. a/k/a Robert C. Harris
MG-22-000840—\$39,097.09
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 21: Having erected thereon a dwelling being known and numbered as 1208 Kunkle Avenue, Pittsburgh, PA 15212. Deed Number 2012-11434, Deed Book Volume 14888, Page 230. Block and Lot Number 0022-B-00294-0000-00.

Pittsburgh—22nd Ward

49. David A. Martinsky, Jr.
GD-20-002003—\$29,675.59
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 22: Having erected thereon a two and one half story condominium, being Unit No. 810 in the Lofts at Brighton Beech Condominium, being known as 810 Beech Avenue, Pittsburgh, PA 15233. Deed Book Volume 13465, Page 550. Block & Lot No. 23-N-177-0810.

Pittsburgh—24th Ward

19. Ruth Jean Leder a/k/a Ruth J. Leder a/k/a Ruth Leder
MG-22-000489—\$63,080.21
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 24th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1123 Babec Street, Pittsburgh, PA 15212. Deed Book Volume 5986, Page 65. Block and Lot Number 24-F-362.

Pittsburgh—25th Ward

64. Timothy Ballou, Sr.
MG-22-000366—\$33,350.25
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 25th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2111 Federal St. Ext., Pittsburgh, PA 15214. Deed Book Volume 12351, Page 520. Block and Lot 0046-P-00190-0000-00.

81. Matthew Grebner
MG-21-000121—\$26,400.34
Robert P. Wendt, Esq.
Leopold & Associates, PLLC
914-219-5787 x 490

All the right, title, interest and claim of Matthew Grebner, of, in and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Twenty-Fifth Ward in the City of Pittsburgh. Having erected thereon: Parcel I: A multi-family residential dwelling being known and numbered as 1416 Arch Street, Pittsburgh, PA 15212, Parcel ID No. 23-F-406; And

Parcel II: Vacant Land, being known as Jacksonia Street, Pittsburgh, PA 15212, Parcel ID No. 23-F-405; Deed Book 9762, Page 532.

Pittsburgh—26th Ward

22. Malcolm Hardie, Jr.
MG-22-000650—\$17,035.43
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3442 Perrysville

Avenue, Pittsburgh, PA 15214. Deed Book 9428, Page 397. Block and Lot Number 116-N-82.

Pittsburgh—30th Ward

4. Linda Hoge, as Believed Heir of the Estate of Melvin C. Dithrich; Robert Dithrich, as Believed Heir of the Estate of Melvin C. Dithrich; Carol Flavin, as Believed Heir of the Estate of Melvin C. Dithrich; John Dithrich, as Believed Heir of the Estate of Melvin C. Dithrich (if any); Unknown Administrators of the Estate of Melvin C. Dithrich (if any)

GD-22-007783—\$16,728.96
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 30: Having erected thereon a dwelling being known and numbered as 236 Alice Street, Pittsburgh, PA 15210. Deed Book Volume 6725, Page 218. Block and Lot Number 0033-F-00351-0000-00.

Pittsburgh—31st Ward

85. Scot Yniguez a/k/a Scot P. Yniguez and Susan Yniguez a/k/a Susan McFadden
MG-19-001333—\$153,366.05
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 31: Having erected thereon a dwelling being known and numbered as 4636 Interboro Avenue, Pittsburgh, PA 15207. Deed Book Volume 13703, Page 195. Block and Lot Number 0133-K-00159-0000-00.

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
Mar 9, 2023
Mar 10, 17, 24, 2023

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

Estate Notice

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

Atria, Nicholas V., deceased, of Pittsburgh, PA. No. 01616 of 2023. Joseph V. Atria, Extr., 3285 E. Cardinal Court, Chandler, AZ 85286 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.

23-00961 Mar 17, 24, 31, 2023

Barabas, George A., deceased, of New Kensington, PA. No. 01606 of 2023. Susan A. Binnix, Admrx., 1253 Murry Chase Ln., Murrysville, PA 15668 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

23-00959 Mar 17, 24, 31, 2023

Coyne, Paul Joseph, deceased, of Pittsburgh, PA. No. 01933 of 2023. Ellen Coyne, Admrx., 5567 Brett Way, The Villages, FL 32163 or to Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.

23-00514w Mar 17, 24, 31, 2023

Daly, Winifred T., deceased, of Collier Township, PA. No. 00219 of 2023. Patrick W. Daly, Esq., 139 Connie Park Drive, McKees Rocks, PA 15136 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

23-00955 Mar 17, 24, 31, 2023

Franciscus, Sr., James J., deceased, of White Oak Borough, PA. No. 01666 of 2023. Karolyn M. Husok, Extr., 1000 Rankin Road, White Oak, PA 15131 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-00957 Mar 17, 24, 31, 2023

Gwardzinski, Alfreda M., deceased, of Pittsburgh, PA. No. 01698 of 2023. Vincent N. Gwardzinski, Extr., 1234 Barnstaple Dr., South Park, PA 15129 or to Kathryn Eck Goff, Esq., Kathryn Eck Goff, P.C., 3325 Saw Mill Run Blvd., Ste. 200, Pittsburgh, PA 15227.

23-00958 Mar 17, 24, 31, 2023

Kelly, Lois A. a/k/a Lois V. Kelly, deceased, of Upper St. Clair, PA. No. 01831 of 2023. Erin K. Vas, Extr., 973 Bideford Drive, South Park, PA 15129 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

23-00510w Mar 17, 24, 31, 2023

Parker, Jacqueline a/k/a Jacqueline R. Parker, deceased, of Pittsburgh, PA. No. 01268 of 2023. Kevin Cameron, Adm. c.t.a., c/o James J. Lestitian, Esq., Alpernschubert, P.C., 310 Grant Street, Suite 2727, Pittsburgh, PA 15219.

23-00956 Mar 17, 24, 31, 2023

Ruberto, Pearl M., deceased, of Allison Park, PA. No. 01511 of 2023. Vincent F. Ruberto, Co-Extr., 4718 Woodlake Drive, Allison Park, PA 15101 and Beverly D. Thomas, Co-Extr., 113 Newton Square, Moon Township, PA 15108 or to James H.

Limbaugh, Esq., Miller and Miller, PLLC, 4767 William Flynn Hwy., Allison Park, PA 15101.

23-00513w Mar 17, 24, 31, 2023

Shaheen, James R., deceased, of North Versailles, PA. No. 01095 of 2023. Damon J. Marraccini, Extr., 3018 Brookstone Drive, Canonsburg, PA 15317 or to April M. Schachtner, Esq., Myers Duffy Dansak & Clegg LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.

23-00954 Mar 17, 24, 31, 2023

Stabile, R. Vincent a/k/a Rosario Vincent Stabile, deceased, of Pittsburgh, PA. No. 01210 of 2023. Vera L. Stabile, Extr., 710 Duncan Avenue, #1413, Pittsburgh, PA 15237 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

23-00962 Mar 17, 24, 31, 2023

Williamson, Mildred F., deceased, of Pittsburgh, PA. No. 1628 of 2023. Sandra A. Dziubek, Extr., Unit 602, Fox Croft Lane, Allison Park, PA 15101 or to Robert J. Tate, Esq., Robert J. Tate & Associates, 1003 Perry Hwy., Pittsburgh, PA 15237.

23-00953 Mar 17, 24, 31, 2023

Winters, Robert J., deceased, of Wilkins Township, PA. No. 01705 of 2023. Laura L. Winters, Extr., 918 Stevendale Drive, Pittsburgh, PA 15221 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

23-00960 Mar 17, 24, 31, 2023

Clark, Andrew J., deceased, of South Fayette Township, PA. No. 01706 of 2023. Vicki A. Clark, Admrx., 210 Appleglen Court, McDonald, PA 15057 or to William M. Thomson, Esq., 1700 N. Highland Road, Suite 207, Pittsburgh, PA 15241.

23-00463w Mar 10, 17, 24, 2023

Doerr, Mary C., deceased, of Marshall Township, PA. No. 01407 of 2023. Michele Gorczyca, Co-Extr., 2041 Trumbauer Road, Lansdale, PA 19446 and Robert Doerr, Co-Extr., 201 Stirling Lane, Valencia, PA 16059 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

23-00863 Mar 10, 17, 24, 2023

Herring, John E., deceased, of Pittsburgh, PA. No. 1136 of 2023. David J. Herring, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-00466w Mar 10, 17, 24, 2023

Hosfelt, John S., deceased, of Elizabeth, PA. No. 00417 of 2023. Wilbert Phar, II, Extr., 1105 Monroe Avenue, Port Vue, PA 15133 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

23-00860 Mar 10, 17, 24, 2023

Joseph, Julia, deceased, of Whitehall, PA. No. 02087 of 2022. Judy Razolek, Extr., 141 Matterhorn Road, Monroeville, PA 15146 or to Francis R. Murrman, Esq., 3 North Maple Avenue, Greensburg, PA 15601.

23-00868 Mar 10, 17, 24, 2023

Kennedy, Roy J., deceased, of O'Hara Township, PA. No. 07305 of 2022. Douglas A. Kennedy, Extr., c/o Colin A. Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

23-00866 Mar 10, 17, 24, 2023

Klerr, Peter Anton a/k/a Peter A. Klerr, deceased, of South Park, PA. No. 00724 of 2023. Nickole G. Klerr, Extr., 4134 Terrace Avenue, South Park, PA 15129 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

23-00859 Mar 10, 17, 24, 2023

Kunsak, John A. a/k/a John Alexander Kunsak, deceased, of Wexford, PA. No. 08005 of 2022. Natalie Leon-Golankiewicz, Extr., 2805 Homehurst Avenue, Pittsburgh, PA 15234 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

23-00861 Mar 10, 17, 24, 2023

Logan, Ridgley, deceased, of Pittsburgh, PA. No. 01681 of 2023. Lloyd Logan, Extr., 719 Midland Street, Pittsburgh, PA 15221 or to Joseph E. Fieschko, Jr., Esq., Fieschko & Associates, Inc., Suite 2230, 436 7th Avenue, Pittsburgh, PA 15219.

23-00459w Mar 10, 17, 24, 2023

Lutz, Carol Ann a/k/a Carol A. Lutz, deceased, of Hampton Township, PA. No. 249 of 2023. Howard S. Lutz, Extr., 155 6th Street, Renovo, PA 17764 or to Mark E. Casper, Jr., Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

23-00461w Mar 10, 17, 24, 2023

Mozurak, Jr., Joseph Michael, deceased, of Glenshaw, PA. No. 01329 of 2023. Elizabeth B. Mozurak, Extr., 2317 Middle Road, Glenshaw, PA 15116 or to Emily H. Hammel, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

23-00857 Mar 10, 17, 24, 2023

Pontieri, Michael a/k/a Michael J. Pontieri, deceased, of Oakmont Borough,

PA. No. 1355 of 2023. Janet A. Donovan, Co-Admr., 12 Oakglen Drive, Oakmont, PA 15139 and Maria A. Hospodar, Co-Admr., 801 Delaware Avenue, Oakmont, PA 15139 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

23-00865 Mar 10, 17, 24, 2023

Tiani, Elizabeth J., deceased, of Pittsburgh, PA. No. 01659 of 2023. Michael J. Tiani, Co-Extr., 1220 State Route 356, Leechburg, PA 15656 and John Tiani, Co-Extr., 2401 Beaufort Avenue, Pittsburgh, PA 15226 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-00457w Mar 10, 17, 24, 2023

Vespaziani, Viola T., deceased, of Collier Township, PA. No. 01330 of 2023. Beth L. Bonzo, Extr., 1149 Cardinal Drive, Pittsburgh, PA 15243 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

23-00858 Mar 10, 17, 24, 2023

Wiley, Cornelia, deceased, of Pittsburgh, PA. No. 01465 of 2023. Gwendolyn M. Marcus, Admr. c.t.a., 2534 Maple Avenue, Pittsburgh, PA 15214 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

23-00867 Mar 10, 17, 24, 2023

Barclay, Peter a/k/a Peter James Barclay, deceased, of McDonald, PA. No. 00332 of 2023. Doreen Abbaticco, Extr., 308 Kingsbrook Dr., McDonald, PA 15057.

23-00745 Mar 3, 10, 17, 2023

Bauer, Thomas E. a/k/a Thomas Edward Bauer, deceased, of Pittsburgh, PA. No. 1313 of 2023. Sean P. Grubbs, Admr., 4740 Doyle Road, Pittsburgh, PA 15227 or to David J. Slesnick, Esq., Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.

23-00746 Mar 3, 10, 17, 2023

Bobrzynski, Jerome A. a/k/a Jerome Adalbert Bobrzynski, deceased, of Pittsburgh, PA. No. 01314 of 2023. David J. Bobrzynski, Extr., 203 Elton Street, Pittsburgh, PA 15227 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-00417w Mar 3, 10, 17, 2023

Brown, Jr., Bennie, deceased, of New Kensington, PA. No. 00369 of 2023. Kenneth Brown, Admr., 2766 Grant Street, Lower Burrell, PA 15068 or to Christopher L. Harkins, Jr., Esq., Harkins Elder Law, 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.

23-00409w Mar 3, 10, 17, 2023

Brusco, Patsy, deceased, of Clairton, PA. No. 01192 of 2023. Michael Brusco, Extr., c/o Robert J. Winters, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.

23-00756 Mar 3, 10, 17, 2023

Caddy, Thomas Henry, deceased, of Elizabeth, PA. No. 01411 of 2023. Scott Caddy, Admr., 142 National Drive, Pittsburgh, PA 15236 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

23-00407w Mar 3, 10, 17, 2023

Derry, Esther M. a/k/a Esther Marie Derry, deceased, of Munhall, PA. No. 01133 of 2023. Robin M. Segina, Extr., 4420 Main Street, Munhall, PA 15120.

23-00753 Mar 3, 10, 17, 2023

Gurcak, Patricia Louise a/k/a Patricia L. Gurcak, a/k/a Patricia Louise Cabonor, deceased, of Franklin Park, PA. No. 00637 of 2023. Brandi L. Gurcak, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-00415w Mar 3, 10, 17, 2023

Higgins, Jean, deceased, of Pittsburgh, PA. No. 00145 of 2023. Andrew Higgins, Admr., 310 Jacob Street, Pittsburgh, PA 15210.

23-00410w Mar 3, 10, 17, 2023

Ivanoff, Carol A., deceased, of Pittsburgh, PA. No. 1475 of 2023. Karen J. Dillaman, Extr., c/o John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

23-00412w Mar 3, 10, 17, 2023

Malloy, Francis X., deceased, of Pittsburgh, PA. No. 1413 of 2023. Michael P. Malloy, Extr., 23 Oregon Trail, Bethel Park, PA 15102 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

23-00411w Mar 3, 10, 17, 2023

McCarthy, Dennis James, deceased, of Buena Vista, PA. No. 01127 of 2023. Ruth A. Pyszniak, Admr., 2972 Derbyshire Drive, South Park, PA 15129 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-00416w Mar 3, 10, 17, 2023

Montagna, Sharan D., deceased, of Sewickley, PA. No. 01460 of 2023. Lori

Kronenwetter, Extr., 209 Lynn Drive, New Brighton, PA 15066.

23-00408w Mar 3, 10, 17, 2023

Tanski, Anne Jeanne a/k/a Anne J. Tanski, deceased, of Shaler Township, PA. No. 01278 of 2023. Denise Deverts, Extr., 155 N. Balph Avenue, Pittsburgh, PA 15202 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

23-00754 Mar 3, 10, 17, 2023

Williams, Ruth May a/k/a Ruth M. Williams, deceased, of Pittsburgh, PA. No. 01468 of 2023. Robert D. Williams, Extr., 290 Hays Road, Pittsburgh, PA 15241 or to Kiersten L. Lane, Esq., DeMarco Negle & Lane, LLP, P.O. Box 38667, Pittsburgh, PA 15238.

23-00414w Mar 3, 10, 17, 2023

Zbigniew de Montfort, Christopher, deceased, of Pleasant Hills, PA. No. 01043 of 2023. Bernadette Haverty, Extr., 145 Revere Drive, Pittsburgh, PA 15236 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

23-00755 Mar 3, 10, 17, 2023

Articles of Incorporation Nonprofit Corporation

Jay Arthur Gilmer, Esq., 7246 Campania Avenue, Pittsburgh, PA 15206. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on January 29, 2023, with respect to a nonprofit corporation, I Am Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-00516w Mar 17, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-2175. In re: Petition of Andre Deivon Rand-Mathis, for change of name to Andraya Von Rand-Mathis. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, April 21, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-00512w Mar 17, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-11166. In re: Petition of Lauren Elizabeth Breitbeil, for change of name to Lauren Elizabeth Breit. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, March 23, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-01006 Mar 17, 2023

Notice

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

In Re: Brian J. Benedetti. Docket GD-21-006048. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Brian J. Benedetti, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or



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demolish the property located at 3174 Churchview Avenue, Pittsburgh, PA 15227; Lot and Block No.: 93-P-30.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

23-00332 Mar 17, 2023

Notice

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

In Re: Daniel W. Smith. Docket GD-19-015404. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Daniel W. Smith, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 849 Vista Street, Pittsburgh, PA 15212; Lot and Block No. 24-E-193.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

23-00549 Mar 17, 2023

Notice

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

In Re: Jeffrey S. Weiss (Deceased), Unknown Heirs, Administrators, Executors and Assigns. Docket GD-19-017802. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Jeffrey S. Weiss (Deceased), Unknown Heirs, Administrators, Executors and Assigns. A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 2308 Forest Drive, Pittsburgh, PA 15235; Lot and Block No. 297-M-114.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the

premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

23-00550 Mar 17, 2023

Notice

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

In Re: Garland L. Watt. Docket CS-22-000007. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Garland L. Watt, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 2361 Park Hill Drive, Pittsburgh, PA 15221; Lot and Block No. 231-L-54.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

23-00551 Mar 17, 2023

Notice

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

In Re: Julia Jean Hopchak, Marsha Jean Hopchak. Docket CS-22-000026. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Julia Jean Hopchak, Marsha Jean Hopchak. A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 2002 Forbes Avenue, Pittsburgh, PA 15219; Lot and Block No. 11-K-140.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your

obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

23-00552 Mar 17, 2023

Notice

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

In Re: David L. Tarr (Deceased), Unknown Heirs, Administrators, and Executors of the Estate of David Tarr. Docket GD-21-006038. Notice of Filing of the Petition for the Appointment of a Conservator.

To: David L. Tarr (Deceased), Unknown Heirs, Administrators, and Executors of the Estate of David Tarr. A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 452 Grace Street, Pittsburgh, PA 15236; Lot and Block No. 389-L-72.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

23-00553 Mar 17, 2023

Notice

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

In Re: Dorothy Fowler, Robert Lee Fowler. Docket CS-22-000056. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Dorothy Fowler, Robert Lee Fowler. A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at Hill Avenue, Pittsburgh, PA 15221; Lot and Block No. 232-P-87.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061,

724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com

23-00931 Mar 17, 2023

Notice

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

In Re: Richard J. Rabinek. Docket CS-22-000076. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Richard J. Rabinek. A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 50 Hartford Street, Pittsburgh, PA 15203-1307; Lot and Block No. 3 - R - 230.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com

23-00932 Mar 17, 2023

Notice

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

In Re: Christine L. King. Docket CS-22-000069. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Christine L. King. A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 149 Claus Ave., Pittsburgh, PA 15227; Lot and Block No. 137-A-286.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com

23-00933 Mar 17, 2023

Notice

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

In Re: Howard C. Fugent and Lavonna L. Fugent. Docket CS-22-000065. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Howard C. Fugent and Lavonna L. Fugent. A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 839 Spring Garden Avenue, Pittsburgh, PA 15212; Lot and Block No. 24-J-263.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com

23-00934 Mar 17, 2023

Notice

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

In Re: Thrive Properties, LLC. Docket CS-22-000023. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Thrive Properties, LLC. A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the properties located at 2 Lanark St., Pittsburgh, PA 15214; Lot and Block No. 23-C-203 and Lanark St., Pittsburgh, PA 15214, Lot 23-C-204.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com

23-00935 Mar 17, 2023

Public Notice

From Recovery Coordinator For Borough Of Braddock Seeking Written Comments Regarding Its Exit Report And Giving Notice Of A Public Meeting

Dr. George Dougherty of Evaluation Resources is the recovery coordinator (the "Coordinator") appointed by the Commonwealth of Pennsylvania under the Municipalities Financial Recovery Act ("Act 47") for the Borough of Braddock, Allegheny County (the "Borough"). The Coordinator has prepared a report (the "Report") pursuant to Section 255 of Act 47 in which it is recommending that the Borough's distressed status under Act 47 be terminated by the Secretary of the Department of

Community and Economic Development on or about July 23, 2023. The Secretary of the Borough on Tuesday, March 14, 2023 will place a copy of the Report on file for public inspection at the Braddock Borough Hall, 415 Sixth St, Braddock, PA. The Coordinator hereby invites written comments from any and all persons and entities on the Report.

Please submit such written comments by Saturday, March 25, 2023 by mail or email to: George Dougherty, 3217 Posvar Hall, Pittsburgh, PA 15260 or evalresources@gmail.com.

In addition, the Coordinator will hold a public meeting at 5:30 pm on Tuesday, March 28, 2023 in the meeting room of the Braddock Borough Hall, 415 Sixth St, Braddock, PA, to receive comments from the public on the Report.

23-01005 Mar 17, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-22-005922
South Allegheny School District, Plaintiff,
v.
The Unknown Heirs of Elizabeth Tkatch,
Deceased, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 558-L-372, more commonly known as 916 Delaware Avenue, Glassport, PA 15045 in Glassport Borough.

Notice

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

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

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

Lawyer Referral Service
The Allegheny County Bar Association,
400 Koppers Building
436 Seventh Avenue
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello,
Brungo & Maiello, LLP, 412-242-4400.

23-01023 Mar 17, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-21-011614. Notice is hereby given to all unknown heirs of Harold Jackson, deceased and Violet Jackson, deceased and all other parties of interest, that a tax sale has been scheduled for May 1, 2023 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 422 E. Carter Drive, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 376-R-328. This notice acts as service of the Notice of Sheriff's Sale pursuant to the May 17, 2022 Order of Court.

23-01024 Mar 17, 2023

Trust Notice

Trust of: Nunzio Orsini Protector Trust dated 2/24/2020.

Late of: Moon Township, Allegheny County, Pennsylvania, deceased.

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Gina Orsini Clowes, 503 Day Star Court, Cranberry Township, PA 16066

Or to:

Glenn A. Smith, Esq., Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017

23-00862 Mar 10, 17, 24, 2023

Notice

To: Craig R. McQuillan, his heirs and devisees

In the Court of Common Pleas of Allegheny County, Pennsylvania
Orphans' Court Division
In Re: Craig R. McQuillan, Deceased
No. 1325 of 2023

NOTICE

Notice is hereby given that on February 22, 2023, a Petition was filed by 907 East Street, LLC to terminate the interest of the heirs and devisees of Craig R. McQuillan in the real estate located at 1310 Goettman Street, Pittsburgh, PA 15212, Lot & Block No. 24-G-238 and determine that fee simple title is in 907 East Street, LLC. A hearing on the Petition is scheduled for April 26, 2023 at 11:00 a.m. in Courtroom #3, 1700 Frick Building, Pittsburgh, PA 15219.

23-00877 Mar 10, 17, 24, 2023

Notice

To: Joseph Hardison, his heirs and devisees

In the Court of Common Pleas of Allegheny County, Pennsylvania
Orphans' Court Division
In Re: Joseph Hardison, Deceased
No. 1358 of 2023

NOTICE

Notice is hereby given that on February 22, 2023, a Petition was filed by 907 East Street, LLC to terminate the interest of the heirs and devisees of Joseph Hardison in the real estate located at 4817 Broad Street, Pittsburgh, PA 15224, Lot & Block No. 50-J-17 and determine that fee simple title is in 907 East Street, LLC. A hearing on the Petition is scheduled for April 26, 2023 at 10:00 a.m. in Courtroom #3, 1700 Frick Building, Pittsburgh, PA 15219.

23-00880 Mar 10, 17, 24, 2023

Notice of Action in Mortgage Foreclosure

Allegheny County
Court of Common Pleas
Number: GD-23-002131

Servis One, Inc. d/b/a BSI Financial Services, Plaintiff v. Terrence F. McKeivitt, Known Surviving Heir of Louvisa McKeivitt, Timothy C. McKeivitt, Known Surviving Heir of Louvisa McKeivitt, Colin S. McKeivitt, Known Surviving Heir of Louvisa McKeivitt, Sean M. McKeivitt, Known Surviving Heir of Louvisa McKeivitt, Mark O. McKeivitt, Known Surviving Heir of Louvisa McKeivitt, Erin A. Collins, Known Surviving Heir of Louvisa McKeivitt, and Unknown Surviving Heir of Louvisa McKeivitt, Defendants

TO: Unknown Surviving Heir of Louvisa McKeivitt. Premises subject to foreclosure: 2921 Greenfield Road, Glenshaw, Pennsylvania 15116. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer,

telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service, Allegheny County Bar Association, 400 Koppers Building, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219, (412) 261-5555. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010.

23-00978 Mar 17, 2023

BANKRUPTCY COURT

Western District

(Continued from Page 1, Column 4)

Deborah A. Myers; ALLEGHENY-PA; 23-20401; Atty: Samuel M. DiFatta; Chapter: 7; Filed 02/26/2023; Judge Bohm

Mattina B. Austin; ERIE-PA; 23-10088; Atty: Kenneth Steidl; Chapter: 13; Filed 02/27/2023; Judge Bohm

Susan L. Boratko; WESTMORELAND-PA; 23-20402; Atty: Candice J. Raymond; Chapter: 7; Filed 02/27/2023; Judge Bohm

Mary C. Pfeifer; BUTLER-PA; 23-20403; Atty: Brian C. Thompson; Chapter: 13; Filed 02/27/2023; Judge Taddonio

Matthew Scott Cain; WASHINGTON-PA; 23-20404; Atty: David A. Rice; Chapter: 7; Filed 02/27/2023; Judge Taddonio

Bryan D. Klodawski and Erin Lynn Klodawski; WESTMORELAND-PA; 23-20405; Atty: Charles James Grudowski; Chapter: 13; Filed 02/27/2023; Judge Taddonio

Robert Joseph Zyra and Vicki M. Zyra; WASHINGTON-PA; 23-20406; Atty: Bryan P. Keenan; Chapter: 7; Filed 02/27/2023; Judge Bohm

Raymond M. McKissick and Lisa-Jane McKissick; WESTMORELAND-PA; 23-20407; Atty: Charles James Grudowski; Chapter: 13; Filed 02/27/2023; Judge Bohm

Steven J. Nagy and Jeri L. Nagy; ALLEGHENY-PA; 23-20408; Atty: Bryan P. Keenan; Chapter: 13; Filed 02/27/2023; Judge Deller

Vicki L. Hrach; ALLEGHENY-PA; 23-20409; Atty: Kenneth Steidl; Chapter: 7; Filed 02/27/2023; Judge Taddonio

Christine A. Koziowski; ALLEGHENY-PA; 23-20410; Atty: Shawn N. Wright; Chapter: 7; Filed 02/27/2023; Judge Bohm

Elmer H. Graffius and Peggy D. Graffius; CLEARFIELD-PA; 23-70059; Atty: Kenneth P. Seitz; Chapter: 13; Filed 02/27/2023; Judge Deller

Josey M. Gray; CAMBRIA-PA; 23-70060; Atty: Kenneth P. Seitz; Chapter: 7; Filed 02/27/2023; Judge Deller

Joshua E. Hutchison; ERIE-PA; 23-10089; Atty: Michael J. Graml; Chapter: 13; Filed 02/28/2023; Judge Deller

Katielynn N. McKinnon; ERIE-PA; 23-10090; Atty: Rebekah Seelinger; Chapter: 13; Filed 02/28/2023; Judge Taddonio

Melva Alice Cairns; JEFFERSON-PA; 23-10091; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 02/28/2023; Judge Bohm

Aaron J. Scott; CRAWFORD-PA; 23-10092; Atty: Christopher M. Frye; Chapter: 7; Filed 02/28/2023; Judge Taddonio

Pauline R. Skeriotis; BEAVER-PA; 23-20411; Atty: Donald R. Calaiaro; Chapter: 13; Filed 02/28/2023; Judge Bohm

CONTINUING LEGAL EDUCATION *from the* ALLEGHENY COUNTY BAR ASSOCIATION

Register today at
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Crisis Management: A Guide for Effective Preparedness and Response

Tuesday, March 28 | Noon | Live Webinar
2 Substantive credits

Secure Act 2.0: The Impact on Your Clients, Law Practice and Personal Retirement

Wednesday, March 29 | Noon | Koppers Building
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Thursday, March 30 | Noon | Live Webinar
1 Substantive credit

A Look at ESG (Environmental, Social and Governance)

Wednesday, April 5 | Noon
Koppers Building | 1 Substantive credit

Tech Talk: 12 Ways to Reduce Your Professional Liability Risk

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1.5 Ethics credits

Religion and Work

Monday, April 10 | Noon | Koppers Building
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Impactful Arguments and Speaking

Tuesday, April 11 | Noon | Live Webinar
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Tuesday, April 11 | 4 p.m. | Koppers Building
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Courtesy of Dollar Bank

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Thursday, April 13 | Noon | Koppers Building
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1.5 Substantive, .5 Ethics credits

*Networking Reception to Immediately Follow CLE
Courtesy of E.L.K. Independent Medical Expert Network

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Tax Strategies for Business Transitions and Transactions

Monday, April 17 | Noon | Koppers Building
1.5 Substantive credits

Pro Bono and Ethics

Tuesday, April 18 | 4 p.m. | Koppers Building
1 Ethics credit

A View from the Bench: Third Circuit Judges Present Notable Cases of the Past Year

Wednesday, April 19 | 2 p.m. | Joseph F. Weis, Jr. U.S. Courthouse | 1.5 Substantive, 1 Ethics credits

Inheritance Taxes: Advising Snowbirds Who Fly South

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Autism in the Legal System

Friday, April 21 | Noon | Koppers Building
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A Look at Human Trafficking

Monday, April 24 | Noon | Live Webinar
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April Compliance Period – Live Video Replay CLE Sale

Tuesday, April 25 | 8:30 a.m. | Koppers Building
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What's a Soon to be Retired Lawyer to Do?

Wednesday, April 26 | 3 p.m. | Koppers Building
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Courtesy of Elisa Cavalier of Baird

Top Ten Pennsylvania Appellate Decisions from the Past Year

Thursday, April 27 | 4 p.m. | Live Webinar
1 Substantive credit

A Look at U.S. Banking, Financial Laws and Regulations

Friday, April 28 | Noon | Live Webinar
1 Substantive credit

Ins and Outs of Allegheny County Orphans' Court Audits

Monday, May 1 | Noon | Koppers Building
1 Substantive credit

The State of Professional Liability and Potential Immunities for Healthcare Providers After COVID

Tuesday, May 2 | Noon | Live Webinar
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Practicing in Both Pennsylvania and Florida

Monday, May 8 | Noon | Koppers Building
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Animal Law Overview

Wednesday, May 10 | 3 p.m. | Animal Friends
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Courtesy of Fragasso Financial Advisors

Bitcoin, Crypto and Estate Planning for Unique Assets

Tuesday, May 16 | 4 p.m. | Koppers Building
1 Substantive credit

*Probate and Trust Law Section Annual Meeting and Reception to Immediately Follow CLE
Courtesy of Shorebridge Wealth Management

Managing Your Practice: Turn Your Law Firm into a Business

Tuesday, June 6 | Noon | Live Webinar
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Thursday, June 29 | 4 p.m. | Eckert Seamans
1 Substantive credit

*Networking Reception to Immediately Follow CLE
Courtesy of Eckert Seamans

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