

The Pittsburgh Legal Journal

FRIDAY
SEPTEMBER 27, 2024
Vol. 150 - No. 185

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Commonwealth of PA Department of Revenue vs N C Geanopulos Inc.; GD-24-102011; Commonwealth Tax Lien; Business Taxes; 2623.03

Commonwealth of PA Department of Revenue vs Suman Golla Family Trust; GD-24-102012; Commonwealth Tax Lien; Business Taxes; 3025.65

Commonwealth of PA Department of Revenue vs Forma Pasta LLC; GD-24-102013; Commonwealth Tax Lien; Business Taxes; 2723.38

Commonwealth of PA Department of Revenue vs Berezanich Michael E; GD-24-102014; Commonwealth Tax Lien; Personal Income Tax; 3900.78

Commonwealth of PA Department of Revenue vs Belajac Sean P, Belajac Jessica L; GD-24-102015; Commonwealth Tax Lien; Personal Income Tax; 3890.80

Commonwealth of PA Department of Revenue vs Kirsop Ricky T; GD-24-102016; Commonwealth Tax Lien; Personal Income Tax; 8889.35

Commonwealth of PA Department of Revenue vs Kirsop Michelle N; GD-24-102017; Commonwealth Tax Lien; Personal Income Tax; 8889.35

Commonwealth of PA Department of Revenue vs Grossman Cross Colin; GD-24-102018; Commonwealth Tax Lien; Personal Income Tax; 3894.06

Commonwealth of PA Department of Revenue vs Wood Stoked Oven II; GD-24-102019; Commonwealth Tax Lien; Business Taxes; 2646.47

Commonwealth of PA Department of Revenue vs Visnesky Beverly J; GD-24-102020; Commonwealth Tax Lien; Personal Income Tax; 3902.64

Commonwealth of PA Department of Revenue vs Clista Electric; GD-24-102021; Commonwealth Tax Lien; Business Taxes; 2426.87

Commonwealth of PA Department of Revenue vs Leschak Automotive Service; GD-24-102022; Commonwealth Tax Lien; Business Taxes; 2571.16

Commonwealth of PA Department of Revenue vs Snyder Donna J., Snyder James G.; GD-24-102023; Commonwealth Tax Lien; Personal Income Tax; 3900.06

Commonwealth of PA Department of Revenue vs Lennon Daniel B, Lennon Ashley M; GD-24-102024; Commonwealth Tax Lien; Personal Income Tax; 3909.51

Commonwealth of PA Department of Revenue vs Taqueria El Pastorcito LLC; GD-24-102025; Commonwealth Tax Lien; Business Taxes; 2927.26

CIVIL DIVISION

Arbitration Awards

Moore vs Davenport; AR-24-001121; P-atty: Gary J. Ogg; D-atty: Pro Se; Award for Plaintiff in the amount of \$541.25. Dated 09/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #406100A

Ojoko vs Boumasoud; AR-24-002406; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 09/23/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a non-suit is entered against the Plaintiff. Plaintiff not appearing at 10:30 a.m. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

JPMorgan Chase Bank, N.A. vs Tihey; AR-24-002418; P-atty: Michael Robert Lipinski; D-atty: Philip A. Fabiano; Award for Defendant and against Plaintiff. Dated 09/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40610A

Chartiers Terrace Housing Association vs Guadagnin; LT-24-000072; P-atty: Thomas M. Castello; D-atty: James F. Donahue, Joseph D. Pometto; Non Jury Verdict in favor of plaintiff and against defendant in the amount of \$6,286.00, plus costs. It is further ordered that possession is granted to plaintiff of the property. Plaintiff's request to release escrow funds is granted. Connelly, J.

Peoples vs Schwartz; AR-23-004848; P-atty: Wayne M. Chiurazzi; D-atty: John K. Bryan; Award for Plaintiff against Defendant in the amount of \$10,000.00. Dated 09/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40609

Klauscher vs Build 4 Less LLC New Castle-SP; AR-24-000972; P-atty: Marianne C. Mnich; D-atty: Max C. Feldman; Award for Plaintiff and against Defendant in the amount of \$1,600.00. Dated 09/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40610

Discover Bank vs Dezort; AR-24-002474; P-atty: Matthew Weston Pomy; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$5,050.31. Defendant failed to appear at 10:22 a.m. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

ORPHANS' COURT

Petitions & Motions

Judge Michael E. McCarthy Mathias Rockwell Shaner: deceased; Petition for citation. Return date and conference set for October 22, 2024 at 10:00 a.m.; Atty: R. E. Dauer, Jr.; 789 of 2024.

Judge Hugh F. McGough Mance Williams: deceased; Emergency motion for preliminary injunction. See order of September 12, 2024; Atty: R. T. Conway; 3394 of 2024.

Mance Williams: deceased; Answer and order to emergency motion; Atty: J. A. Clayton; 3394 of 2024.

Charles Oliver: trust; Order of court. September 18, 2024 conference is rescheduled to October 4, 2024 at 11:00 a.m.; Atty: S. Goncz, D. Little; 1072 of 1957.

Charmane A. Daugherty: deceased; Motion and order for a temporary and limited guardian to receive funds for a minor child #1; Atty: B. W. Castello; 5921 of 2018.

Charmane A. Daugherty: deceased; Motion and order for a temporary and limited guardian to receive funds for a minor child #2; Atty: B. W. Castello; 5921 of 2018.

Nancy C. Capane: deceased; Petition for citation to show cause why agent should not be required to file an accounting. Returnable October 8, 2024 at 10:00 a.m. at which time a conference is scheduled; Atty: R. J. Specht; 4769 of 2024.

Helen E. Knudsen: deceased; Order of court. Rule returnable October 18, 2024. Conference set for October 23, 2024 at 11:00 a.m.; Atty: G. M. Scoulos, J. R. McCloskey, T. J. Dempsey, Jr.; 8857 of 2021.

Luisa Coraluppi: trust; Petition and order to modify trust; Atty: A. Truckley; 4954 of 2024.

Regis Auge: deceased; Order of court setting conference for October 29, 2024 at 10:00 a.m.; Atty: J. Crown, G. Calderwood; 7082 of 2023.

Stephen R. Bednar: deceased; Petition to withdraw appeal; Atty: D. E. Jerich; 6526 of 2023.

David Evan Brill: deceased; Petition for sale of real estate; Atty: M. Winklmann; 4927 of 2024.

Judge Lawrence J. O'Toole Elizabeth Borgman: deceased; Motion for status conference denied; Atty: P. W. Roman; 3553 of 2023.

Elizabeth Borgman: deceased; Motion and order for continuance. October 3, 2024 hearing continued to November 1, 2024; Atty: P. W. Roman; 3553 of 2023.

BANKRUPTCY COURT

Western District

Michael Adam Andree; WESTMORE-LAND-PA; 24-22145; Atty: Lauren M. Lamb; Chapter: 13; Filed 08/29/2024; Judge Deller

Patrick Michael Barnes; ALLEGHENY-PA; 24-22146; Atty: Lauren M. Lamb; Chapter: 7; Filed 08/29/2024; Judge Deller

Lori M. Dickson-Poland; WESTMORE-LAND-PA; 24-22147; Atty: Brian J. Bleasdale; Chapter: 7; Filed 08/29/2024; Judge Deller

Synquess M. Scott; ALLEGHENY-PA; 24-22148; Atty: Brian J. Bleasdale; Chapter: 7; Filed 08/29/2024; Judge Taddonio

Melissa A. Buddemeyer; ALLEGHENY-PA; 24-22149; Atty: Bryan P. Keenan; Chapter: 13; Filed 08/29/2024; Judge Deller

Cynde N. Hall; LAWRENCE-PA; 24-22150; Atty: Paula J. Cialella; Chapter: 7; Filed 08/29/2024; Judge Bohm

Michelle C. Spanko; CAMBRIA-PA; 24-70353; Atty: Kenneth P. Seitz; Chapter: 13; Filed 08/29/2024; Judge Deller

Joseph S. Shook and Susan R. Shook; CAMBRIA-PA; 24-70354; Atty: Timothy J. Sloan; Chapter: 7; Filed 08/29/2024; Judge Deller

Dani Charles Saltarelli and Crystal Renee Saltarelli; CAMBRIA-PA; 24-70355; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 08/29/2024; Judge Deller

Margaret Gumbita; SOMERSET-PA; 24-70356; Atty: Daniel J. Boger; Chapter: 7; Filed 08/29/2024; Judge Deller

LeRoy Westover and Barbara A. Westover; CAMBRIA-PA; 24-70357; Atty: Kenneth P. Seitz; Chapter: 13; Filed 08/29/2024; Judge Deller

Michael A. Rook; MCKEAN-PA; 24-10508; Atty: Rebeka Seelinger; Chapter: 13; Filed 08/30/2024; Judge Melaragno

Pamela Sue Kingsbury; WARREN-PA; 24-10509; Atty: Guy C. Fustine; Chapter: 13; Filed 08/30/2024; Judge Melaragno

Joseph Bryan Arnoto; CLARION-PA; 24-10510; Atty: Corey J. Sacca; Chapter: 7; Filed 08/30/2024; Judge Melaragno

Eric Christopher Stefko; WASHINGTON-PA; 24-22151; Atty: David A. Rice; Chapter: 7; Filed 08/30/2024; Judge Bohm

Scott A. Simmons; ALLEGHENY-PA; 24-22152; Atty: Lauren M. Lamb; Chapter: 7; Filed 08/30/2024; Judge Melaragno

Candice J. Raymond; WESTMORE-LAND-PA; 24-22153; Atty: Candice J. Raymond; Chapter: 13; Filed 08/30/2024; Judge Deller

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Nationstar Mortgage LLC vs Kennedy Sherri L.; MG-24-000704; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

Zanders Antoinette vs Housing Authority City of Pittsburgh; GD-24-010232; MDJ Transcript; Praeipe for Writ of Execution; 198.00; Atty(s): Self-Represented

Smith Xavier vs Barnwell Sherea, Jackson III Gilwood; GD-24-010404; MDJ Transcript; Notice of Judgment Mailed; 10850.00; Atty(s): Self-Represented

Meyer Todd vs Garrow Kelly; GD-24-010409; MDJ Transcript; Notice of Judgment Mailed; 3000.00; Atty(s): Self-Represented

Duquesne Light Company vs Cook Tierra; GD-24-010410; MDJ Transcript; Notice of Judgment Mailed; 4448.92; Atty(s): McClure Shawn P, Cummings Kevin J.

Municipality of Bethel Park vs West Steven Francis, West Cydni Celin, West Norman Lee, Katz Gayle Lynn West, West James Bruce, West Jr. Anton John, West William Brian, West Jonathan Traverse; GD-24-010411; Municipal Lien; Certificate of Location; 922.18; Atty(s): McCabe Michael G.

Fawn Frazer Joint Water Authority vs McCollum Morgan; GD-24-010412; Municipal Lien; Certificate of Location; 331.13; Atty(s): Lazaroff Michael S

Direct Auction Services vs Bear Down Logistics Inc.; GD-24-010413; Motor Vehicle Accident; Praeipe for Writ of Summons; Atty(s): McElhanev Travis L, Adkins Meghan

Forward Financing LLC vs Vereb Funeral Home Inc., Vereb Patrick; GD-24-010414; Petition to Confirm Arb. Award; Petition Initiating Case; 97156.03; Atty(s): Verbonitz Susan

Proctor Judy E. vs Oxford City Vista Apartments LLC; GD-24-010415; Against Property Owner; Complaint; Atty(s): Keller Brandon Russell

Scheerer Susan vs Stat Medevac, Crew #9; GD-24-010416; Medical/Hospital Liability; Complaint; Atty(s): Clark Molly Dempsey

DeSimone Adam vs White Daniel, Erickson Christopher, Sullivan Gabriel; GD-24-010417; Contract - Other; Complaint; Atty(s): Cooney James R, Cooney Ryan J.

Concepcion Ivonne vs Bilski Casey A., Aldi Inc., Doe #1 Jane, Doe #1 John, Doe #2 Jane, Doe #2 John; GD-24-010418; Other Tort; Praeipe for Appearance; Atty(s): Schwartz Lisa Renee

PCS & Build LLC vs Champion Mill Land LLC, Beiler Sam, Sports Complex LP; GD-24-010419; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Pugh Charles W

Federal Home Loan Mortgage Corporation vs Jones Jodi M.; GD-24-010420; Mortgage Foreclosure; Certificate of Location; 38388.54; Atty(s): Hunsberger Adrienna

Sargent Electric Company vs Kohan Retail Investment Group LLC, Robinson Mall Realty Holdings LLC; GD-24-010421; Mechanic's Lien; Certificate of Location; 191771.25; Atty(s): Scotti David A

Prime One Enterprises Inc. vs Dicostanzo, et al; GD-24-010422; No Lien Agreement; Certificate of Location; Atty(s): Shovlin Elizabeth A

Allegheny County vs Himich Shawn; GD-24-010423; Sci Fa sur Tax Lien; Certificate of Location; 1711.29; Atty(s): McCabe Michael G.

Allegheny County vs Marino William; GD-24-010424; Sci Fa sur Tax Lien; Certificate of Location; 1203.46; Atty(s): McCabe Michael G.

Allegheny County vs Terry Timothy, Atlantis Tiffany; GD-24-010425; Sci Fa sur Tax Lien; Certificate of Location; 1112.57; Atty(s): McCabe Michael G.

Allegheny County vs Wallace Vaughn P.; GD-24-010426; Sci Fa sur Tax Lien; Certificate of Location; 1141.12; Atty(s): McCabe Michael G.

Allegheny County vs Cumberledge Christie Lee, Osthoff Jr. Charles F.; GD-24-010427; Sci Fa sur Tax Lien; Certificate of Location; 1820.98; Atty(s): McCabe Michael G.

Bedford and Crawford Associates vs Sasser Devan, Sasser Lavan; GD-24-010428; Ejectment; Certificate of Location; Atty(s): Pisarcik Michael J.

Allegheny County vs Foy Jaylan J., Foy Julina L.; GD-24-010429; Sci Fa sur Tax Lien; Certificate of Location; 1572.73; Atty(s): McCabe Michael G.

Allegheny County vs Woods Lois Ashley; GD-24-010430; Sci Fa sur Tax Lien; Certificate of Location; 1310.46; Atty(s): McCabe Michael G.

Schuler Teri vs Frey Kelly; GD-24-010431; Partition; Certificate of Location; Atty(s): Kaplan Aidan A.

Allegheny County vs Gomez Carlos; GD-24-010432; Sci Fa sur Tax Lien; Certificate of Location; 2622.54; Atty(s): McCabe Michael G.

Allegheny County vs Pail Jonathan M.; GD-24-010433; Sci Fa sur Tax Lien; Certificate of Location; 1552.29; Atty(s): McCabe Michael G.

Turner Dairy Farms Inc. vs Patt Mary, Fuzzy's Market; GD-24-010434; MDJ Transcript; Praeipe for Writ of Execution; 10373.30; Atty(s): Self-Represented

Allegheny County vs Derrico Esq. Jeffrey P.; GD-24-010435; Sci Fa sur Tax Lien; Certificate of Location; 3333.27; Atty(s): McCabe Michael G.

Williams Golf & Country Club vs Eberle Brandon M.; GD-24-010436; Foreign Judgment; Notice of Judgment Mailed; 2747.59; Atty(s): McCune Daniel L

Allegheny County vs Minard Paris Eugene; GD-24-010437; Sci Fa sur Tax Lien; Certificate of Location; 3434.13; Atty(s): McCabe Michael G.

Grisson Baldwin Troi vs Meeldner Eugene; GD-24-010438; Motor Vehicle Accident; Complaint; Atty(s): Shorr Adam Daniel, Giannetti Anthony J.

Francis-Jones Donnelle Jerome; GD-24-010439; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Allegheny County vs Powell Timothy J.; GD-24-010440; Sci Fa sur Tax Lien; Certificate of Location; 1887.82; Atty(s): McCabe Michael G.

Allegheny County vs Terry Benjamin; GD-24-010441; Sci Fa sur Tax Lien; Certificate of Location; 1460.97; Atty(s): McCabe Michael G.

Leon III Louis J. vs Digiannurio Victoria L.; GD-24-010442; Motor Vehicle Accident; Complaint; Atty(s): Shorr Adam Daniel, Giannetti Anthony J.

Allegheny County vs Thompson Rennard; GD-24-010443; Sci Fa sur Tax Lien; Certificate of Location; 3198.92; Atty(s): McCabe Michael G.

Ciferno Cement Contracting LLC vs Encova Insurance; GD-24-010444; Contract - Other; Praeipe for Writ of Summons; Atty(s): Sommer Brad N

Allegheny County vs White Kecia D., Ricketts Kenya D.; GD-24-010445; Sci Fa sur Tax Lien; Certificate of Location; 1268.03; Atty(s): McCabe Michael G.

Allegheny County vs Hughes Julie M.; GD-24-010446; Sci Fa sur Tax Lien; Certificate of Location; 3194.62; Atty(s): McCabe Michael G.

Goldstein Paul vs Connolly Michael; GD-24-010447; Motor Vehicle Accident; Complaint; 50000.00; Atty(s): Colarusso Michael J

Urban Redevelopment Authority of Pittsburgh vs Minniefield Demolition Services LLC; GD-24-010448; No Lien Agreement; Certificate of Location; Atty(s): Thomas Alexander

Urban Redevelopment Authority of Pittsburgh vs Minniefield Demolition Services; GD-24-010449; No Lien Agreement; Certificate of Location; Atty(s): Thomas Alexander

Derk Brandon, Diehl of Robinson vs Gera Robert; GD-24-010450; MDJ Transcript; Notice of Judgment Mailed; 5119.90; Atty(s): Blackwell Dennis M

Allegheny County vs Powell Timothy Jaison; GD-24-010451; Sci Fa sur Tax Lien; Certificate of Location; Atty(s): McCabe Michael G.

Hathazy Thomas vs Erie Insurance Exchange; GD-24-010452; Motor Vehicle Accident; Complaint; Atty(s): Bush Jordan Taylor

Tschannen Mary Jo, Lewandowski John E. vs Goodwill of Southwestern Pennsylvania, Aldi Inc., Isaacson Yvette, Isaacson Kenneth, Graham Kalmaine, Oxford Realty Services; GD-24-010453; Against Property Owner; Complaint; Atty(s): Hoffman Kristin E.

Montauk Renewables Inc. vs Allera Jean Pierre, Visionrng LLC; GD-24-010454; Employment Dispute - Other; Complaint in Equity; Atty(s): Cahillane Christopher W.

Wise Robin Candace; GD-24-010455; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Johns Jason Ryan

Hemingway Lakita vs Doe John, Resnick Roofing & Contracting LLC; GD-24-010456; Motor Vehicle Accident; Praeipe for Writ of Summons; Atty(s): Bush Jordan Taylor

Urban Redevelopment Authority of Pittsburgh vs Minniefield Demolition Services LLC; GD-24-010457; No Lien Agreement; Certificate of Location; Atty(s): Thomas Alexander

Commonwealth of PA Department of Labor & Industry vs Transdev Services Inc; GD-24-102026; Unemployment Compensation Lien; Unemployment Compensation Lien; 221972.50

Commonwealth of PA Department of Labor & Industry vs Fox Chapel Racquet Club; GD-24-102027; Unemployment Compensation Lien; Unemployment Compensation Lien; 16296.46

Commonwealth of PA Department of Labor & Industry vs German Motor Werks Inc; GD-24-102028; Unemployment Compensation Lien; Unemployment Compensation Lien; 1357.64

Bridgeway Capital Inc. vs Puzzlers Restaurant and Lounge LLC, Osinski Joseph A., Osinski Brenda C.; GD-24-010459; DSB (for money commercial); Notice of Judgment & Documents; 80938.47; Atty(s): McCague J. Michael

Dean Kailey vs Keppeh George; GD-24-010466; MDJ Transcript; Notice of Judgment Mailed; 2059.10; Atty(s): Self-Represented

Established 1853

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

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

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

COURT NOTICES

**Pennsylvania
Supreme Court**

WESTERN DISTRICT OF PENNSYLVANIA

IN RE: PETITION OF THE SEVENTH JUDICIAL DISTRICT PURSUANT TO PA.R.CRIM.P. NO. 131 REQUESTING APPROVAL OF DUI CENTRAL COURT PROGRAM

**No. 623
Judicial Administration Docket**

ORDER

PER CURIAM

AND NOW, this 23rd day of September, 2024, upon consideration of the Petition for Approval of DUI Central Court Program in Bucks County, it is ORDERED that the Petition is DENIED.

24-03474

**Pennsylvania
Supreme Court**

**DOMESTIC RELATIONS
PROCEDURAL RULES COMMITTEE**

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of Pa.R.Civ.P. 1915.10 and 1915.15

The Domestic Relations Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the adoption of Pennsylvania Rules of Civil Procedure 1915.10 and 1915.15 to provide forms for the use of non-professional custody supervisors for the reasons set forth in the publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

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

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

**Daniel A. Durst, Chief Counsel
Domestic Relations Procedural
Rules Committee**

**Supreme Court of Pennsylvania
Pennsylvania Judicial Center
P.O. Box 62635**

**Harrisburg, PA 17106-2635
FAX: 717-231-9541**

domesticrules@pacourts.us

All communications in reference to the proposal should be received by **November 22, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be

reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Domestic Relations Procedural Rules Committee, Carolyn Moran Zack, Esq., Chair
To view the proposed rule changes please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.
24-03423

**Court of Common Pleas
of Allegheny County**

UPDATED 9-11-2024

**JUVENILE COURT
MOTIONS SCHEDULE**

October 2024

- October 1** - Judge McCrady
- October 2** - Judge McCrady
- October 3** - Judge McCrady
- October 4** - Judge McCrady
- October 7** - Judge Cozza
- October 8** - Judge Cozza
- October 9** - Judge Cozza
- October 10** - Judge Cozza
- October 11** - Judge Cozza
- October 14** - Holiday
- October 15** - Judge Woodruff
- October 16** - Judge Woodruff
- October 17** - Judge Woodruff
- October 18** - Judge Woodruff
- October 21** - Judge Spurgeon
- October 22** - Judge Spurgeon
- October 23** - Judge Spurgeon
- October 24** - Judge Spurgeon
- October 25** - Judge Spurgeon
- October 28** - Judge Sizemore
- October 29** - Judge Sizemore
- October 30** - Judge Sizemore
- October 31** - Judge Sizemore

24-02853

**Court of Common Pleas
of Allegheny County**

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

Week of

- October 7** - Judge Marmo
- October 14** - Judge McCarthy
- October 21** - Judge O'Toole
- October 28** - Judge McGough

24-03269

**Court of Common Pleas
of Allegheny County**

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, OCTOBER 28, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, DECEMBER 9, 2024**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE**

24-03282

**Court of Common Pleas
of Allegheny County**

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

October 2024

- October 1** - Korbel, J. in Courtroom 425 at 2:00 PM
 - October 2** - Cozza, J. in Courtroom 320 at 10:00 AM
 - October 3** - Costa, J. in Courtroom 425 at 2:00 PM
 - October 4** - No Motions
 - October 7** - Eaton, J. in 814 City-County Building at 2:00 PM
 - October 8** - Bubash, J. in Courtroom 425 at 2:00 PM
 - October 9** - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
 - October 10** - Middleman, J. in Courtroom 425 at 2:00 PM
 - October 11** - No Motions
 - October 14** - Court Holiday
 - October 15** - Spurgeon, J. in Courtroom 425 at 10:00 AM and Korbel, J. in Courtroom 425 at 2:00 PM
 - October 16** - Sweeney, J. in Courtroom 425 at 2:00 PM
 - October 17** - Costa, J. in Courtroom 425 at 2:00 PM
 - October 18** - No Motions
 - October 21** - Eaton, J. in 814 City-County Building at 2:00 PM
 - October 22** - Watson, J. in Courtroom 320 at 10:00 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
 - October 23** - Bubash, J. in Courtroom 425 at 2:00 PM
 - October 24** - Woodruff, J. in Courtroom 320 at 10:00 AM and Middleman, J. in Courtroom 425 at 2:00 PM
 - October 25** - No Motions
 - October 28** - Sizemore, J. in Courtroom 320 at 10:00 AM and Sweeney, J. in Courtroom 425 at 2:00 PM
 - October 29** - Bush, J. in Courtroom 320 at 10:00 AM and Korbel, J. in Courtroom 425 at 2:00 PM
 - October 30** - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
 - October 31** - Costa, 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 Middleman, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbel, 010 President Judge Clark, 011 Judge Tranquilli, 012 Judge Watson, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Sweeney, 018 Judge McCrady, 019 Judge**

24-03316

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning Thursday, October 10, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

- Thursday, October 10, 2024 at 9:30 a.m.**
- Thursday, November 7, 2024 at 8:45 a.m.**
- Thursday, December 5, 2024 at 9:00 a.m.**

24-03089

**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

**Wonder if your decisions,
legal advice or other
professional actions are ethical?**

**Members can get consultation on their legal
actions and potential actions through the
ACBA Professional Ethics Hotline.**

All calls are confidential.

See [ACBA.org/OfficerAssignments](https://www.acba.org/OfficerAssignments) for details.

COURT SCHEDULES

Criminal DivisionAllegheny County Courthouse
9:00 a.m.**Wednesday
October 2, 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-0008101-23; Damon Britt Agurs Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0005689-23; Michael Dou Anderson Jr.; Access Device Used To Obtain Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0007218-23; Rayvonn William Denton; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0002910-24; Aleksandr Gubin; Use/Poss Of Drug Paraph; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Shannon Haupt**

CR-0006599-23; James Derrick McClinton Sr.; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0001635-24; Charles T. Schaffer; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0003308-20; Joshua Vaughn; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

CR-0005750-14; Alisha Walker; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0002297-23; Marcus James Davis; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Domenic Joseph Pietropaolo**

CR-0007463-23; Jacob Fisher; Resist Arrest/Other Law Enforcement; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0003157-24; Rachel Marie Mautino; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003156-24; Rachel Marie Mautino; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002525-24; Matthew Mozuch; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002289-23; Brendon Redden; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

CR-0002501-24; Brendon Redden; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0008293-23; Shaquan Tyree Roberts; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0007605-23; Shaquan Tyree Roberts; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0000431-24; Sammi Jo Whittaker; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Stephanie A. Shriver**

**Judge Kelly Bigley
Courtroom 525**

CR-0006978-22; Breona Michelle Cager; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Franklin Louis Robinson Jr.**

CR-0001561-24; Robert Michael Hower; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0004514-23; Shenroy Anthony Lewis; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0001497-24; David J. Octavi; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Primiano Varrati**

CR-0004105-21; Keon Reid; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Anthony Ori**

CR-0003136-24; Brandon Richard Woods; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert Joseph Perkins**

CR-0009211-21; Joclyn Wright-Eppheimer; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0004984-22; Cassandra Marie Zuger; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**Judge Edward J. Borkowski
Courtroom 514**

CR-0000898-24; Evan Lamont Hughes; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0003145-24; Terry Lynne Markuske; Identity Theft; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**Judge Thomas Flaherty
Courtroom 324**

CR-0008024-20; Anthony L. Coker; Manufacture, Delivery, or Possession

With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0002846-21; Derrick Holiday; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0000528-24; Michael Kagan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**Judge Beth A. Lazzara
Courtroom 306A**

CR-0002818-24; Shawn Anderson; Drg Lic Sus/Rev Purs to Sec 3802/1547B1; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0008331-23; Moletta Lanes Carpenter; Endangers welfare of care-dependent person for whom he is responsible; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0000902-24; William Duessel; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0003406-24; Bradley Harris; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0003006-24; Thomas Hiles; Transient - Fail to Verify Address or be Photographed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0003401-24; William Jackson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0005368-22; Lauren J. Mitchell; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**Judge Jill E. Rangos
Courtroom 327**

CR-0009047-23; Terrashay Coates; Aggravated Cruelty to Animals - Torture; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0001685-24; Theodore Elliott; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0007956-23; Joseph B. Griffith Jr.; Impersonating A Public Servant; D-atty: **Joseph Wayne Turman**

CR-0008405-23; Mandi L. Kagan; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0001422-24; Mandi L. Kagan; Accident Involving Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

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

**Judge Kevin G. Sasinoski
Courtroom 506**

CR-0001741-24; Samantha Abram; Institut'l Vand'ism Personal Prop; ADA: **Daniel Nanovic;** D-atty: **Jonathan Coumes**

CR-0001378-24; James Bell; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0001911-24; Maleek Amair Dixon; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0000728-21; Daniel Edward Link; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0004540-21; Quijuene Williams; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**Judge Jennifer Satler
Courtroom 527**

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

CR-0001899-24; Michael Jermaine Wortham; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Randal B. Todd
Courtroom 310**

CR-0003297-24; Malik Bibb; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0009376-23; Ryan Thomas Blumling; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0000572-24; Ryan Thomas Blumling; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005653-22; India N. Burks; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0003255-24; Jay E. Carter; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0003499-24; Harry J. Cawley; Drg Lic Sus/Rev Purs to Sec 3802/1547B1; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bret Russell Lease**

CR-0008903-23; Jajuan Dudley; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0008368-23; Dasean Jenkins-Epps; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0007172-21; Delorean Parns; Theft By Unlaw Taking-Immovable Prop; D-atty: **James Donohue**

CR-0008902-23; Jaymar Reddix; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

Arbitration Trial List

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

Wednesday
October 2, 2024

GD-23-004687; Glickman vs Newmark Southern Region, LLC, et al; P-atty: **Jeffrey T. Morris;** D-atty: **Kyle T. McGee**

GD-22-016101; Smith vs Hill; P-atty: **G. Christopher Apossos;** D-atty: **Alexandra Kellie Bott**

GD-20-012508; Schwenninger vs Umstead; P-atty: **Richard W. Kelly;** D-atty: **R. Douglass Klaber, Jr.**

GD-14-008084; James vs Port Authority of Allegheny County; P-atty: **Pro Se;** D-atty: **Michael E. Kennedy, Roger W. Foley, Jr., Michael J. Cetra**

AR-24-002807; Portfolio Recovery Associates, LLC vs Volquarts; P-atty: **Robert N. Polas, Jr.**

AR-24-002806; Portfolio Recovery Associates, LLC vs Krebs; P-atty: **Robert N. Polas, Jr.**

AR-24-002803; Portfolio Recovery Associates, LLC vs Schutzman; P-atty: **Robert N. Polas, Jr.**

AR-24-002802; Portfolio Recovery Associates, LLC vs Frazier; P-atty: **Robert N. Polas, Jr.**

AR-24-002801; Portfolio Recovery Associates, LLC vs Kenney; P-atty: **Robert N. Polas, Jr.**

AR-24-002799; Portfolio Recovery Associates, LLC vs Harvey; P-atty: **Robert N. Polas, Jr.**

AR-24-002780; Portfolio Recovery Associates, LLC vs Pierce; P-atty: **Robert N. Polas, Jr.**

AR-24-002778; Portfolio Recovery Associates, LLC vs Jones; P-atty: **Robert N. Polas, Jr.;** D-atty: **Eric J. Randolph**

AR-24-002774; Portfolio Recovery Associates, LLC vs Ceoffe; P-atty: **Robert N. Polas, Jr.**

AR-24-002772; U.S. Bank, National Association vs Baden; P-atty: **Erica Gesing Roeck;** D-atty: **Brittany Nicole Weston**

AR-24-002766; Wells Fargo Bank, N.A. vs Vallejo; P-atty: **Nicole M. Francese**

AR-24-002759; Portfolio Recovery Associates, LLC vs Crayton, Jr.; P-atty: **Robert N. Polas, Jr.**

AR-24-002332; TD Bank USA, N.A. vs Dell'Aquila; P-atty: **Matthew D. Urban;** D-atty: **P. William Bercik**

AR-24-001902; Hendrick vs General Motors, LLC; P-atty: **Michael Power;** D-atty: **Alexander M. Shaen**

AR-24-001550; Birch vs FCA US, LLC; P-atty: **Michael Power;** D-atty: **Jon B. Waldorf**

AR-24-001289; Allegheny County Southwest Tax Collection District vs Revo; P-atty: **Richard A. Monti**

AR-24-000272; Michael vs Hensch, et al; P-atty: **Paul J. Staub, Jr.**

AR-23-006387; State Farm Mutual Automobile Insurance Company vs Rankins; P-atty: **Travis L. McElhaney;** D-atty: **R. Sean O'Connell**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, October 7, 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 MONDAY, OCTOBER 7, 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. TUESDAY, OCTOBER 8, 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 TUESDAY, OCTOBER 15, 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."

Baldwin Borough

13. Dawn Radomsky and Kent J. Radomsky
MG-22-000530—\$157,857.70
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5443 Keenan Dr., Pittsburgh, PA 15236. Deed Book Volume 10461, Page 519. Block and Lot Number 0390-S-00109-0000-00.

Brentwood

27. Ryan Tempalski
GD-24-000461—\$16,411.77
John T. Vogel, Esq.
Tucker Arensburg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 3017-3019 Glendale Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 15205, Page 5, and Deed Book Volume 17294, Page 162, Block and Lot 137-G-261.

Carnegie

53. Beth A. Myers
GD-22-004466—\$3,719.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two story frame house being known as 522 Hulston Street, Carnegie, PA 15106. Deed Book Volume 14300, Page 276. Block & Lot No. 102-A-261.

City of Clairton

16. Miriam Maletta
GD-23-014127—\$14,485.52
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a commercial structure being known and numbered as 508 Saint Clair Avenue, Clairton, PA 15025. Deed Book 9850, Page 225. Block and Lot Number 879-H-042.

Coraopolis

40. Frank Cimino, Jr.
MG-23-000590—\$196,298.08
Dana Marks, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1302 Vance Avenue, Coraopolis, PA 15108. Deed Book Volume 7627, Page 212. Block and Lot Number: 0342-P-00185-0000-00.

Crafton

50. Tracy Conti a/k/a Tracy L. Wenger, in Her Capacity as Administratrix and Heir of Mary M. Wenger; Kristen L. Wenger a/k/a Kristin L. Wenger, in Her Capacity as Executrix of the Estate of Michael Wenger; Deceased Heir of Mary M. Wenger; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Mary M. Wenger; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Michael Wenger, Deceased Heir of Mary M. Wenger
MG-22-000816—\$48,882.51
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the Borough of Crafton: Having erected thereon a dwelling being known and numbered as 77 N. Linwood Avenue, Pittsburgh, PA 15205. Deed Book Volume 10633, Page 47. Block and Lot 0069-S-00305-0000-00.

Duquesne

42. Robert Cavanaugh, in His Capacity as Heir of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh and in His Capacity as Heir of the Estate of James Cavanaugh, Deceased Heir of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marylou Cavanaugh a/k/a Mary Lou Cavanaugh, Deceased; Shayna Cavanaugh in Her Capacity as Heir to the Estate of James Cavanaugh, Deceased; and Unknown Heirs of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh, Deceased

MG-23-000014—\$15,256.74
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - 1st Ward: Having erected thereon a dwelling being known and numbered as 417 William Street, Duquesne, PA 15110-1086. Deed Book Volume 6157, Page 757. Block and Lot Number 0305-D-00095-0000-00.

Elizabeth Township

64. David Williams

GD-21-011719—\$5,502.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two story frame house being known as 226 Williamsburg Drive, Elizabeth, PA 15037. Deed Book Volume 13120, Page 80. Block & Lot No. 1129-E-134.

65. Shirley May Miklos, with Notice to Heirs and Assigns

GD-19-002070—\$5,320.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant residential land known as Pineview Drive, Elizabeth, PA 15037. Deed Book Volume 5440, Page 65. Block & Lot No. 1904-F-232.

Etna

67. James W. Winters

GD-17-008222—\$5,636.29
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a one and one half story brick house being known as 55 Vilsack Street, Pittsburgh, PA 15223. Deed Book Volume 16335, Page 261. Block & Lot No. 221-M-195.

Glassport

22. Carrie Lee Kish a/k/a Carrie L. Kish

MG-23-000217—\$27,704.19
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one-story frame residential dwelling known as 811 Delaware Avenue, Glassport, PA 15045, as recorded in Deed Book Volume 12535, Page 354, Being Block and Lot Number 558-H-380.

68. Parei Ventures, LLC

GD-24-000953—\$2,788.73
Joseph W. Gramc, Esq.
412-281-0587

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

Having erected thereon a three story commercial apartment building being known as 600 Ohio Avenue, Glassport, PA 15045. Deed Book Volume 17726, Page 318. Block & Lot No. 558-B-14.

Harrison

31. Joel A. Demharter

MG-23-000286—\$192,311.25
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 209 Elbrook Drive, Natrona Heights, PA 15065. Deed Book Volume 17471, Page 502. Block and Lot Number 1679-P-60.

Indiana

79. William J. Nowak and Sandra M. Nowak

GD-23-002130—\$4,838.85
Robert J. Garvin
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one story dwelling being known as 308 Grandview Drive, Indianola, PA 15051. Deed Book Volume 12525, Page 74. Block & Lot No. 725-K-211.

Lincoln

47. Louis Campano a/k/a Louis Campano, III and Rebecca M. Campano

MG-23-000269—\$167,049.50
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Having erected thereon a dwelling being known and numbered as 4694 West Smithfield Street, McKeesport, PA 15135. Deed Book 12616, Page 528. Block and Lot Number 761-P-240.

Marshall

11. L. Joyce Evans a/k/a Lois Joyce Evans; Samuel E. Evans; and the United States of America

MG-18-000095—\$866,118.59
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling being known and numbered as 113 Burry Avenue, Bradford Woods, PA 15015. Document Number 2004-32782, Deed Book Volume 12198, Page 405. Block and Lot Number 1657-L-00002-0000-00.

46. Subhendra N. Mattagajasingh and Mamata Mohanty a/k/a Mamta Mohanty

MG-19-001065—\$59,825.58
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling house being municipally known and numbered as 848 Hillcrest Circle, Wexford, PA 15090. Deed Book Volume 12734, Page 318. Block and Lot Number 1497-M-49.

Town of McCandless

23. Cynthia L. Porter f/k/a Cynthia P. Johnson and the United States of America c/o United States Attorney for the Western District of Pennsylvania

MG-19-000286—\$478,285.87
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 332 Old Babcock Trail, Gibsonia, Pennsylvania 15044. Deed Book Volume 15462, Page 189. Block and Lot Number 1209-F-00351-0000-00.

34. Argelis Candelario

MG-23-001088—\$101,136.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8520 Wittmer Road, Pittsburgh, PA 15237. Deed Book 16656, Page 198. Block and Lot Number 713-S-282.

City of McKeesport

71. Brandi L. Yarris and the Secretary of Housing and Urban Development

MG-24-000257—\$15,834.57
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1604 Scott Street, McKeesport, PA 15132. Deed Book Volume 12634, Page 174. Block and Lot Number 381-E-318.

Monroeville

2. William J. Fulmer, Jr., Personal Representative of the Estate of William B. Fulmer a/k/a William B. Fulmer, Sr., Deceased, and Helen J. Fulmer

MG-23-001055—\$177,462.15
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected a dwelling house thereon being known and numbered as 1211 Old Concord Road, Monroeville, PA 15146. Deed Book Volume 9424, Page 168. Block and Lot Number 858-S-323.

44. Michael Jones

MG-22-000226—\$194,432.26
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1154 Colgate Drive, Monroeville, PA 15146. Deed Book 18603, Page 335. Block and Lot Number 0858-D-00261-0000-00.

Mt. Lebanon

3. James R. Johns and Linda M. Lodge

MG-19-000546—\$132,696.98
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 1286 Lakemont Drive, Pittsburgh, PA 15243. Deed Book 10120, Page 629. Block and Lot Number 193-N-54.

24. Kevin A. Janda and Viki J. Janda

MG-16-001134—\$525,535.65
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a condominium unit No. 402 in Building 2-G in Woodridge being known and numbered as 402 Royal Court, Pittsburgh, PA 15234. Deed Book Volume 11728, Page 309. Block and Lot Number 318-C-80-402.

58. Robert J. Kennedy and Victoria DeDonato

GD-22-014552—\$32,273.13
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two and a half story brick house being known as 30 Lemoyne Avenue, Pittsburgh, PA 15228. Deed Book Volume 9315, Page 175. Block & Lot No. 141-P-326.

59. Mario Silipigni

GD-23-001024—\$9,314.07
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two story brick house being known as 232 Sleepy Hollow Road, Pittsburgh, PA 15216. Deed Book Volume 16649, Page 48. Block & Lot No. 140-A-32.

Mt. Oliver

48. Triple D's Estate LLC and Darrell E. Johnson a/k/a Darrell Johnson

GD-24-002250—\$133,806.56
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 112 Amanda Avenue, Pittsburgh, PA 15210. Deed Book 18982, Page 385. Block and Lot Number 14-L-246.

Munhall

25. Scott W. Schempp and Tabitha M. Schempp

MG-24-000280—\$116,041.74
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3014 Alberta Street, Homestead, Pennsylvania 15120 a/k/a 3014 Alberta Street, Munhall, Pennsylvania 15120. Deed Book Volume 14607, Page 443. Block and Lot Number 0132-H-00152-0000-00.

76. Mark Olsavicky, Sr., Dee Olsavicky, Nadine Knight, Solely as the Known Heirs of George J. Olsavicky, Deceased and All the Unknown Heirs of George J. Olsavicky

GD-23-010484—\$35,243.44
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a 1-story frame dwelling known as 1042 Hays Ln., Homestead, PA 15120 a/k/a 1042 Hays Ln., Munhall, PA 15120, Deed Book Volume 3923, Page 149, Block & Lot No. 179-P-131.

North Versailles

17. Central America Preservation Trust

GD-21-002470—\$8,851.24
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 125 Central Avenue, North Versailles, PA 15137. Deed Book 17421, Page 342. Block and Lot Number 457-C-057.

Penn Hills

4. Kyle Six and Nastacia Six

MG-22-001008—\$168,968.25
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 9600 Frankstown Road, Pittsburgh, PA 15235. Deed Book 18718, Page 109. Block and Lot Number 296-B-123.

18. Daniel M. Wasnick, Jr., Known Heir of Amina Wasnick, Deceased, Lynda Nolan a/k/a Lynda Nolan Skundrich, Known Heir of Amina Wasnick, Deceased, and All Unknown Heirs of Amina Wasnick, Deceased
GD-23-002916—\$18,455.21
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 343 Jefferson Road, Pittsburgh, PA 15235. Deed Book 3944, Page 328. Block and Lot Number 450-C-32.

19. Samuel R. Greenlee, II, Administrator of the Estate of Helen S. Greenlee
GD-21-009941—\$23,646.99
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 7219 Travella Boulevard, Pittsburgh, PA 15235. Deed Book 3142, Page 642. Block and Lot Number 173-D-392.

20. Lamar D. Washington
GD-21-010987—\$19,395.32
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 8926 Frankstown Road, Pittsburgh, PA 15235. Deed Book 16910, Page 289. Block and Lot Number 231-D-38.

26. Latacia Brentley
MG-24-000276—\$77,012.51
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 110 Garlow Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 15183, Page 380. Block and Lot Number 0448-J-00396-0000-00.

Pitcairn

54. Pitcairn Ambulance Association, Inc.
GD-23-000628—\$3,597.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 900 Creighton Avenue, Pitcairn, PA 15140. Deed Book Volume 13822, Page 319. Block & Lot No. 746-K-278.

Plum

10. Richard J. Filar and Maura K. Filar
MG-24-000170—\$347,048.06
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling house known as 1170 Balkan Drive, Pittsburgh, PA 15239. Deed Book Volume 12673, Page 353, Block & Lot No. 1104-K-305.

30. Harwood H. Dorman a/k/a Harwood H. Dorman, Jr.
MG-24-000174—\$117,712.84
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 328 Center New Texas Road, Pittsburgh, PA 15239. Deed Book Volume 4074, Page 113. Block and Lot Number 851-R-211.

39. Matthew C. Walling and Kristin L. Walling
MG-24-000256—\$88,386.11
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 1081 McAllister Drive, New Kensington, Pennsylvania 15068, Deed Book Volume 13162, Page 544. Block and Lot Number 0968-F-00138-0000-00.

Port Vue

77. Jeffrey Mazzei a/k/a Jeff E. Mazzei a/k/a Jeff Mazzei
GD-23-004582—\$23,830.76
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel 1: Being all that vacant land being known and numbered as Glenn Ave., McKeesport, PA 15133. Deed Book 6823, Page 74. Block and Lot Number 465-B-80;

Parcel 2: Being all that mobile home dwelling being known and numbered as 603 Glenn Ave., McKeesport, PA 15133. Deed Book 6801, Page 521. Block and Lot Number 465-F-101;

Parcel 3: Being all that res. aux. building (no house) being known and numbered as 601 Glenn Ave., McKeesport, PA 15133. Deed Book 6812, Page 124. Block and Lot Number 465-F-102;

Parcel 4: Being all that vacant land known and numbered as Liberty Way, McKeesport, PA 15133. Deed Book 6507, Page 125. Block and Lot Number 465-F-106.

Reserve

9. John Donatelli
GD-24-004703—\$18,985.61
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling known as 3326 Spring Garden Road, Pittsburgh, PA 15212. Deed Book Volume 10762, Page 523, Block and Lot Number 78-E-236.

Richland

63. Jerry C. Kennedy, Jr. and Tammy L. Kennedy
GD-23-011713—\$8,757.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a two story frame house being known as 241 Whitehaven Drive, Gibsonia, PA 15044. Deed Book Volume 9799, Page 334. Block & Lot No. 1666-J-7.

Ross

72. Daniel J. Miller
MG-23-000717—\$170,893.50
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 105 Donmor Drive, Pittsburgh, PA 15237. Deed Book Volume 15219, Page 122, Instrument Number 2013-10351, Block and Lot Number 0281-S-00144-0000-00.

Scott

15. Dean J. Bergstedt
MG-23-000726—\$271,566.64
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1761 Bower Hill Rd., Pittsburgh, PA 15243. Deed Book Volume 18632, Page 476. Block and Lot Number 0195-M-00200-0000-00.

33. Terrance L. Cassidy
MG-23-000203—\$199,176.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 603 Lindsay Road, Carnegie, PA 15106. Deed Book 17041, Page 120. Block and Lot Number 143-A-52.

Sewickley

73. George J. Merrick
GD-23-000195—\$363,752.86
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 605 Mulberry Street, Sewickley, Pennsylvania 15143. Deed Book Volume 11716, Page 564. Block and Lot Number 0421-B-00265-0000-00.

Shaler

28. Carol J. Clark
GD-22-000971—\$20,471.70
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 121 Beech Street, Glenshaw, Pennsylvania 15116-2619, Deed Book Volume 13932, Page 387, Block and Lot 356-E-154.

57. Marcella Gebert, with Notice to Heirs and Assigns
GD-22-014177—\$2,820.08
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one and one half story frame house being known as 1213 Maple Street, Glenshaw, PA 15116. Deed Book Volume 2308, Page 516. Block & Lot No. 356-J-48.

62. George L. Fong
GD-22-013127—\$3,796.24
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 500 Glen Malcolm Drive, Glenshaw, PA 15116. Deed Book Volume 9844, Page 49. Block & Lot No. 285-E-14.

66. Susan T. Zupancic
GD-22-008423—\$5,702.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story brick house being known as 492 Seavey Road, Pittsburgh, PA 15209. Deed Book Volume 10051, Page 210. Block & Lot No. 166-K-212.

South Fayette

8. Charles McClellan and Sherri McClellan
MG-24-000154—\$101,275.22
Dennis M. Blackwell, Esq.
412-391-5299

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling house being known and numbered as 632 Millers Run Road, Cuddy, PA 15031. Deed Book Volume 19171, Page 371, Block and Lot Number 325-L-36-0000-00.

South Park

14. Chad A. Hanley
MG-24-000275—\$161,192.06
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 1292 Armstrong Dr., South Park, PA 15129. Deed Book Volume 18000, Page 539. Block and Lot Number 1008-F-00202-0000-00.

Swissvale

75. Major Rainey
GD-23-006439—\$197,762.97
Brian W. Kincaid, Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward of the Borough of Swissvale: Having erected thereon a commercial building being known and numbered as 1910 Monongahela Avenue, Pittsburgh, PA 15218 also known as 1910-1912 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 11572, Page 194, Parcel Number 178-C-145.

Turtle Creek

6. Debbie A. Gdovic
MG-23-001013—\$86,765.44
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 408 Charles Street, Turtle Creek, PA 15145. Deed Book 16850, Page 85. Block and Lot Number 455-L-307.

55. Jose Melendez, Jr.
GD-23-014507—\$5,831.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two story brick house being known as 823 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 18071, Page 595. Block & Lot No. 455-L-128.

Versailles

36. Julian Lamar Sparrow, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, Faythe L. Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, Jonathan Lamar Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, and Charity Lynn Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased
MG-23-001135—\$61,647.09
KML Law Group, P.C.
215-627-1322

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

known and numbered as 4605 2nd Street, McKeesport, PA 15132. Deed Book 16481, Page 74. Block and Lot Number 555-S-272.

West Mifflin

49. Duke Race

MG-22-000267—\$82,493.92

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 724 Laura Ave., West Mifflin, PA 15122. Deed Book Volume 8852, Page 399. Block and Lot 0238-K-00178-0000-00.

West View

5. Kory Boehm

MG-23-000949—\$74,583.46

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 134 Georgetown Avenue, Pittsburgh, PA 15229. Deed Book 11948, Page 486. Block and Lot Number 350-P-58.

White Oak

12. Carrie Smallwood and Charles R. O'Bryon, Jr.

MG-24-000354—\$124,458.47

Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1710 Educational Drive, McKeesport, PA 15131 a/k/a 1710 Educational Drive, White Oak, PA 15131. Document Number 2016-28803, Deed Book Volume 16534, Page 244. Block and Lot Number 0550-R-00109-0000-00.

Wilkinsburg

21. Nicole S. Weissert a/k/a Nicole Dabeco, All Unknown Heirs of Daniel J. Weissert, Deceased and the United States of America

GD-23-002174—\$13,927.19

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1114 East Street, Pittsburgh, PA 15221. Deed Book 9465, Page 490. Block and Lot Number 233-G-28.

Pittsburgh—7th Ward

80. Michael A. Dolan, II

GD-18-002761—\$379,856.98

Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 7th Ward: Having erected thereon a dwelling being known and numbered as 5804 Walnut Street, Pittsburgh, Pennsylvania 15232, Deed Book Volume 11270, Page 6. Block and Lot Number 0085-B-00271-0000-00.

Pittsburgh—10th Ward

78. Anthony Barnett, a/k/a Anthony B. Barnett, Anthony Barnett, as Executor of the Estate of Kevin S. Barnett, deceased, and the Estate of Kevin S. Barnett, deceased

GD-22-011182—\$99,102.59

John M. Silvestri, Esq.
412-512-4902

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5208 Brown Way, Pittsburgh, PA 15224, Deed Book Volume 9763, Page 113, Block and Lot Number 50-L-51.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 116 N. Evaline St., Pittsburgh, PA 15224, Deed Book Volume 13712, Page 422, Block and Lot Number 50-L-282-A.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having vacant land being known and numbered as N. Pacific Ave., Pittsburgh, PA 15224, Deed Book Volume 13063, Page 482, Block and Lot Number 50-L-56.

Parcel 4: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having vacant land being known and numbered as Kincaid St., Pittsburgh, PA 15224, Deed Book Volume 13063, Page 487, Block and Lot Number 50-L-57.

Pittsburgh—11th Ward

74. Law1 Capital Real Estate, LLC

GD-23-009044—\$298,566.18

Brian W. Kincaid, Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6336 Stanton Avenue, Pittsburgh, PA 15206 Deed Book Volume 19051, Page 177, Parcel Number 124-E-159.

Pittsburgh—13th Ward

52. Ira Vann Harris, Jr., in His Capacity as Heir of Ira Vann Harris a/k/a Ira Vann Harris, Sr.; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ira Vann Harris a/k/a Ira Vann Harris, Sr.

MG-22-000168—\$48,580.00

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

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7604 Mulford Street, Pittsburgh, PA 15208. Deed Book Volume 11887, Page 383. Block and Lot 0175-C-00035-0000-00.

70. Vincent Bennett a/k/a Harold Vincent Bennett, Todd Bennett a/k/a Maurice Todd Bennett and Racheal Flanagan, Known Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett, Deceased, and the Unknown Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett, Deceased

MG-22-000248—\$36,893.21

Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7123 Kedron Street, Pittsburgh, PA 15208. Deed Book Volume 12553, Page 387. Block and Lot Number 174-A-148.

Pittsburgh—16th Ward

43. Travis Buick

MG-23-001119—\$72,596.88

Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 436 Gorgas St., Pittsburgh, PA 15210. Deed Book 16520, Page 344. Block and Lot Number 0032-A-00337-0000-00 a/k/a 0032-A-00337.

Pittsburgh—20th Ward

1. Luca Carol

MG-24-000164—\$44,486.22

Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 20th Ward: Having erected thereon a dwelling being known and numbered as 2631 Bellingham Avenue, Pittsburgh, Pennsylvania 15216. Deed Book Volume 12687, Page 335. Block and Lot Number 0036-S-00068-0000-00.

Pittsburgh—21st Ward

7. Triple DS Estate LLC, and Darrell E. Johnson a/k/a Darrell Johnson

GD-24-001920—\$96,115.93

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

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1222 North Franklin Street, Pittsburgh, PA 15233. Deed Book 19005, Page 528. Block and Lot Number 22-L-105.

Pittsburgh—26th Ward

45. Matthew D. Evans in His Capacity as Heir of the Estate of Robin L. Parker, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robin L. Parker, Deceased

MG-23-000064—\$40,657.45

Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2420 Wilson Ave., Pittsburgh, PA 15214. Deed Book 12488, Page 546, Instrument Number 2005-19982. Block and Lot Number 0046-E-00209-0000-00.

Pittsburgh—27th Ward

32. Hatherley Brittain, and Sean Mickail as Executor of the Estate of Penny Mickail a/k/a Penny L. Mickail, Deceased

MG-23-000124—\$60,743.88

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

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1423 Woodland Avenue, Pittsburgh, PA 15212. Deed Book 16879, Page 439. Block and Lot Number 45-E-81.

Pittsburgh—30th Ward

51. Edward P. Desabato, Jr. c/o Gioia Mangis, POA

MG-23-000510—\$38,362.69

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

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City

of Pittsburgh: Having erected thereon a dwelling being known and numbered as 230 McKinley Street, Pittsburgh, PA 15210. Deed Book Volume 5796, Page 709. Block and Lot 0033-K-00149-0000-00.

Pittsburgh—32nd Ward

41. Ronald C. Palashoff

MG-23-000492—\$68,749.71

Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2630 Ivyglen St., Pittsburgh, PA 15227. Deed Book 7885, Page 508. Block and Lot Number 0138-F-00114-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Sep 12, 2024

Sep 13, 20, 27, 2024

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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:

Beron, David Oscar a/k/a David O. Beron, deceased, of Gibsonia, PA. No. 06026 of 2024. Laura B. Harper, Extr., 505 Madison Drive, Gibsonia, PA 15044 or to Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219.

24-01783w Sep 27; Oct 4, 11, 2024

Bethel, Kimberly J., deceased, of Pittsburgh, PA. No. 05908 of 2024. Shae Wofford, Admr., 714 Mellon St., Pittsburgh, PA 15206 or to G. Clinton Kelley, Esq., Law Office of G. Clinton Kelley, 300 Mt. Lebanon Blvd., Ste. 212, Pittsburgh, PA 15234.

24-01788w Sep 27; Oct 4, 11, 2024

Collings, Edna M. a/k/a Edna Collings, deceased, of Tarentum, PA. No. 05362 of 2024. David P. Collings, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

24-03404 Sep 27; Oct 4, 11, 2024

Coperich, Florence M. a/k/a Florence Coperich, deceased, of McKees Rocks, PA. No. 05478 of 2024. Marsha M. Cook, Extr., 2417 Helen Street, McKees Rocks, PA 15136 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-03405 Sep 27; Oct 4, 11, 2024

Edwards, Bobbi Jo, deceased, of Indiana Township, PA. No. 05090 of 2024. Dylan Edwards, Admr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

24-03407 Sep 27; Oct 4, 11, 2024

Lew, Beatrice E., deceased, of Bethel Park, PA. No. 05496 of 2024. Darlene F. Malzone, Extr., 266 Jean Drive, Pittsburgh, PA 15236 or to Jonathan C. Voelker, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219.

24-01785w Sep 27; Oct 4, 11, 2024

Ritts, Catherine H., deceased, of Scott Twp., PA. No. 05942 of 2024. Lynn Elizabeth Geibel, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

24-03406 Sep 27; Oct 4, 11, 2024

Schreiber, Cecilia A., deceased, of Pittsburgh, PA. No. 05757 of 2024. Elaine Hood, Extr., 1501 Cooper Avenue, Pittsburgh, PA 15212 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-03402 Sep 27; Oct 4, 11, 2024

Thornton, Dorothy, deceased, of Ingram, PA. No. 06108 of 2024. John Thornton, Co-Extr., 11 Crestview Drive, McKees Rocks, PA 15136 and Thomas Thornton, Co-Extr., 368 Locust Hill Road, Cheswick, PA 15024 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-01782w Sep 27; Oct 4, 11, 2024

Adams, Carol R., deceased, of Scott Township, PA. No. 05585 of 2024. Rebecca A. Winge, Extr., c/o Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

24-03343 Sep 20, 27; Oct 4, 2024

Almade, Frank D., deceased, of Churchill, PA. No. 05704 of 2024. Rosanne Saunders, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

24-03347 Sep 20, 27; Oct 4, 2024

Bidoli, Mary E., deceased, of Bethel Park, PA. No. 05643 of 2024. Barbara L. Stinson, Extr., 609 Patterson Road, Bethel Park, PA 15102 or to Samuel A. Moore, Esq., 5311 Brightwood Rd., P.O. Box 518, Bethel Park, PA 15102.

24-03352 Sep 20, 27; Oct 4, 2024

Butch, Hermine P. a/k/a Hermine B. Butch, deceased, of Mt. Lebanon Township, PA. No. 05758 of 2024. Thomas W. Butch, Extr., c/o David J. Nichols, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.

24-03354 Sep 20, 27; Oct 4, 2024

Butor, Sue Ann a/k/a Sue A. Butor, deceased, of Pittsburgh, PA. No. 05656 of 2024. Jeffrey A. Straka, Extr., 21 N. Dun Lane, Selinsgrove, PA 17870 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

24-03344 Sep 20, 27; Oct 4, 2024

Chobot, Jr., Richard J., deceased, of Collier Township, PA. No. 05529 of 2024. Lisa A. Chobot, Extr., c/o Del P. Nolfi, III, Esq., Ligonier Law, L.L.C., 300 North Market Street, Ligonier, PA 15658.

24-01748w Sep 20, 27; Oct 4, 2024

Christ, Rosalyn, deceased, of Pittsburgh, PA. No. 05504 of 2024. David Christ, Extr., 164 Cannon Hill Road, Saxonburg, PA 16056 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.

24-03351 Sep 20, 27; Oct 4, 2024

Josephic, Vera R., deceased, of Monroeville, PA. No. 4336 of 2024. Jason P. Josephic, Extr., c/o Jeanine M. Francisus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-03349 Sep 20, 27; Oct 4, 2024

McGinty, Kevin M., deceased, of McKeesport, PA. No. 05179 of 2024. Jess P. McGinty, Admr., 914 Washington Blvd., Port Vue, PA 15133 or to Lori Love, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

24-01746w Sep 20, 27; Oct 4, 2024

McWhirter, Richard J. a/k/a Richard McWhirter, deceased, of Pittsburgh, PA. No. 03057 of 2023. Blythe Bort, Extr., 121 Walter Street, Pittsburgh, PA 15210 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

24-03339 Sep 20, 27; Oct 4, 2024

Meadows, Carol A., deceased, of Pittsburgh, PA. No. 05703 of 2024. Gary G. Meadows, Extr., 193 Connie Drive, Pittsburgh, PA 15214 or to Robert B. Stein, Esq., Savinis, Kane & Gallucci, LLC, 436 Seventh Avenue, Suite 700, Pittsburgh, PA 15219.

24-03350 Sep 20, 27; Oct 4, 2024

Merkel, Edward M. a/k/a Edward Michael Merkel, deceased, of North Versailles, PA. No. 05810 of 2024. Brian Leigh Baker, Admr., 242 Mary Ellen Drive, North Versailles, PA 15137 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

24-03348 Sep 20, 27; Oct 4, 2024

Murphy, Juliet M., deceased, of Pittsburgh, PA. No. 05716 of 2024. Kathleen Sisson, Admr., 1085 Mississippi Avenue, Pittsburgh, PA 15216 or to Peter D. Lyle, Esq., Morascyzk & Polochak, 81 Dutilh Road, Suite 200, Cranberry Township, PA 16066.

24-03341 Sep 20, 27; Oct 4, 2024

Nelson, Joan C. a/k/a Joan Cecelia Nelson, deceased, of Pittsburgh, PA. No. 05191 of 2024. Bette E. Nelson, Extr., c/o George W. Jacoby, Esq., 564 Forbes Ave., Suite 1008, Pittsburgh, PA 15219-2903.

24-03342 Sep 20, 27; Oct 4, 2024

Nickoloff, Josephine, deceased, of Dormont, PA. No. 05380 of 2024. John N. Nickoloff, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.

24-03338 Sep 20, 27; Oct 4, 2024

Park, John Craig, deceased, of Pittsburgh, PA. No. 05624 of 2024. Daniel J. Wagner, Extr., 1276 Firwood Drive, Pittsburgh, PA 15243 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA, PA 15241.

24-01744w Sep 20, 27; Oct 4, 2024

Quinette, Mildred Dyer a/k/a Mildred D. Quinette, deceased, of Penn Hills, PA. No. 05809 of 2024. Jerald F. Lowry, Extr., 609 Heidi Ln., Mt. Pleasant, PA 15666 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-03340 Sep 20, 27; Oct 4, 2024

Rook, Walter Lee a/k/a Walter L. Rook, deceased, of Elizabeth, PA. No. 5871 of 2024. James Edward Rook, Extr., 407 Timothy Drive, Elizabeth, PA 15037 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

24-03337 Sep 20, 27; Oct 4, 2024

Schiano Di Cola, Domenico, deceased, of Natrona Heights, PA. No. 05825 of 2024. Biagio Schiano Di Cola, Admr., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freepport Rd., Natrona Heights, PA 15065.

24-03353 Sep 20, 27; Oct 4, 2024

Bailey, Emily J., deceased, of Pittsburgh, PA. No. 08209 of 2023. Barbara A. Sabatucci, Extr., 2624 Keats Drive, South Park, PA 15129 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

24-03279 Sep 13, 20, 27, 2024

Butterworth, Helen M., deceased, of Bethel Park, PA. No. 03890 of 2024. Greg Alan Butterworth, Co-Extr., 974 Henderson Rd., Bel Air, MD 21019 and James Scott Butterworth, Co-Extr., 223 E. Wallace St., Findlay, OH 45840 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

24-03290 Sep 13, 20, 27, 2024

Conn, Lynn A., deceased, of Pittsburgh, PA. No. 05589 of 2024. Jeffrey Conn, Admr., 1229 Prescott Street, White Oak, PA 15131.

24-01711w Sep 13, 20, 27, 2024

Cressman, Lynne Jean, deceased, of Bellevue, PA. No. 05670 of 2024. David Joel Cressman, Extr., 10255 E. Northpark St., Claremont, OK 74017 or to Claire Johnson Saenz, Esq., 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

24-03283 Sep 13, 20, 27, 2024

Farris, Daniel R. a/k/a Daniel Robert Farris, deceased, of Penn Hills, PA. No. 05625 of 2024. Evon Linette Farris, Extr., 324 Augusta St., Pittsburgh, PA 15235 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-03288 Sep 13, 20, 27, 2024

Gobbie, Kelly Lynn, deceased, of Scott Township, PA. No. 05554 of 2024. Irene F. Hussar, Admr., c/o Lisa M. Henry, Esq., Strassburger McKenna Gutnick & Gefsky, Four Gateway Center, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.

24-01701w Sep 13, 20, 27, 2024

Johnson, Dolores Jean, deceased, of South Park, PA. No. 05144 of 2024. Karin Koepl, Extr., 1261 Barnstaple Drive, South Park, PA 15129 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

24-03280 Sep 13, 20, 27, 2024

Karbowski, Craig Henry, deceased, of Shaler Township, PA. No. 05650 of 2024. Eric H. Karbowski, Admr., 603 Burchfield Road, Allison Park, PA 15101 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

24-03287 Sep 13, 20, 27, 2024

Lindstrom, Bert Roy, deceased, of Pittsburgh, PA. No. 05637 of 2024. Scott R. Lindstrom, Extr., 123 Shafer Road, Coraopolis, PA 15108 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

24-03289 Sep 13, 20, 27, 2024

Maniet, Phyllis E., deceased, of Gibsonia, PA. No. 05788 of 2024. Karen M. Ebert, Extr., 3220 Cramlington Drive, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-01700w Sep 13, 20, 27, 2024

Mulkern, Robert A., deceased, of Richland Township, PA. No. 05093 of 2024. Eileen M. Kudlock, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-03286 Sep 13, 20, 27, 2024

O'Connor, Barbara A., deceased, of Pittsburgh, PA. No. 0780 of 2024. Daniel A. O'Connor, Extr., c/o Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.

24-01708w Sep 13, 20, 27, 2024

Pancari, Joan Rowene, deceased, of Bridgeville, PA. No. 05838 of 2024. Sherry McCarren, Extr., 240 Woodhaven Drive, Bridgeville, PA 15017 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

24-01704w Sep 13, 20, 27, 2024

Piole, David J., deceased, of McKees Rocks, PA. No. 5414 of 2024. Gail M. Piole, Admr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-01710w Sep 13, 20, 27, 2024

Rose, Kathryn J., deceased, of Pittsburgh, PA. No. 05782 of 2024. David E. Rose, Admr., 13385 Lincoln Way, North Huntingdon, PA 15642 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

24-01707w Sep 13, 20, 27, 2024

Sherwood, Jr., Malcolm Henry, deceased, of Pittsburgh, PA. No. 05792 of 2024. Barbara S. Currey, Admr., c/o James R. Fenchel, II, Esq., Fenchel Law Offices, 472 Constitution Boulevard, New Brighton, PA 15066.

24-01703w Sep 13, 20, 27, 2024

Slogan, Michael Craig a/k/a Michael C. Slogan, deceased, of South Park, PA. No. 04847 of 2024. Christie Parris, Admr., 1017 Piney Ridge Drive, South Park, PA 15129 or to Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301.

24-03281 Sep 13, 20, 27, 2024

Articles of Incorporation Business Corporation

Christian A. Farmakis, Esq., Babst Calland, 603 Stanwix Street, 6th Floor, Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Diversified Regulatory Services, P.C.

24-01784w Sep 27, 2024

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on September 18, 2024, with respect to a nonprofit corporation, EmpowerEd Beyond the Books, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-01789w Sep 27, 2024

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on June 17, 2024, with respect to a nonprofit corporation, Kings Baseball Club, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

24-03427 Sep 27, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-009072. In re: Petition of Matthew Allen Mitchell, for change of name to Matthew Allen Miceli. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 23, 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.

24-01791w Sep 27, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-009073. In re: Petition of Dylan Joseph Mitchell, for change of name to Dylan Joseph Miceli. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 23, 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.

24-01792w Sep 27, 2024

Trust Termination Notice

Advertising Trust Termination due to the death of Carl E. Palitti 09/11/2023.

Claims against said Trust may be filed as follows and sent to:

PNC Bank, National Association
Attn: Sharon L. Whitney
300 Fifth Ave, 31st Floor
Pittsburgh, PA 15222

And/or:

Mario Santilli, Jr., Esquire
Dentons Cohen Grigsby
625 Liberty Ave., 5th Floor
Pittsburgh, PA 15222

24-03401 Sep 27; Oct 4, 11, 2024

Notice of Hearing

A Petition for Reinstatement to the active practice of law has been filed by Ryan D. Breen and will be the subject of a hearing on January 7, 2025 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District III Office of the Disciplinary Board of the Supreme Court of Pennsylvania, 601 Commonwealth Avenue, Suite 5800, Harrisburg, PA 17106, phone number (717) 772-8572, on or before December 24, 2024.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania
24-03431 Sep 27, 2024

Trust Notice

Rita Paliotta, Deceased, of Pittsburgh, Allegheny County, Pennsylvania, died December 15, 2023. Prior to her death, she established the Rita Paliotta Irrevocable Trust dated December 17, 2015 appointing Natalie J. Escourt as Trustee. No personal representative has been appointed. Notice is hereby given to all persons indebted to the Rita Paliotta Irrevocable Trust dated December 17, 2015 to make immediate payment and to those having claims against it to present them to:

Natalie J. Escourt, Trustee of the Rita Paliotta Irrevocable Trust dated December 17, 2015 in c/o Carol Sikov Gross, Esquire, CELA, Sikov and Love, P.A., 310 Grant Street, Suite 1110, Pittsburgh, PA 15219.

24-03346 Sep 20, 27; Oct 4, 2024

Voluntary Dissolution Business Corporation

Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219. Notice is hereby given by Penn Window & Office Cleaning Company, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-01786w Sep 27; Oct 4, 2024

Voluntary Dissolution Business Corporation

Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219. Notice is hereby given by Penn Maintenance Co., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-01787w Sep 27; Oct 4, 2024

Voluntary Dissolution Nonprofit Corporation

Kenneth M. Ventresca, Esq., Dillon, McCandless, King, Coulter & Graham, LLP, 600 Cranberry Woods Drive, Suite 175, Cranberry Twp., PA 16066. Notice is hereby given by Hillside Christian Community Church, Inc., a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-03345 Sep 20, 27, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Discover Bank vs Atkins; AR-24-002479; P-atty: Kirsten R. Armstrong, Michael F. McGuigan; Award Ex Parte. Plaintiffs are awarded \$7,127.59. Defendant failed to appear at 10:26 a.m. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

Eichmiller, et al vs Chardello, et al; AR-20-005133; P-atty: G. Clinton Kelley; Award for Plaintiff in the amount of \$20,000.00 and against Defendant Deborah L. Chardello ONLY. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40612

Vargas vs Ross; AR-23-006356; P-atty: David K. Houck; D-atty: R. Douglass Klaber, Jr., Diana M. O'Connell; Award for Plaintiff in the amount of \$10,000.00 and against Defendant. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40612

Gross, et al vs Parise; AR-24-001866; P-atty: Matthew D. Gailey; D-atty: Jason Gerald Farrelly; Award for Defendant and against the Plaintiffs. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

Capital One, N.A. vs Dibattista; AR-24-002426; P-atty: Michael Ratchford; D-atty: Philip A. Fabiano; Award for Defendant and against Plaintiff. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

American Express National Bank vs Chimelis; AR-24-002448; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$1,817.60. Defendant failed to appear at 10:24 a.m. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

American Express National Bank vs Hancharik; AR-24-002452; P-atty: Kirsten R. Armstrong; D-atty: Amy Lynn Bennecoff; Award for Plaintiff in the amount of \$6,571.34 and against Defendant. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

Discover Bank vs Convard; AR-24-002469; P-atty: Matthew Weston Pomy; D-atty: Pro Se; Award for Plaintiff in the amount of \$17,598.14 and against Defendant. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

PNC Bank National Association vs Christian; AR-24-002473; P-atty: Kirsten R. Armstrong; D-atty: Kelly J. Adams; Award Ex Parte. Plaintiffs are awarded \$18,407.10. Defendant failed to appear at 10:20 a.m. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

Muszalski, et al vs Porter, et al; AR-24-002505; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendants in the amount of \$9,376.89. Dated 09/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40614

Gateway Towers Condominium Association, Inc. vs Cohen; AR-24-002515; P-atty: Christopher J. Davis; D-atty: Paul J. Leventon; Award for Plaintiff and against Defendant in the amount of \$19,505.59. Dated 09/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40614

R I Lampus Company vs Madia Homes, Inc.; AR-24-002518; P-atty: Daniel A. Wechsler; D-atty: Anthony S. Posa; Award Draw. Award for Defendant on Plaintiff's complaint. Award for Plaintiff on Defendant's counterclaim. Dated 09/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40614A

Cavalry SPV I, LLC vs Atkinson; AR-24-002520; P-atty: David J. Apothaker; Award Ex Parte. Plaintiffs are awarded \$5,989.13. Defendant failed to appear at 10:15 a.m. Dated 09/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40614

Cavalry SPV I, LLC vs Jones; AR-24-002521; P-atty: David J. Apothaker; D-atty: Janice Q. Quoresimo; Award for Plaintiff and against Defendant in the amount of \$2,167.58. Dated 09/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40614A

Cavalry SPV I, LLC vs Walker; AR-24-002524; P-atty: David J. Apothaker; D-atty: Vincent George Trott; Non Jury Verdict Dated 09/25/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear at 10:30 am and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Cavalry SPV I, LLC vs Boyles; AR-24-002527; P-atty: David J. Apothaker; D-atty: Stephen D. Fuegi; Non Jury Verdict Dated 09/25/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear at 10:30 am and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Neal vs Wrigley; AR-24-002534; P-atty: Pro Se; Non Jury Verdict Dated 09/25/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,000.00 plus costs. Defendant not appearing at 10:40 a.m. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Gateway Towers Condominium Association, Inc. vs Val; AR-24-002536; P-atty: Christopher J. Davis; Non Jury Verdict Dated 09/25/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,498.53 plus costs. Defendant not appearing at 10:30 a.m. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.