

# The Pittsburgh Legal Journal

FRIDAY  
AUGUST 16, 2024

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## CIVIL DIVISION

### General Docket

**D & H Distributing Company** vs Granville Associates Inc.; GD-24-008797; Contract - Debt Collection; Complaint; 53324.31; Atty(s): Spahr Jordan

**Homestead Borough** vs Jacobs Valenti Development LLC; GD-24-008798; Municipal Lien; Certificate of Location; 1900.42; Atty(s): McCabe Michael G.

**Homestead Borough** vs INS Services Inc.; GD-24-008799; Municipal Lien; Certificate of Location; 1032.42; Atty(s): McCabe Michael G.

**Homestead Borough** vs Johnson Louis N.; GD-24-008800; Municipal Lien; Certificate of Location; 915.15; Atty(s): McCabe Michael G.

**Homestead Borough** vs Kershaw Vernessa; GD-24-008801; Municipal Lien; Certificate of Location; 1395.31; Atty(s): McCabe Michael G.

**Homestead Borough** vs Kershaw Vernessa; GD-24-008802; Municipal Lien; Certificate of Location; 455.38; Atty(s): McCabe Michael G.

**Homestead Borough** vs Killings Toni M., Killings Jr. Freddie; GD-24-008803; Municipal Lien; Certificate of Location; 1395.44; Atty(s): McCabe Michael G.

**Homestead Borough** vs Kovach John T., Kovach Amy L.; GD-24-008804; Municipal Lien; Certificate of Location; 894.46; Atty(s): McCabe Michael G.

**Shearer George M., Shearer Gay A.** vs Boulos Greg, Montgomery Jennifer, Urban Homesteaders LLC; GD-24-008805; Declaratory Judgment; Complaint in Declaratory Judgment; Atty(s): Miller Katherine E., Morrison Sarah Elizabeth, Dornish Bradley S

**D'Augustine Construction LLC, D'Augustine Aaron** vs Acuity A Mutual Insurance Company, Pollock Christina, Pollock Aaron; GD-24-008806; Contract - Other; Complaint; Atty(s): Goodrich John P

**Homestead Borough** vs L2 Apartment Holdings Limited; GD-24-008807; Municipal Lien; Certificate of Location; 427.03; Atty(s): McCabe Michael G.

**Homestead Borough** vs Lapko Ronald J., Lapko Michael J.; GD-24-008808; Municipal Lien; Certificate of Location; 1394.14; Atty(s): McCabe Michael G.

**Homestead Borough** vs LESD LLC; GD-24-008809; Municipal Lien; Certificate of Location; 1695.50; Atty(s): McCabe Michael G.

## CIVIL DIVISION

### Arbitration Awards

**Metowers, Inc.** vs Gole; LT-24-000735; P-atty: David J. Barton; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and breach of lease condition, other than non-payment of rent, for damages in the amount of \$1,582.00-\$550.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$1,024.00 for damages to real property. Dated 08/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40568

**VB One, LLC** vs Covington; LT-24-000747; P-atty: Kaitlin J. Wiggins; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$8,649.97-\$5,052.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$3,597.97 for utilities and legal fees. Dated 08/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40570

**Indiem, Inc.** vs James; LT-24-000756; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,950.00-\$2,850.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$100.00 utility. Defendant not appearing at 11:19 a.m. Dated 08/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40568

**VB One, LLC** vs Jackson; LT-24-000757; P-atty: Kaitlin J. Wiggins; D-atty: Pro Se; Non Jury Verdict Dated 08/08/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$8,029.12 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 735 McCoy Road, McKees Rocks, PA 15136. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

## FAMILY DIVISION

**Hill Aniyah La'Quae** vs Williams Kyle; FD-24-001606; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Mennecke Vincent M.** vs Ulrich Mariah L.; FD-24-003466; Support; Complaint in Support; Atty(s): Self-Represented

**Campbell Terra** vs Moore Tahjir; FD-24-008556; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

**Cascone-Hirt Sheena E.** vs Cascone-Hirt Sarah; FD-24-008557; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Ashbaugh Matthew Lee** vs Yingling Kayleigh; FD-24-008558; Custody; Complaint in Custody (Initial); Atty(s): Suhr Gail E, Paris Antonio

**Gallmore Jarren G.** vs Thompson Sierra K.; FD-24-008559; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

**Mehta Anmol** vs Bruno Destiny Cristal; FD-24-008560; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Howard Esther** vs Howard Mark; FD-24-008561; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Carr Nancy J.** vs Carr Kevin A.; FD-24-008562; Divorce; Complaint in Divorce (2 count); P-atty: Voelker Jonathan C

**Lanear III Zachariah R.** vs Lanear Courtney N.; FD-24-008564; Divorce; Complaint in Divorce (1 count); P-atty: Piccirilli Anthony P.

**Osterhout Lindsay Fulton** vs Osterhout Karl; FD-24-008565; Divorce; Complaint in Divorce (2 count); P-atty: Vitti Lois M

**Stamps Tiffany** vs Massey Kelly J.; FD-24-008566; Divorce; Complaint in Divorce (1 count); Atty(s): Rawlings Jessie D.

**Mascilli Scott A** vs Mascilli Marybeth; FD-24-008567; Divorce; Complaint in Divorce (1 count); Atty(s): Pride Elisabeth

**Hayes Richard M.** vs Hayes Lori L.; FD-92-002486; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Fink David** vs Schiavone Susan Marie; FD-24-001612; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Haes Lyndsay Rae** vs Dill Matthew James; FD-24-001613; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Gaines LaShawnte** vs Reese James; FD-24-001614; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

## BANKRUPTCY COURT

### Western District

**Guardian Elder Care at Greensburg, LLC d/b/a Oak H;** WESTMORELAND-PA; 24-21821; Atty: Jeffrey Hampton; Jeffrey C. Hampton; Chapter: 11; Filed 07/29/2024; Judge Deller

**Guardian Elder Care at Lower Burrell, LLC d/b/a Be;** WESTMORELAND-PA; 24-21822; Atty: Jeffrey C. Hampton; Chapter: 11; Filed 07/29/2024; Judge Deller

**Guardian Elder Care at Monongahela, LLC d/b/a Have;** WASHINGTON-PA; 24-21823; Atty: Jeffrey C. Hampton; Chapter: 11; Filed 07/29/2024; Judge Deller

**Guardian Elder Care at Munhall, LLC d/b/a Eldercre;** ALLEGHENY-PA; 24-21824; Atty: Jeffrey C. Hampton; Chapter: 11; Filed 07/29/2024; Judge Deller

**Guardian Elder Care at Uniontown, LLC d/b/a Uniont;** FAYETTE-PA; 24-21825; Atty: Jeffrey C. Hampton; Chapter: 11; Filed 07/29/2024; Judge Deller

**Guardian Elder Care at Waynesburg, LLC d/b/a Wayne;** GREENE-PA; 24-21826; Atty: Jeffrey C. Hampton; Chapter: 11; Filed 07/29/2024; Judge Deller

**Douglas J. Berdine;** WESTMORELAND-PA; 24-21827; Atty: Kenneth Steidl; Chapter: 7; Filed 07/29/2024; Judge Bohm

**Jennifer L. Valdesalice;** WESTMORELAND-PA; 24-21828; Atty: Kenneth Steidl; Chapter: 13; Filed 07/29/2024; Judge Bohm

**Debra Hobby;** ALLEGHENY-PA; 24-21829; Atty: Pro Se; Chapter: 7; Filed 07/29/2024; Judge Taddonio

**Adree Cook;** ALLEGHENY-PA; 24-21830; Atty: Samuel M. DiFatta; Chapter: 13; Filed 07/29/2024; Judge Bohm

**Patty J. Lucas;** WESTMORELAND-PA; 24-21831; Atty: Amy L. Zema; Chapter: 7; Filed 07/29/2024; Judge Taddonio

**Zachary D. Taylor;** ALLEGHENY-PA; 24-21832; Atty: Kenneth Steidl; Chapter: 13; Filed 07/29/2024; Judge Bohm

**Melissa A. Farrell;** FAYETTE-PA; 24-21833; Atty: Corey J. Sacca; Chapter: 13; Filed 07/29/2024; Judge Bohm

**Daniel D. Biggs;** ALLEGHENY-PA; 24-21834; Atty: Brian C. Thompson; Chapter: 7; Filed 07/29/2024; Judge Bohm

**Brian C. Dudley and Christa A. Dudley;** WESTMORELAND-PA; 24-21835; Atty: Kenneth Steidl; Chapter: 7; Filed 07/29/2024; Judge Taddonio

**Pornjai Lyons;** WASHINGTON-PA; 24-21836; Atty: Mary Bower Sheats; Chapter: 7; Filed 07/29/2024; Judge Taddonio

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CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**Homestead Borough** vs Lewis Varnell, Lewis Barbara J.; GD-24-008810; Municipal Lien; Certificate of Location; 2129.94; Atty(s): McCabe Michael G.

**Homestead Borough** vs Ly Hong Thi; GD-24-008811; Municipal Lien; Certificate of Location; 1448.36; Atty(s): McCabe Michael G.

**Homestead Borough** vs Ly Hong Thi; GD-24-008812; Municipal Lien; Certificate of Location; 2198.09; Atty(s): McCabe Michael G.

**Norman Jessica** vs Sutter Chad; GD-24-008813; Motor Vehicle Accident; Complaint; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

**Simmons Zachary, Trabold Aimee** vs Sandry Katherine; GD-24-008814; Motor Vehicle Accident; Complaint; Atty(s): Keller Brandon Russell

**McKees Rocks Borough** vs Feldbauer Elyse A., Feldbauer Robert F.; GD-24-008815; Municipal Lien; Certificate of Location; 1001.19; Atty(s): Leiningner Jason J

**Commonwealth of PA Department of Revenue** vs Verna E Rose; GD-24-101674; Commonwealth Tax Lien; Inheritance and Estate Tax; 730.15

**Commonwealth of PA Department of Revenue** vs Swimmer Howard R, Simard Caroline; GD-24-101675; Commonwealth Tax Lien; Personal Income Tax; 4438.58

**Commonwealth of PA Department of Revenue** vs Gombkoto David R.; GD-24-101676; Commonwealth Tax Lien; Personal Income Tax; 2398.23

**Commonwealth of PA Department of Revenue** vs Mullit Media Llc; GD-24-101677; Commonwealth Tax Lien; Business Taxes; 2083.80

**Commonwealth of PA Department of Revenue** vs Barnes Kenvil; GD-24-101678; Commonwealth Tax Lien; Personal Income Tax; 787.81

**Commonwealth of PA Department of Revenue** vs Osselborn Keith J; GD-24-101679; Commonwealth Tax Lien; Personal Income Tax; 4435.56

**Commonwealth of PA Department of Revenue** vs Morelli Michal M; GD-24-101680; Commonwealth Tax Lien; Business Taxes; 2106.31

**Commonwealth of PA Department of Revenue** vs Gombkoto David R., Gombkoto Jessica L.; GD-24-101681; Commonwealth Tax Lien; Personal Income Tax; 2094.08

**Commonwealth of PA Department of Revenue** vs Anchor & Eat Llc; GD-24-101682; Commonwealth Tax Lien; Business Taxes; 2085.24

**Commonwealth of PA Department of Revenue** vs Lutsko Brandon; GD-24-101683; Commonwealth Tax Lien; Personal Income Tax; 4425.49

**Commonwealth of PA Department of Revenue** vs G Donald Gerlach Ins Family Trust; GD-24-101684; Commonwealth Tax Lien; Business Taxes; 2098.46

**Commonwealth of PA Department of Revenue** vs Crawford Carol A.; GD-24-101685; Commonwealth Tax Lien; Personal Income Tax; 4423.54

**Commonwealth of PA Department of Revenue** vs Lang Brian P., Lang Michelle; GD-24-101686; Commonwealth Tax Lien; Personal Income Tax; 4432.69

**Fifth Third Bank National Association** vs Yarsky II Esq. Kenneth J.; MG-24-000604; Mortgage Foreclosure; Certificate of Location; 79454.63; Atty(s): Schweiger Karin Baltimore

**Freedom Mortgage Corporation** vs Goyke Kristen M., Goyke Christopher P.; MG-24-000605; Mortgage Foreclosure; Certificate of Location; 66630.40; Atty(s): Wilson Leah

**Commonwealth of PA Department of Revenue** vs Smith Rosemarie, Frank David J; GD-24-101687; Commonwealth Tax Lien; Personal Income Tax; 4411.41

**Commonwealth of PA Department of Revenue** vs Germany Lamont, Germany Erin M; GD-24-101688; Commonwealth Tax Lien; Personal Income Tax; 4408.10

**Hughes Korren** vs Barnaba Edward; GD-24-008926; Miscellaneous Petition; Order of Court - IFP Granted; Atty(s): Self-Represented

**Joseph II Herbert L.** vs Paramount Pictures Corporation, IATSE Local 489, Chelsea Peterson Casting; GD-24-008927; Intentional Tort; Petition to Proceed IFP; Atty(s): Self-Represented

**Dollar Bank Federal Savings Bank** vs Simmons Wayne; GD-24-008928; DSB (for money commercial); Notice of Judgment & Documents; 78542.44; Atty(s): Nolan Jillian L

**Russell Jaelin Taylor;** GD-24-008929; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Dollar Bank Federal Savings Bank** vs Undead Productions Inc.; GD-24-008930; DSB (for money commercial); Notice of Judgment & Documents; 78542.44; Atty(s): Nolan Jillian L

**Dollar Bank Federal Savings Bank** vs Simmons Scott; GD-24-008931; DSB (for money commercial); Notice of Judgment & Documents; 78542.44; Atty(s): Nolan Jillian L

**High Flow Funding LLC** vs Cadet Inc., Dillahunt Jr. Jimmy E.; GD-24-008932; DSB (for money commercial); Notice of Judgment & Documents; Atty(s): Bell Andrew Thomas, Labovitz William J

**Akintayo Azeez** vs Abraham John; GD-24-008941; MDJ Transcript; Notice of Judgment Mailed; 2500.00; Atty(s): Self-Represented

**Luke Melanie** vs Gibson Greg; GD-24-008949; MDJ Transcript; Notice of Judgment Mailed; 800.00; Atty(s): Self-Represented

**Baumgardner Toni, Baumgardner Raphael** vs Miller Shawn, Ron-El Farms Inc.; GD-24-008950; Motor Vehicle Accident; Complaint; Atty(s): Molitoris Hannah Jeanne

**Ingram Borough;** GD-24-008951; Annual Audit; Annual Audit & Financial Report; Atty(s): Self-Represented

**Ozella Elizabeth A** vs Sunnyview Operating LLC; GD-24-008952; Medical/Hospital Liability; Complaint; Atty(s): Sullivan Patrick Leary, Hartman Dallas M.

**Aarcon Enterprises Inc.** vs RJ Steele Construction LLC; GD-24-008953; Contract - Other; Complaint; 94542.11; Atty(s): Cerrone Jr. Danny P

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

**COURT NOTICES**

**Court of Common Pleas of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE**

**September 2024**

September 2 - Holiday  
 September 3 - Judge Spurgeon  
 September 4 - Judge Spurgeon  
 September 5 - Judge Spurgeon  
 September 6 - Judge Spurgeon  
 September 9 - Judge Woodruff  
 September 10 - Judge Woodruff  
 September 11 - Judge Woodruff  
 September 12 - Judge Woodruff  
 September 13 - Judge Woodruff  
 September 16 - Judge Middleman  
 September 17 - Judge Middleman  
 September 18 - Judge Middleman  
 September 19 - Judge Middleman  
 September 20 - Judge Middleman  
 September 23 - Judge Sizemore  
 September 24 - Judge Sizemore  
 September 25 - Judge Sizemore  
 September 26 - Judge Sizemore  
 September 27 - Judge Sizemore  
 September 30 - Judge McCrady  
 24-02638

**Court of Common Pleas of Allegheny County**

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

**September 2024**

September 2 - Court Holiday  
 September 3 - Bush, J. in Courtroom 320 at 10:00 AM  
 September 4 - Cozza, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM  
 September 5 - Costa, J. in Courtroom 425 at 2:00 PM  
 September 6 - No Motions  
 September 9 - Sweeney, J. in Courtroom 425 at 2:00 PM  
 September 10 - Eaton, J. in 814 City-County Building at 2:00 PM  
 September 11 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM  
 September 12 - McGough, J. in Courtroom 425 at 2:00 PM  
 September 13 - No Motions  
 September 16 - McCrady, J. in Courtroom 320 at 10:00 AM and Korbelt, J. in Courtroom 425 at 2:00 PM  
 September 17 - Costa, J. in Courtroom 425 at 2:00 PM  
 September 18 - Sweeney, J. in Courtroom 425 at 2:00 PM  
 September 19 - Eaton, J. in 814 City-County Building at 2:00 PM  
 September 20 - No Motions  
 September 23 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM  
 September 24 - Middleman, J. in Courtroom 320 at 10:00 AM  
 September 25 - Korbelt, J. in Courtroom 425 at 2:00 PM and Bubash, J. Remote at 2:00 PM

September 26 - Woodruff, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM  
 September 27 - No Motions  
 September 30 - Sizemore, J. in Courtroom 320 at 10:00 AM and Sweeney, J. in Courtroom 425 at 2:00 PM  
 000 Senior Judge Mulligan,  
 001 Judge Bush, 002 Judge Costa,  
 003 Judge Cozza, 004 Judge Hens-Greco,  
 005 Judge McGough,  
 006 Administrative Judge Eaton,  
 007 Judge Henry-Taylor, 008 Judge Bubash,  
 009 Judge Korbelt,  
 010 President Judge Clark, 011 Judge Tranquilli,  
 012 Judge Middleman,  
 014 Judge Sizemore, 015 Judge Woodruff,  
 016 Judge Walko, Jr.,  
 017 Judge Sweeney, 018 Judge McCrady,  
 019 Judge Spurgeon  
 24-02909

**Court of Common Pleas of Allegheny County**

**Orphans' Court Judges Motions Schedule for the Month of September 2024**

**Week of**

September 2 - Judge McCarthy  
 September 9 - Judge Marmo  
 September 16 - Judge Williams  
 September 23 - Judge McCarthy  
 September 30 - Judge O'Toole  
 24-02921

**Court of Common Pleas of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Daniel D. Regan**

Beginning October 22, 2024, 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:

October 22, 2024 at 11:00 a.m.  
 November 13, 2024 at 11:00 a.m.  
 December 9, 2024 at 11:00 a.m.  
 24-02781

**Court of Common Pleas of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **MONDAY, AUGUST 26, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, OCTOBER 7, 2024**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY**  
**CALENDAR CONTROL JUDGE**  
 24-02808

**COURT SCHEDULES**

**Criminal Division**

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

**Wednesday**  
**August 21, 2024**

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-0007603-23;** Davon Arthur Casseus; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

**CR-0006281-23;** Kesean Proctor; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Jane Krolkowski**

**CR-0002183-24;** Kevin Rini; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

**CR-0006280-23;** Kevin Rini; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

**CR-0000684-24;** William R. Soliday; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**CR-0008041-23;** Angel Nicole Vega; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

**CR-0007604-23;** Angel Nicole Vega; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

**CR-0000683-24;** Andrew Neil Voigt; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

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

**CR-000764-23;** Shaymond Campbell; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

**CR-0001448-24;** Jayvon Montel Green; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**CR-0002299-24;** Kenneth Lorenzo Johnson Jr.; Robbery-Inflict Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0013059-19;** Javon Anthony Pope; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

**CR-0010563-19;** Javon Anthony Pope; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony J. Erlain Jr., Max James Iverson**

**CR-0008365-23;** Alfred Smith; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

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

**CR-0003837-19;** Lexus Monnay Bryant; DUI: Highest Rte of Alc (BAC .16 + ) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas Anthony Will**

**Judge Susan Evashavik Dilucente**  
**Courtroom 510**

**CR-0000010-24;** Suzanne C. Andre; Publ, Make, See, Etc Access Device Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**

**CR-0008860-23;** Suzanne C. Andre; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**

**CR-0007185-23;** Demerius Geeter; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

**CR-0002784-24;** Jayona Maire Jordan; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arianna Santoriella**

**CR-0002795-24;** Jayona Maire Jordan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arianna Santoriella**

**CR-0001668-24;** Sarah Elizabeth Lancia; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**CR-0001346-24;** Zentoria Z. Nelson; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

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

**CR-0002365-24;** Rocci Bernard Cosentino; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**

**CR-0002633-24;** Rocci Bernard Cosentino; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**

**CR-0003680-23;** Curtis Anthony Reynolds; Possession Of Firearm Prohibited; D-atty: **Nina Martinelli**

**CR-0007837-23;** Alyssia Scott; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leigg**

**CR-0002298-24;** Joesph Tulick; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**

Judge Elliot Howsie  
Courtroom 533

**CR-0002916-24;** Brian Nicholas Archie; DUI: Gen Imp (BAC .08 - .10) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0002474-24;** John Lee Baldrige; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Max James Iverson**

**CR-0002746-24;** Melvin Douglas Bowles; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Max James Iverson**

**CR-0000066-24;** Mark Coleman; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Aaron Scott Klavon**

**CR-0001780-24;** Ryan Jay Edwards; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis W. Emmi**

**CR-0007746-23;** Ammisha Harris; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

**CR-0001738-24;** Nicholas Patrick Hudec; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Nelson Zuckerman**

**CR-0002028-24;** Shakur Lavell James; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Nelson Zuckerman**

**CR-0007420-23;** Richard Johnson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

**CR-0002129-24;** Kellyann McClure; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Nelson Zuckerman**

**CR-0007747-23;** James Sparrow; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Owen Matthew Seman**

**CR-0007579-23;** James Sparrow; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Owen Matthew Seman**

Judge Beth A. Lazzara  
Courtroom 306A

**CR-0002094-24;** Robert Ambers; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

**CR-0004279-22;** Jeffrey Brian Bonkowski; Unlawful Sales Of Liquor; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

**CR-0001785-24;** Makeba Lynn Branson; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

**CR-0008096-23;** Rodney Copeland; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

**CR-0007808-23;** Jenae Antionett Gastion; Loans On, Or Lending, Giving Firearms Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

**CR-0004690-23;** Krystle Marie Hans; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Dewitt Barry**

**CR-0008266-23;** Brody Ray Ostrander; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholis Salvatore Joseph Milardo**

**CR-0001101-24;** Karl Vincent Scott; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Albert Paul Veverka**

**CR-0000724-24;** Andrew John Tirpak; DUI: High Rte of Alc (BAC .10 - <.16) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Daniel P. Beisler**

**CR-0007238-23;** Ryann Nathaniel Ziner; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

Judge Jill E. Rangos

Courtroom 327

**CR-0000072-23;** Dana Holdan; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

**CR-0009470-23;** Darrin James; Rape of Child; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Eric A. Jobe**

Judge Jennifer Satler

Courtroom 527

**CR-0008656-23;** Regis M. Maiette Jr.; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

Judge Randal B. Todd

Courtroom 310

**CR-0002520-24;** Sean Doris; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

**CR-0001814-24;** Lakiesha M. Griser-Dixon; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

**CR-0011934-19;** Steven Harpool; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bobby Joe Chambers Jr.**

**CR-0003997-22;** Steven Harpool; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lacy Marie Scales**

**CR-0007015-23;** Kristopher Jackson; Robbery-Inflict Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

**CR-0002667-23;** Lorenzo Deangilo Johnson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

**CR-0009042-23;** Molly Maria Keady; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Thomassey**

**CR-0001594-24;** Robert Pryor; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Ryan R. Smith**

**CR-0008314-22;** Dremajjae Reddix; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bruce A. Carsia**

**CR-0001775-24;** Dremajjae Reddix; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

**CR-0007599-22;** Dremajjae Reddix; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

**CR-0004233-21;** Daryle Keith Stoves; False Reports - Reported Offense Did Not Occur; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

**CR-0001795-24;** DeAndre Robe Williams; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

**CR-0001652-24;** James Youngblood; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

## Summary Appeals Branch

Judge Kathleen R. Mulligan  
City-County Building  
Room 313

Wednesday  
August 21, 2024

### Hearings

**SA-0000981-23;** Comm. of PA vs Jaymeir Abram; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000165-24;** Comm. of PA vs Jaymeir Abram; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000982-23;** Comm. of PA vs Jaymeir Abram; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000810-23;** Comm. of PA vs Jaymeir Abram; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000469-24;** Comm. of PA vs Christian Smith Bajko; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000301-24;** Comm. of PA vs David Ballard; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000678-24;** Comm. of PA vs Wallace Brown; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000704-24;** Comm. of PA vs Karim Djuraev; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000261-23;** Comm. of PA vs Tyler Dorn; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000078-24;** Comm. of PA vs Hover Gomez Correa; P-atty: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Alexandar D. Malich**

**SA-0000679-24;** Comm. of PA vs Damon Jermaine Goodwine; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000292-24;** Comm. of PA vs Deva Damekeya Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000634-24;** Comm. of PA vs Dametrius Kenney; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000675-24;** Comm. of PA vs Ian E. McGee; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000697-24;** Comm. of PA vs Lucas Daniel Renick; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000677-24;** Comm. of PA vs James Earl Robinson II; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000532-24;** Comm. of PA vs Danny Albert Taylor; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000403-24;** Comm. of PA vs Deondra Thomas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001103-23;** Comm. of PA vs Theresa Marie Thornhill; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000455-24;** Comm. of PA vs Robert Christopher Totef; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000863-23;** Comm. of PA vs Lee Murphy Wilson VI; P-atty: **Criminal Division Allegheny County District Attorney's Office**

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](https://www.acba.org/LivingWill).

## LEGAL ADS

## Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Tuesday, September 3, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

## CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on TUESDAY, SEPTEMBER 3, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, SEPTEMBER 4, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, SEPTEMBER 9, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND 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 475.

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:

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

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

name and address of the individual(s) or other entity that purchased the property.

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

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

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must 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 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:

NOTICE: The undersigned, as evidenced by the signature(s) to this notice and the acceptance and recording of this deed, (is/are) fully cognizant of the fact that the undersigned may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966, as amended 1980, Oct. 10, P.L. 874, No. 156 § 1.

"This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

## Avalon

10. Joseph Michael Senoski and Carolyn Krachkowsky, Known Heirs of, Maryann Senoski, Deceased, and All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest, From or Under Maryann Senoski, Deceased

GD-23-013132—\$17,856.75

John E. Hosa, Esq.

Tucker Arensberg, P.C.

412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a residential dwelling known and numbered as 104 Harrison Avenue, Pittsburgh, Pennsylvania 15202, Deed Book Volume 9863, Page 516, Block and Lot 159-C-198.

## Baldwin Borough

36. Brooke Austin Pillsbury and Michael F. Archer, Jr.

MG-23-000715—\$87,665.10

Emmanuel J. Argentieri, Esq.

856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a condominium unit in Macassar Gardens being known and numbered as 345 Macassar Drive, Pittsburgh, PA 15236, Deed Book Volume 13276, Page 176. Block and Lot Number 389-A-110-345.

## Bethel Park

23. Gabriella Lamantia, in His Capacity as Heir of Roy Vachino; Anthony Vachino, in His Capacity as Heir of Roy Vachino; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Roy Vachino

GD-23-012301—\$54,702.44

Robertson, Anschutz, Schneid, Crane &amp;

Partners, PLLC

855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3586 South Park Road, Bethel Park, PA 15102. Deed Book Volume 13130, Page 12. Block and Lot 0667-A-00040-0000-00.

65. Estate of Orene King, deceased, last record owner/mortgagor; Louis King, Jr., known heir of Orene King; Linda King-Beasley, known heir of Orene King; and Unknown heirs, devisees and personal representatives of Orene King and his, her, their or any of their successors in right, title and interest

MG-22-000976—\$242,897.59

Emmanuel J. Argentieri, Esq.

856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one-story brick dwelling being known and numbered as 5851 Kings School Road, Bethel Park, PA 15102. Deed Book Volume 3826, Page 554. Block and Lot Number 665-N-200.

## Braddock Hills

60. Paul J. Byzek, Executor of the Estate of Laverne M. Byzek

GD-24-003482—\$59,044.04

Kristine M. Anthon, Esq.

Grenen &amp; Birsic, P.C.

412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a mobile home dwelling known as 1000 Garfield Avenue, Pittsburgh, PA 15221. Deed Book Volume 11584, Page 093, Block and Lot Number 300-E-245.

## Carnegie

7. Jammie Barnes

MG-24-000212—\$151,337.07

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being

known and numbered as 602 Hulton Street, Carnegie, PA 15106. Deed Book 17766, Page 367. Block and Lot Number 102-A-277.

## Castle Shannon

8. Mark D. Hutchin and Shantel M. Hutchin

MG-20-000401—\$86,212.03

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3158 May Street, Pittsburgh, PA 15234. Deed Book 13217, Page 31. Block and Lot Number 190-G-208.

## Borough of Chalfant

51. The Unknown Successor Trustee(s) of the Anna M. Reabe Revocable Trust

GD-23-004332—\$4,538.22

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one story brick house being known as 125 Wilkins Avenue, East Pittsburgh, PA 15112. Deed Book Volume 11266, Page 568. Block & Lot No. 374-H-14.

## Churchill

39. Bernice Warfield and Aaron G. Payne

GD-14-005263—\$300,472.11

Christine L. Graham, Esq.

McCabe, Weisberg &amp; Conway, LLC

856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling being known and numbered as 20 Thornycroft Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 13861, Page 432. Block and Lot Number 0297-R-00200-0000-00.

## Coraopolis

24. Claire V. Borlak, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; William J. Sangaila-Borlak, in His Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Lauren Rodrigues, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Alexander Borlak, in His Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Erin Borlak a/k/a Erin Uhigh, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William Borlak a/k/a William J. Borlak, Sr.

MG-23-000573—\$80,673.08

Robertson, Anschutz, Schneid, Crane &amp;

Partners, PLLC

855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1356 4th Ave., Coraopolis, PA 15108. Deed Book Volume 11855, Page 24. Block and Lot 0342-L-00189-0000-00.

## Crafton

44. Greicon Properties Company, LLC

GD-23-011511—\$2,493.79

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two story commercial office building known as 21 White Avenue,

Pittsburgh, PA 15205. Deed Book Volume 12721, Page 508. Block & Lot No. 69-S-33.

**46. Edward J. Rodgers, Jr.**

GD-22-015402—\$2,828.64  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story brick house known as 15 Lyons Street, Pittsburgh, PA 15205. Deed Book Volume 7824, Page 95. Block & Lot No. 69-M-32.

**47. Yalla LLC**

GD-23-011087—\$2,778.73  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a three family, two story frame house known as 8 Harrison Street, Pittsburgh, PA 15205. Deed Book Volume 18071, Page 585. Block & Lot No. 68-D-132.

**Edgewood**

**52. Jay Steinitz and Shauna Tallentire**

GD-23-008530—\$7,047.10  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Parcel # 1: Having erected thereon a two and a half story masonry frame house being known as 147 Oakview Avenue, Pittsburgh, PA 15218. Deed Book Volume 11793, Page 185. Block & Lot No. 234-E-263.

Parcel #2: Being thereon vacant residential land known as 147 Oakview Avenue, Pittsburgh, PA 15218. Deed Book Volume 11793, Page 185. Block & Lot No. 234-E-262.

**Forward**

**31. The Unknown Heirs of Mary Jane Lorber, Deceased**

GD-23-011123—\$13,663.31  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 88 Ridge Rd., Monongahela, PA 15063. Deed Book 5417, Page 545. Block and Lot Number 2088-N-275.

**70. William V. Webb and Jacqueline K. Franciscus a/k/a Jacqueline Kay Webb**

GD-23-011261—\$12,807.23  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 2824 Pangburn Hollow Road, Monongahela, PA 15063. Deed Book 7515, Page 107. Block and Lot Number 1909-A-268.

**Glassport**

**63. Joanne Ruffing**

GD-16-007378—\$4,209.30  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two story frame house being known as 401 Euclid Avenue, Glassport, PA 15045. Deed Book Volume 5384, Page 39. Block & Lot No. 467-L-155.

**Green Tree**

**34. The Unknown Heirs of Marie H. Schwartz, Deceased**

GD-24-000524—\$21,962.35  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a commercial restaurant, cafe and/or bar building, being known and numbered as 2331 Noblestown Road, Pittsburgh, PA 15205. Deed Book 5638, Page 363. Block and Lot Number 39-L-356.

**Hampton**

**6. Lindsay Ann Knepshield a/k/a Lindsay Knepshield**

MG-24-000224—\$126,331.27  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 3133 Camberly Drive, Gibsonia, PA 15044. Deed Book 17566, Page 424. Block and Lot Number 1355-M-37.

**Harrison**

**82. Shawn Holfelder**

MG-23-000283—\$54,744.00  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 6220 Freeport Road, Freeport, PA 16229. Deed Book Volume 13138, Page 56. Block and Lot 2204-D-00037-0000-00.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Vacant land being known as Freeport Road, Freeport, PA 16229. Deed Book Volume 13138, Page 56. Block and Lot 2395-S-00147-0000-00.

**Homestead**

**62. Robert Jacobs and Geraldine Jacobs**

GD-05-020328—\$5,687.12  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story brick house being known as 354 West 12th Avenue, Homestead, PA 15120. Deed Book Volume 6217, Page 557, Block & Lot 131-E-317.

**Indiana**

**61. Robert C. McMunn, Jr., Known Heir or Assign of Alma McMunn, Deceased & the Unknown Heirs and Assigns of Alma M. McMunn, Deceased**

GD-21-011966—\$4,724.67  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one story frame house being known as 391 Rich Hill Road, Cheswick, PA 15024. Deed Book Volume 6194, Page 145. Block & Lot No. 837-K-153.

**Ingram**

**50. Greicon Properties Company, LLC**

GD-23-010987—\$2,460.53  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two story, two family frame house known as 7 East

Prospect Avenue, Pittsburgh, PA 15205. Deed Book Volume 18685, Page 246. Block & Lot No. 41-N-206.

**Kennedy**

**18. Nancy E. Motz Cosnotti**

MG-22-000772—\$104,243.23  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling being known and numbered as 12 Brentwood Drive, McKees Rocks, PA 15136. Deed Book Volume 17477, Page 237. Block and Lot 0155-G-00250-0000-00.

**Marshall**

**53. Connie S. Moreno and Victor Adolfo Moreno**

GD-22-003450—\$3,051.31  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a two story frame house being known as 135 Short Line Lane, Wexford, PA 15090. Deed Book Volume 11542, Page 190, Block & Lot 1657-M-5.

**McKees Rocks**

**15. Margaret Frances Ligons a/k/a Margaret Frances Turner, Solely in Her Capacity as Heir of Josephine Turner, Deceased, the Unknown Heirs of Josephine Turner Deceased, Joseph A. Turner Solely in His Capacity as Heir of Josephine Turner, Deceased, William E. Turner Solely in His Capacity as Heir of Josephine Turner, Deceased, Terri L. Turner Solely in Her Capacity as Heir of Josephine Turner, Deceased, Janet R. Turner Solely in Her Capacity as Heir of Josephine Turner, Deceased**

MG-24-000158—\$6,564.47  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1238 Church Avenue, McKees Rocks, PA 15136. Deed Book 9981, Page 342. Block and Lot Number 72-R-94.

**37. Jen Levitzki, Known Surviving Heir of Antonio C. Pantelis, James Pantelis, Known Surviving Heir of Antonio C. Pantelis, Chris Pantelis, Known Surviving Heir of Antonio C. Pantelis, and Unknown Surviving Heirs of Antonio C. Pantelis**

GD-22-015224—\$108,080.09  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 13 Schoen Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 17154, Page 449. Block and Lot Number 0074-S-00050-0000-00.

**80. Candace Vicario**

MG-24-000078—\$34,605.00  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 406 Grove Street, McKees Rocks, PA 15136. Deed Book Volume 12608, Page 23. Block and Lot 0072-G-00195-0000-00.

**Monroeville**

**59. Darryl L. Mays, Administrator of the Estate of Clarence F. Mays, Deceased**

GD-23-005791—\$5,932.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one and one half story masonry frame house being known as 736 Patton Street Extension, Monroeville, PA 15146. Deed Book Volume 17305, Page 350. Block & Lot No. 544-R-18.

**Moon**

**28. Ricco Bronaugh, Alyssa Blose, David Blose, Jr., Known Heirs of the Estate of David Blose and The Unknown Heirs, Executors and/or Administrators of the Estate of David Blose**

MG-24-000169—\$20,107.54  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known as 393 Cedar Drive, Coraopolis, PA 15108. Deed Book Volume 13741, Page 370, Block and Lot Number 505-S-373.

**Mt. Lebanon**

**30. Richard E. Schofield, Jr.**

GD-24-004774—\$191,247.98  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling known and numbered as 709 Pinoak Road, Pittsburgh, PA 15243. DBV 9848, PG. 146, B/L #99-N-320.

**Mt. Oliver**

**43. Heather Mitchell**

GD-22-013991—\$4,681.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two story brick house being known as 519 Giffin Avenue, Pittsburgh, PA 15210. Deed Book Volume 12453, Page 176. Block & Lot No. 33-M-193.

**Munhall**

**48. Equity Trust Company Custodian FBO 200344505 IRA**

GD-19-003367—\$13,214.72  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two story industrial warehouse being known as 2007 Whitaker Way, Homestead, PA 15120. Deed Book Volume 17607, Page 578. Block & Lot No. 180-C-169.

**North Versailles**

**11. Ben R. Stuenzi, Mary Lou Stuenzi and the United States of America**

GD-19-011338—\$140,250.99  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a commercial building being known and

numbered as 249 Lincoln Highway, North Versailles, PA 15137. Deed Book 14720, Page 569. Block and Lot Number 457-K-170.

### 20. Patricia E. Kovach

MG-22-000297—\$85,249.02  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 119 Broadway Ext., North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-340.

Parcel Two: Having thereon a vacant land being known as Owen Street, North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-342.

### 66. McClendon Management, LLC c/o Cortez McClendon

GD-23-000736—\$44,934.58  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a single family residential dwelling being known and numbered as 3704 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 18373, Page 564. Block and Lot Number 548-J-178.

### Oakmont

### 21. Tina M. McGill a/k/a Tina McGill, Solely in Her Capacity as Heir of Regis McGill, Deceased, Regis William McGill, III a/k/a Regis McGill, III, Solely in His Capacity as Heir of Regis McGill, Deceased

MG-24-000401—\$104,501.45  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a dwelling being known and numbered as 1150 Oakmont Avenue, Oakmont, PA 15139. Deed Book 9263, Page 32. Block and Lot Number 362-D-374.

### Penn Hills

### 25. Christopher Marze

MG-23-000699—\$100,794.27  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 32 Julian Dr., Pittsburgh, PA 15235. Deed Book Volume 9087, Page 9. Block and Lot 0368-F-00217-0000-00.

### 29. Kerry D. Nieser and Patricia L. Nieser

GD-24-004778—\$12,850.32  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known and numbered as 419 Parkridge Drive, Pittsburgh, PA 15235. DBV 7207, P.G. 635, B/L #449-H-354.

### 32. Life Mender LLC

GD-21-010984—\$17,904.24  
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 17 Frankwood Road, Pittsburgh, PA 15235. Deed Book 19043, Page 228. Block and Lot Number 230-R-327.

### 33. Ntumba L. Mutombo and Victor Johnathan Ayodele

GD-23-006356—\$10,061.98  
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 227 Janice Dr., Pittsburgh, PA 15235. Deed Book 16195, Page 304. Block and Lot Number 368-S-167.

### 73. Karen P. Beasley

GD-23-014333—\$13,256.89  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 52 Everett Road, Pittsburgh, PA 15235 a/k/a 53 Torrance Road, Pittsburgh, PA 15235. Deed Book 15565, Page 37. Block and Lot Number 173-S-47.

### 76. Joyce Bozeman, as Believed Heir to the Estate of Chris A. Bozeman; Unknown Heirs of the Estate of Chris A. Bozeman; and Unknown Administrators of the Estate of Chris A. Bozeman

MG-18-000027—\$143,150.60  
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 505 Veronica Drive, Pittsburgh, PA 15235. Document Number 2007-701, Deed Book Volume 13111, Page 422. Block and Lot Number 0369-L-00292-0000-00.

### Pine

### 35. Eric Lege and Casey D. Lege

MG-23-000146—\$562,412.94  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a single family dwelling known as 1058 West Grove Court, Gibsonia, PA 15044, being Block and Lot No. 2376-G-42, described in the deed recorded on October 8, 2021 in Deed Book Volume 18637, Page 362.

### Pitcairn

### 58. Debra L. Hyatt a/k/a Debra L. Abram, with Notice to Heirs and Assigns

GD-14-000279—\$8,966.31  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story brick house being known as 419 Robinson Street, Pitcairn, PA 15140. Deed Book Volume 9995, Page 365, Block & Lot 746-N-75.

### Plum

### 9. Karen A. Toth

GD-22-008010—\$38,340.12  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 620 Tampico Court, Pittsburgh, PA 15239. Deed Book 13755, Page 320. Block and Lot Number 1239-K-339.

### Port Vue

### 57. Ashley Nemeth, Mark G. Nemeth and the United States of America

GD-23-005897—\$2,604.18  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a two story commercial building being known as 314 Port Vue Avenue, McKeesport, PA 15133. Deed Book Volume 17800, Page 414. Block & Lot No. 465-B-112.

### Reserve

### 79. Lynn Schugar, in Her Capacity as Heir of Karen J. Murphy-Hanasik; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Karen J. Murphy-Hanasik

GD-23-011939—\$88,916.76

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 835 Geyer Road, Pittsburgh, PA 15212. Deed Book Volume 15481, Page 526. Block and Lot 0164-K-00079-0000-00.

### Ross

### 14. Benito Rojas and Angelica Maria Rojas

MG-22-000256—\$29,226.06

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

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a unit in Highlands, At Chapel Hill, a condominium being known and numbered as 5900 Babcock Boulevard, Unit 41, Pittsburgh, PA 15237. Deed Book Volume 18863, Page 309. Block and Lot Number 517-B-141-41.

### Scott

### 78. Peter R. Lehrman

MG-23-000024—\$94,791.67

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

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a one-story brick dwelling being known and numbered as 444 Orchard Spring Road, Pittsburgh, PA 15220. Deed Book Volume 7158, Page 577. Block and Lot Number 65-R-4.

### Shaler

### 68. Sharon Murphy; Joseph Meier; Barbara Dobson; Patricia Maslanka and Bryan Meier, Known Heirs of Clara M. Meier, Deceased & the Unknown Heirs of Harry H. Meier, Deceased & the Unknown Heirs of Clara M. Meier, Deceased

GD-14-010300—\$6,099.96

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story frame house being known as 503 Little Pine Creek Road, Pittsburgh, PA 15223. Deed Book Volume 4118, Page 226. Block & Lot No. 221-B-270.

### South Fayette

### 13. Rose M. Susa

GD-24-001927—\$99,150.36

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 213

Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block and Lot Number 258-C-1, Alternate 9946-X-317.

Parcel No. 2: Being vacant land known as Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block and Lot Number 258-D-9, Alternate 9946-X-1539.

Parcel No. 3: Being vacant land known as Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block and Lot Number 258-D-10, Alternate 9946-X-83458.

### Stowe

### 3. Jade R. Jones a/k/a Jade Rochelle Jones

MG-24-000195—\$69,612.65

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 78 Harlem Avenue, McKees Rocks, PA 15136. Deed Book 17880, Page 265. Block and Lot Number 73-S-2.

### 54. Jesus G. Velasquez and Melissa A. Velasquez

GD-23-013850—\$5,954.80

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story brick house being known as 521 MacArthur Street, McKees Rocks, PA 15136. Deed Book Volume 13524, Page 388. Block & Lot No. 73-E-66.

### Swissvale

### 41. Kyle Norrell

MG-22-000368—\$82,526.86

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2324 Buena Vista Street, Pittsburgh, PA 15218. Deed Book Volume 16895, Page 271. Block and Lot Number 0235-E-00282-0000-00.

### Tarentum

### 38. Lance R. Gilligan, Mortgagor and Known Surviving Heir of Helen M. Gilligan, Mara S. Gilligan, Known Surviving Heir of Helen M. Gilligan, Rowena Bongartz, Known Surviving Heir of Helen M. Gilligan, Danielle L. Gilligan, Known Surviving Heir of Helen M. Gilligan, and Unknown Surviving Heirs of Helen M. Gilligan

MG-23-000563—\$48,912.95

Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Parcel 1: Having erected thereon a dwelling being known and numbered as 313 East 9th Avenue, Tarentum, Pennsylvania 15084. Deed Book Volume 14599, Page 205, Block and Lot Number 1223-G-00072-0000-00.

Parcel 2: Vacant land being known and numbered as East 9th Avenue, Tarentum, Pennsylvania 15084. Deed Book Volume 14599, Page 205, Block and Lot Number 1223-G-00075-0000-00.

### West Deer

### 4. John A. Watson a/k/a John Andrew Watson and Tracy Jo Watson a/k/a Tracy O. Watson

MG-23-000918—\$137,849.15

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

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

Parcel One: Having erected thereon a dwelling being known and numbered as 1363-1367 Logan Road, Tarentum, PA 15044. Deed Book Volume 12672, Page 269, Block and Lot Number 2011-G-94.

Parcel Two: Having thereon a vacant land being known as Logan Road, Gibsonia, PA 15044. Deed Book Volume 12672, Page 269, Block and Lot Number 2011-G-92.

**26. Michael B. Florentine and Joseph J. Florentine, as Known Heirs of Albert M. Florentine and Charlene D. Florentine, Deceased and All Unknown Heirs of Albert M. Florentine and Charlene D. Florentine, Deceased**

GD-22-012839—\$22,151.69  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 18-20 Oak Street, Russellton, PA 15076. Deed Book 7683, Page 307. Block and Lot Number 1361-M-257.

**West Mifflin**

**16. Ryan Gallagher and Laura Honick**

MG-23-000961—\$135,094.48  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1705 Texas Avenue, West Mifflin, Pennsylvania 15122. Deed Book Volume 18949, Page 100. Block and Lot Number 0305-P-00246-0000-00.

**27. Elliot R. Goodman f/k/a Lisa Nicole McDonald and Kristina Gunaway**

MG-24-000034—\$106,493.39  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel 1: Having erected thereon a single family residential dwelling being known and numbered as 3116 Garfield Avenue, West Mifflin, PA 15122. Deed Book Volume 18253, Page 123. Block and Lot Number 181-B-241.

Parcel 2: Having erected thereon a residential auxiliary building being known and numbered as 3116 Garfield Avenue, West Mifflin, PA 15122. Deed Book Volume 18253, Page 123. Block and Lot Number 181-B-243.

**64. Theresa Sekely, Individually and as Administratrix of the Estate of Mary Sekely, Deceased**

MG-15-000099—\$91,555.31  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 110 Main Entrance Drive, West Mifflin, PA 15122. Deed Book Volume 17100, Page 46. Block and Lot Number 185-K-268.

**West View**

**17. Elizabeth J. Wissner**

MG-22-000889—\$102,470.80  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 6 Fordham Ave., Pittsburgh, PA 15229. Deed Book Volume 5317, Page 129. Block and Lot Number 0279-B-00037-0000-00.

**White Oak**

**1. The Unknown Heirs of Eleanor M. Linn, Deceased**

MG-23-000701—\$59,565.18  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1139 California Avenue, McKeesport, PA 15131. Deed Book 6823, Page 58. Block and Lot Number 461-D-78.

**Wilkins**

**49. Jacquelynn Myers**

GD-23-001636—\$9,245.75  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two story brick house being known as 125 Lucinda Drive, Turtle Creek, PA 15145. Deed Book Volume 4292, Page 221. Block & Lot No. 373-H-48.

**Wilkinsburg**

**71. New Levels, LLC**

GD-23-001888—\$12,608.07  
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 544-546 Pasadena Avenue, Pittsburgh, PA 15221. Deed Book 17690, Page 511. Block and Lot Number 233-M-3.

**Pittsburgh—5th Ward**

**22. Brenda Davis, in Her Capacity as Heir of Lottie Yates; Elayne Allen Kenney, in Her Capacity as Heir of Lottie Yates; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Lottie Yates**

GD-23-010091—\$48,639.22  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

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 751 Bryn Mawr Road, Pittsburgh, PA 15219. Deed Book Volume 6151, Page 297. Block and Lot 0026-P-00020-0000-00.

**Pittsburgh—8th Ward**

**42. Nasir T. Islam**

GD-22-000333—\$5,495.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 8: Having erected thereon a two story four-family brick house being known as 129 Stratford Avenue, Pittsburgh, PA 15206. Deed Book Volume 16292, Page 470. Block & Lot No. 83-N-217.

**Pittsburgh—9th Ward**

**67. Neuman Investing LLC**

GD-24-001870—\$380,282.30  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 9th Ward: Having erected thereon a dwelling being known and numbered as 4215 Geneva Street, Pittsburgh, Pennsylvania 15201. Deed Book Volume 18930, Page 592. Block and Lot Number 0049-G-00185-0000-00.

**Pittsburgh—10th Ward**

**12. Martha M. Hart a/k/a Robert J. Hart and Robert Hart a/k/a Robert J. Hart**

MG-23-000690—\$89,088.21  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 1637 Jancey Street, Pittsburgh, PA 15206. Deed Book Volume 12798, Page 327. Block and Lot Number 121-N-25.

**Pittsburgh—14th Ward**

**81. Caitlin McNamee**

MG-16-000207—\$270,536.44  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 14th Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 7232 Thomas Boulevard, Pittsburgh, PA 15208. Deed Book 13896, Page 95. Block and Lot 0175-E-00010-0000-00.

**Pittsburgh—16th Ward**

**74. Mogul Mo Estates LLC**

GD-24-001909—\$116,046.74  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 16: Having erected thereon a dwelling being known and numbered as 427 Ormsby Avenue, Pittsburgh, PA 15210. Document Number 2021-36737, Deed Book Volume 18659, Page 147. Block and Lot Number 0032-A-00147-0000-00.

**Pittsburgh—17th Ward**

**5. Kathleen A. Powell, Christy I. Powell, Eric J. Powell and William J. Powell**

MG-15-000481—\$62,090.67  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 138 South 19th Street, Pittsburgh, PA 15203. Deed Book 13854, Page 575. Block and Lot Number 12-J-289.

**56. Thomas P. Lonero and the United States of America**

GD-16-007455—\$11,825.05  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 17: Having erected thereon a one story frame house being known as 2601 Quarry Street, Pittsburgh, PA 15210. Deed Book Volume 13384, Page 62. Block & Lot No. 14-H-165.

**Pittsburgh—18th Ward**

**2. Tyler J. Cavanaugh**

MG-22-000532—\$92,174.60  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 455 Drycove Street, Pittsburgh, PA 15210. Deed Book 17023, Page 232. Block and Lot Number 33-N-154.

**Pittsburgh—19th Ward**

**72. Calvin Beck**

GD-24-000574—\$135,278.68  
Robert W. Koehler, Esq.  
412-281-5336

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward, City of Pittsburgh: Having erected thereon a commercial building known and numbered as 1617 Broadway Avenue, Pittsburgh, Pennsylvania 15216 as recorded in Deed Book 18901, Page 217 and designated as Lot & Block No. 35-G-17.

**Pittsburgh—20th Ward**

**69. Darnell K. Kramer; The Kramer Family Revocable Living Trust, Dated 11-20-07; Anthony J. Kramer, Jr. in His Capacity as Heir to the Estate of Anthony J. Kramer, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right Title or Interest From or Under Anthony J. Kramer, Deceased**

MG-23-000998—\$55,620.80  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

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In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1416 Swantek Street, Pittsburgh, PA 15204. Deed Book DE-13456, Page 513. Block and Lot Number 0071-S-00135-0000-00.

### Pittsburgh—25th Ward

#### 19. Sharon L. Grant

MG-23-000877—\$111,267.50  
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 521 Jacksonia Street, Pittsburgh, PA 15212. Deed Book Volume 13277, Page 243. Block and Lot 0023-J-00079-0000-00.

### Pittsburgh—29th Ward

#### 77. Theresa L. Hays

MG-24-000088—\$12,525.85  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 238 Meredith St., Pittsburgh, PA 15210. Deed Book Volume 11772, Page 345. Block and Lot 0060-M-00298-0000-00.

#### 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](http://www.sheriffalleghenycounty.com).

Sheriff's Office, Pittsburgh, PA.  
Kevin M. Kraus, Sheriff  
Aug 8, 2024  
Aug 9, 16, 23, 2024

**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:

Crain, Jr., Thomas R., deceased, of Green Tree Borough, PA. No. 4697 of 2024. Paul Daniel Crain, Extr., c/o William A. Goyette, Esq., 11 Elmhurst Road, Pittsburgh, PA 15220.  
24-01519w Aug 16, 23, 30, 2024

Sperling, Sandra, deceased, of Pittsburgh, PA. No. 08240 of 2023. Lori I. Sperling, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.  
24-02945 Aug 16, 23, 30, 2024

Urling, Ella Mae, deceased, of Ross Township, PA. No. 05036 of 2024. Karen Smith, Extr., 800 C McKnight Circle, Pittsburgh, PA 15237 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.  
24-02948 Aug 16, 23, 30, 2024

White-Jeffrey, Betty a/k/a Betty White, deceased, of Pittsburgh, PA. No. 4862 of 2023. Jonathan A. Orié, Admr. d.b.n., 429 4th Avenue, Suite 1901, Pittsburgh, PA 15219 or to Robert C. Gallo, Esq., 310 Grant Street, Suite 820, Pittsburgh, PA 15219.  
24-02946 Aug 16, 23, 30, 2024

Brammer, Erin M. a/k/a Erin Elizabeth McGonigle, deceased, of Pittsburgh, PA. No. 04786 of 2024. Sean Brammer, Admr., c/o James J. Lestitian, Esq., 249 Arrowhead Lane, Eight-Four, PA 15330.  
24-02870 Aug 9, 16, 23, 2024

Connors, Fred C. a/k/a Fredrick C. Connors, deceased, of Allison Park, PA. No. 04787 of 2024. Cynthia Jean Verdi, Extr., 4306 Beauland Drive, Allison Park, PA 15101 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.  
24-01477w Aug 9, 16, 23, 2024

Kearns, Susan Mary, deceased, of West Mifflin, PA. No. 05082 of 2024. Deborah Jacobs-Sera, Admr., 191 Curtis Court, Pittsburgh, PA 15237 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.  
24-01480w Aug 9, 16, 23, 2024

Marasco, Lael A., deceased, of Monroeville, PA. No. 04739 of 2024. Thomas J. Marasco, Extr., c/o Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.  
24-01476w Aug 9, 16, 23, 2024

Rodgers, Carol L. a/k/a Carol Rodgers, deceased, of Gibsonia, PA. No. 05049 of 2024. Jane N. Slater, Extr., 3625 Centerville Road, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.  
24-01479w Aug 9, 16, 23, 2024

Sanger, Eleanor M., deceased, of Pittsburgh, PA. No. 04369 of 2024. Margaret

S. Petrucci, Extr., 6541 East Inglewood Street, Mesa, AZ 85205 or to Geoffrey P. Wozman, Esq., 100 Ross St., Ste. 130, Pittsburgh, PA 15219.  
24-02871 Aug 9, 16, 23, 2024

Shaffer, Dale T., deceased, of Whitehall, PA. No. 4624 of 2024. Linda Kennedy, Extr., 5470 California Ave., Bethel Park, PA 15102 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspani, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.  
24-02872 Aug 9, 16, 23, 2024

Angelo, Karen K., deceased, of Penn Hills, PA. No. 04774 of 2024. Timothy M. Angelo, Co-Admr., 2596 Stroschein Road, Monroeville, PA 15146 and Neil J. Angelo, Co-Admr., 1217 Universal Road, Penn Hills, PA 15235 or to Patti Collins Lerda, Esq., Martin & Lerda Law Firm, 2002 Noble St., Pittsburgh, PA 15218.  
24-01438w Aug 2, 9, 16, 2024

Buterbaugh, Philomena, deceased, of Pittsburgh, PA. No. 04782 of 2024. Donnalyne Quick, Extr., c/o Taylor J. Johns, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.  
24-01428w Aug 2, 9, 16, 2024

Cillo, Rosemary, deceased, of Pittsburgh, PA. No. 04003 of 2024. Anthony Cillo, Admr. and Atty., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152.  
24-02823 Aug 2, 9, 16, 2024

Finneran, Joan M., deceased, of Bethel Park, PA. No. 4853 of 2024. Brian Finneran, Extr., c/o John F. Morris, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219-2202.  
24-01430w Aug 2, 9, 16, 2024

Glovola, Rick, deceased, of Ross Township, PA. No. 02751 of 2024. Karen E. Grobelski, Admr., c/o Karen E. Bononi, Esq., Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.  
24-01435w Aug 2, 9, 16, 2024

Hollinger, III, Charles S., deceased, of McCandless Township, PA. No. 04767 of 2024. Gary Fieber, Extr., 13 Pollock Road, Eighty Four, PA 15330 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.  
24-02821 Aug 2, 9, 16, 2024

Jaskolski, Dennis J., deceased, of Jefferson Hills, PA. No. 4703 of 2024. Deborah A. Grant, Extr., 1240 Weber Court, North Huntingdon, PA 15642 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
24-02820 Aug 2, 9, 16, 2024

Kasony, Dominic Anthony, deceased, of Trafford, PA. No. 04756 of 2024. Dom Kasony, Extr., c/o Taylor J. Johns, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.  
24-01429w Aug 2, 9, 16, 2024

Mills, Margaret L., deceased, of Verona, PA. No. 04443 of 2024. Mary E. Seesholtz, Extr., 125 West Main Street, Shiremanstown, PA 17011 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.  
24-02822 Aug 2, 9, 16, 2024

Mima, Edward A., deceased, of Port Vue, PA. No. 04568 of 2024. Donna Mima, Extr., 1161 Portsmouth Drive, Port Vue, PA 15133 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.  
24-02819 Aug 2, 9, 16, 2024

Pust, James Scott, deceased, of Pittsburgh, PA. No. 04555 of 2024. Natalie Pust, Admr., 1335 Cedar Blvd., Apartment A, Pittsburgh, PA 15228 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.  
24-02818 Aug 2, 9, 16, 2024

Richey, Mary Jane, deceased, of Castle Shannon, PA. No. 08058 of 2023. Linda Kauer, Admr., 1421 Magnolia Drive, Pittsburgh, PA 15234 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.  
24-01437w Aug 2, 9, 16, 2024

Tranter, Nancy C., deceased, of Allison Park, PA. No. 04889 of 2024. Charles Reed Aley, Extr., 1212 6th Avenue, Beaver Falls, PA 15010 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
24-01436w Aug 2, 9, 16, 2024

Ursenbach, Joanne, deceased, of Pittsburgh, PA. No. 04885 of 2024. Susan Morrison, Admr., 3048 Texas Ave., Pittsburgh, PA 15216 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.  
24-01434w Aug 2, 9, 16, 2024

#### Certificate of Organization Limited Liability Company

Michael I. Danovitz, Esq., Eckman & Danovitz, 210 Sixth Avenue, 35th Floor, Pittsburgh, PA 15222. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Marble House LLC.  
24-02951 Aug 16, 2024

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-007073. In re: Petition of Arielle Lilley, for change of name to Arielle Lilley Perriello. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 11, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.  
24-01517w Aug 16, 2024

#### Notice

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

In Re: Juwanna L. Smith. Docket CS-24-000043. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Juwanna L. 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 505 North Mathilda Street, Pittsburgh, PA 15224; Parcel ID: 0050-E-00035-0000-00.

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 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.

Sy O. Lampl, PA ID # 324741, Attorney for Petitioner, Robert O Lampl Law Office, LLC, 223 Fourth Avenue 4th Floor, Pittsburgh, PA 15222, 412-392-0330 (Office), 412-392-0335 (Fax), slampl@lampllaw.com.

24-03007 Aug 16, 2024

#### Notice

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

In Re: Jean Vachino et al. Docket CS-24-000041. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Jean & Roy L. Vachino, Gabriella Lamonta and Anthony Vachino, 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 1153 Shadycrest Drive, Pittsburgh, PA 15216; Parcel ID: 0005-P-00153-0000-00.

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 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.

Sy O. Lampl, PA ID # 324741, Attorney for Petitioner, Robert O Lampl Law Office, LLC, 223 Fourth Avenue 4th Floor, Pittsburgh, PA 15222, 412-392-0330 (Office), 412-392-0335 (Fax), slampl@lampllaw.com.

24-03008 Aug 16, 2024

#### Statement of Registration Foreign Business Corporation

Notice is hereby given that Strategy Robot, Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Delaware. The address of its principal office under the laws of said jurisdiction is 1209 Orange Street, Wilmington, DE 19801, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 830 Amberson Avenue, Pittsburgh, PA 15232.

24-01516w Aug 16, 2024

## FAMILY DIVISION

(Continued from Page 1, Column 3)

**Clark-Jordan Angel** vs Clark James; FD-24-001615; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**McMullen Brian** vs Goodwine Angelica; FD-24-001616; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Gardner Khyla M.** vs Lee Dasean; FD-24-001617; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Schwalm Kristen** vs Kelley III James; FD-24-001618; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Johnson Talazia M.** vs Parran Rondell R.; FD-24-003227; Support; Complaint in Support; Atty(s): Self-Represented

**Freeman Tenishia** vs McLaughlin III John D.; FD-24-003299; Support; Complaint in Support; Atty(s): Self-Represented

**Martinez Amy Lynn** vs Phillips Lucas Brock; FD-24-003342; Support; Complaint in Support; Atty(s): Self-Represented

**Bullins Terry S.** vs Garrison David A.; FD-24-003434; Support; Complaint in Support; Atty(s): Self-Represented

**Butler County Children & Youth Services** vs Garrison David A.; FD-24-003438; Support; Complaint in Support; Atty(s): Self-Represented

**Moore Angello** vs Ulrich Mariah; FD-24-003465; Support; Complaint in Support; Atty(s): Self-Represented

**Neal Chelsie Renee** vs Sowell Devin Lavaughn; FD-24-003236; Support; Complaint in Support; Atty(s): Self-Represented

**Shaginaw Bridget A** vs Shaginaw Mark; FD-24-003278; Support; Complaint in Support; Atty(s): Self-Represented

**Green County CYS** vs Becker Robert Henry; FD-24-003476; Support; Complaint in Support; Atty(s): Self-Represented

**Knorr Regis** vs Knorr Lisa; FD-87-006831; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Wank Breanna M.** vs Austin Matthew; FD-24-002578; Support; Complaint in Support; Atty(s): Self-Represented

**Himber Marybeth** vs Lisowski Joseph P.; FD-24-003294; Support; Complaint in Support; Atty(s): Self-Represented

**Woodson Sherell L.** vs Fitchett August A.; FD-24-003306; Support; Complaint in Support; Atty(s): Self-Represented

**Hassen Heather M.** vs White David; FD-24-003307; Support; Complaint in Support; Atty(s): Self-Represented

**Kabba Saran Marian** vs Torres Kyle D.; FD-24-003308; Support; Complaint in Support; Atty(s): Self-Represented

**Riebhoff Calhoun Haley** vs Sanders Jr. Frederick; FD-24-003310; Support; Complaint in Support; Atty(s): Self-Represented

**Bright Coretta J.** vs Ingram Rashad A.; FD-24-003487; Support; Complaint in Support; Atty(s): Self-Represented

**Fairchild Marla Belle** vs Stevenson David John; FD-24-003495; Support; Complaint in Support; Atty(s): Self-Represented

**English Michelle Athene** vs Alston John; FD-24-001608; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Santos-Nunez Yessika De Los** vs Quio Clarence Saye; FD-24-001609; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Buchleitner Zachary** vs Pape Kimberly; FD-24-001610; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Dailey Robert M.** vs Dailey Jr. Mark; FD-24-001611; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Scheurer Ryan Martin** vs Baker Sydney Janis; FD-24-001619; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Usmanova Lobarkhon** vs Ismatov Forrukh; FD-24-001623; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Williamson Maurice** vs Thompson Makeda; FD-24-001626; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Mattey Michele E.** vs Becker Robert Henry; FD-24-003497; Support; Complaint in Support; Atty(s): Self-Represented

**McCarthy Scott M.** vs McCarthy Margaret A.; FD-24-008574; Divorce; Praecepte for Appearance; P-atty: Slesnick David J.

**Gaston Raimonte** vs Flowers Crystal; FD-24-008575; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

**Smith Andre C.** vs Smith Melissa L.; FD-24-008576; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Purvey Aliyah** vs Bangura Adama M., Harris Deanjre A.; FD-24-008577; Custody; Praecepte for Appearance; Atty(s): Self-Represented

**Sanchez Maikel Jesus Soteldo** vs Perez Bianca Alejandra Suare; FD-24-008578; Custody; Criminal Record/Abuse History Verification; Atty(s): Self-Represented

**Rollo Ann Alban** vs Rollo Joseph Daniel; FD-24-008579; Divorce; Complaint in Divorce (2 count); P-atty: Ruppert Sean L.

**Dinatale Kelly** vs Dinatale Stephen; FD-24-008580; Divorce; Complaint in Divorce (2 count); Atty(s): Vittit Lois M

**Ritchie Peter** vs Ritchie Therese; FD-24-008581; Divorce; Complaint in Divorce (2 count); Atty(s): Cabonor Alexandra E.

**Tomko Kathleen** vs Tomko Erik; FD-24-008582; Divorce; Complaint in Divorce (1 count); Atty(s): Suher Gregory F.

**Yancey Jewel** vs Yancey Erna Marie; FD-83-002801; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Niebergall Cheyenne Rain** vs Niebergall Daniel James; FD-24-001456; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Kunkel David Andrew** vs Engel Vanessa; FD-24-001620; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Gray Laysa Marie** vs Prokopovich Eric; FD-24-001621; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

**Roach Darryl** vs Farris Sara; FD-24-001622; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Weigers Garrett** vs Grimes Shannah; FD-24-001624; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Wagner Latoya S.** vs Barnett Akiem; FD-24-001625; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Forbes Aleta R** vs Hoskey Deja; FD-24-001627; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Ruozzi Dionne J.** vs Ochap Kyle T.; FD-24-001628; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Mayowski Donald** vs Longwell Michele; FD-24-001630; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Carter Wendy** vs Wilson Chelsea M.; FD-24-001631; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Rockingham D'Angelo** vs Frye Breyonte A.; FD-24-001632; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Banks LaSasha Rae** vs Smith Jr. William L.; FD-24-001633; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

**Clark James E.** vs Clark-Jordan Angel; FD-24-001634; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Allen Karen R.** vs Clark-Jordan Angel; FD-24-001635; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Deshun Leonard** vs Yovo Gerald Dosu; FD-24-001637; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**McDaniel III Joseph B.** vs Torres Mariah M.; FD-24-001638; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Jones Icesis** vs Bryant Quincy Daniel; FD-24-001639; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Brown Isaiah** vs Fultz Jamie; FD-24-001647; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Riccardi Brittany Lynn** vs McGrath Shane; FD-24-003317; Support; Complaint in Support; Atty(s): Self-Represented

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