

# The Pittsburgh Legal Journal

FRIDAY  
DECEMBER 20, 2024  
Vol. 150 - No. 240

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

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**VA 365 LLC** vs Sine Trading International LLC, Fu Wenhai; GD-24-014261; Intentional Tort; Praecipe for Writ of Summons; 500000.00; Atty(s): Lipsky Louis I.

**Gatrell Kristen M., Gatrell Derek** vs T.C. Restaurant Group LLC, MCM Pittsburgh LLC, Continental/North Shore II L.P., North Shore Developers L.P.; GD-24-014263; Against Property Owner; Complaint; Atty(s): Stephenson Alexander D.

**Save-Mor Beer & Pop Warehouse Inc.** vs Computer SOS Inc.; GD-24-014264; Contract - Other; Complaint; Atty(s): Neustein Stephen

**Rocket Mortgage LLC** vs Occupants; GD-24-014265; Ejectment; Certificate of Location; Atty(s): Calcagno Jeffrey Vincent

**Funaro Stephen, Funaro Sharon** vs State Farm Fire and Casualty Company, Ortman TJ; GD-24-014266; Contract - Other; Complaint in Equity; Atty(s): Kobylinski David M, Kobylinski Peter T

**Rossey Charles E., Rossey Shamrock** vs Miller M.D. Michael J., Davies M.D. Benjamin J, Regional Health Services Inc., University of Pittsburgh Physicians, UPMC, John Doe #1, John Doe #2, John Doe #3, Doe Corporation #1, Doe Corporation #2; GD-24-014267; Medical/Hospital Liability; Complaint; Atty(s): Edelstein Jay L

**Commonwealth of PA Department of Labor & Industry** vs Launch Box LLC; GD-24-102510; Unemployment Compensation Lien; Unemployment Compensation Lien; 9228.35

**Commonwealth of PA Department of Labor & Industry** vs Minadeo Extended Day Program; GD-24-102511; Unemployment Compensation Lien; Unemployment Compensation Lien; 2413.10

**Commonwealth of PA Department of Labor & Industry** vs Whole Plants LLC; GD-24-102512; Unemployment Compensation Lien; Unemployment Compensation Lien; 1058.25

**Commonwealth of PA Department of Labor & Industry** vs Aiding Angels Home Care LLC; GD-24-102513; Unemployment Compensation Lien; Unemployment Compensation Lien; 2528.34

**Commonwealth of PA Department of Labor & Industry** vs Rothman Awning Co Inc; GD-24-102514; Unemployment Compensation Lien; Unemployment Compensation Lien; 7855.01

**Commonwealth of PA Department of Labor & Industry** vs Mid Atlantic Diners LLC; GD-24-102515; Unemployment Compensation Lien; Unemployment Compensation Lien; 135953.95

## CIVIL DIVISION

### New Arbitration Suits

**CKS Prime Investments LLC** vs Tate Ashley; AR-24-007838; Contract - Debt Collection; Exhibits; 855.74; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Alcott Robert; AR-24-007839; Contract - Debt Collection; Exhibits; 3132.90; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Dupree Dion; AR-24-007840; Contract - Debt Collection; Exhibits; 2535.15; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Wilson-Kaufman Kimberly; AR-24-007841; Contract - Debt Collection; Exhibits; 7395.89; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Saylor Kimberly; AR-24-007842; Contract - Debt Collection; Exhibits; 3871.68; Atty(s): Tsarouhis Demetrios H.

**TJT Logoistics LLC** vs J.V. Chujko Inc.; AR-24-007843; Contract - Debt Collection; Defendant's Appeal of MDJ; 7930.33; Atty(s): Restauri Jr. Vincent J

**Duquesne Light Company** vs Brown-Dorsey Jasmir; AR-24-007844; Other Tort; Complaint; 7736.86; Atty(s): Rulli Lauren N

**Duquesne Light Company** vs Shaffer Christopher E.; AR-24-007845; Other Tort; Complaint; 9244.64; Atty(s): Rulli Lauren N

**Velocity Investments LLC** vs Wilson William; AR-24-007846; Contract - Debt Collection; Exhibits; 8634.34; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Micklege Louis; AR-24-007847; Contract - Debt Collection; Exhibits; 5121.16; Atty(s): Tsarouhis Demetrios H.

**Pitt Francis** vs Blockratize Inc.; AR-24-007848; Contract - Other; Defendant's Appeal of MDJ; 213.79; Atty(s): Thompson Amie A.

**Patel Christal, Gallagher Steve** vs Sidelines Tree Service LLC; AR-24-007849; Other Tort; Complaint; 22800.00; Atty(s): Myers Jeffrey P., Melodini Michael A.

**JPMorgan Chase Bank N.A.** vs Martinez David T.; AR-24-007850; Contract - Debt Collection; Exhibits; 10075.87; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Scabilloni Jennifer R.; AR-24-007851; Contract - Debt Collection; Exhibits; 8362.53; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Chirico Sarah** vs Radinick Emil; AR-24-007852; Intentional Tort; Complaint; 50000.00; Atty(s): Self-Represented

## ORPHANS' COURT

### Petitions & Motions

**Judge Michael F. Marmo**  
**Joshua M. Garmong:** trust; Petition and order for citation to show cause why a surcharge should not be allowed. Citation returnable and conference set for February 20, 2025 at 11:30 a.m.; Atty: K. Orlando; 5606 of 2024.

**James Franciscus, Sr.:** deceased; Order of court. Hearing February 21, 2025; Atty: L. Plum, B. J. Shah; 2868 of 2024; 2869 of 2024; 1666 of 2023.

**Helen Ford:** deceased; Order of court. Hearing February 21, 2025 at 11:00 a.m.; Atty: P. Lewis; 4792 of 2020.

**Helen L. Torres:** deceased; Petition and order to withdraw as counsel; Atty: A. E. Sharek; 858 of 2024.

**William F. Dressel, Sr.:** deceased; Order of court. Hearing February 19, 2025 at 11:30 a.m.; Atty: E. Randolph, E. Anthou; 1945 of 2022.

**Jo Ann H. Timney:** deceased; Petition and order for small estate; Atty: K. Smith-Delach; 4737 of 2024.

**Gavita Wylene Durham:** deceased; Motion and order for special relief; Atty: F. L. Robinson, Jr.; 7539 of 2024.

**Dorothy D. Schaich:** deceased; Petition and order to redact; Atty: E. L. Davidson; 6811 of 2024.

**Carla Wilcox:** deceased; Order of court. Conference February 26, 2025 at 10:00 a.m.; Atty: P. Lewis; 5283 of 2024.

**Linda Marie Riley:** deceased; Order of court. Conference February 26, 2025 at 10:30 a.m.; Atty: P. Lewis; 5285 of 2024.

**Precenda Thomas:** adult; Order of court. Conference February 19, 2025 at 10:30 a.m. Hearing March 19, 2025 at 1:30 p.m.; Atty: T. Sease, A. Reynolds; 2588 of 2024.

**James W. Porter, Jr.:** deceased; Petition and order for rule to show cause. Rule returnable January 7, 2025. Conference January 7, 2025 at 1:30 p.m.; Atty: C. S. Gross; 3532 of 2024.

**Deborah Renee Moore:** deceased; Order of court. Hearing February 18, 2025 at 1:30 p.m.; Atty: K. Schneider; 5841 of 2022.

**Judge Michael E. McCarthy**  
**John A. Kunsak:** deceased; Petition and order to approve settlement; Atty: M. C. Hamilton; 8005 of 2022.

**Thomas F. Brunson:** deceased; Petition and order for reimbursement of funeral expenses. Returnable January 29, 2025. Conference January 29, 2025 at 10:30 a.m.; Atty: A. F. Beck; 5540 of 2024.

**Velma C. Niemeier:** deceased; Petition and order to compel filing of account. Returnable January 29, 2025. Conference January 29, 2025 at 10:00 a.m.; Atty: G. P. Wozman; 9352 of 2021.

## BANKRUPTCY COURT

### Western District

**Brian R. Rose;** ARMSTRONG-PA; 24-22930; Atty: Daniel P. Foster; Chapter: 13; Filed 11/26/2024; Judge Bohm

**Debra E. Harper;** ALLEGHENY-PA; 24-22931; Atty: Michael C. Eisen; Chapter: 13; Filed 11/26/2024; Judge Bohm

**Barbara Jo Currier;** ALLEGHENY-PA; 24-22932; Atty: Christopher M. Frye; Chapter: 7; Filed 11/26/2024; Judge Taddonio

**Joseph Pirolli;** LAWRENCE-PA; 24-22933; Atty: Lauren M. Lamb; Chapter: 13; Filed 11/26/2024; Judge Taddonio

**Rebecca L. Jones;** ALLEGHENY-PA; 24-22934; Atty: Kenneth Steidl; Chapter: 7; Filed 11/26/2024; Judge Bohm

**James Michael McClintock;** WEST-MORELAND-PA; 24-22935; Atty: Pro Se; Chapter: 7; Filed 11/26/2024; Judge Taddonio

**Alicia D. Johnson;** ALLEGHENY-PA; 24-22936; Atty: Douglas G. Hipp; Chapter: 7; Filed 11/26/2024; Judge Bohm

**Breann Nicole Warren;** ALLEGHENY-PA; 24-22937; Atty: Natasha C. Alejandro; Chapter: 7; Filed 11/26/2024; Judge Bohm

**Brittney Williams;** ALLEGHENY-PA; 24-22938; Atty: Pro Se; Chapter: 7; Filed 11/26/2024; Judge Deller

**David P. Hutcher;** INDIANA-PA; 24-70492; Atty: Matthew M. Herron; Chapter: 7; Filed 11/26/2024; Judge Deller

**Curtis Tyler Nagle and Nancy Marlene Nagle;** CAMBRIA-PA; 24-70493; Atty: Richard G. Allen; Chapter: 7; Filed 11/26/2024; Judge Deller

**Cindy A. Rose and John F. Rose;** MCKEAN-PA; 24-10683; Atty: David B. Ross; Chapter: 7; Filed 11/27/2024; Judge Melaragno

**David R. Turner;** ERIE-PA; 24-10684; Atty: Jeffrey G. Herman; Chapter: 7; Filed 11/27/2024; Judge Melaragno

**Stacy Lynn Harper;** LAWRENCE-PA; 24-22939; Atty: Daniel P. Foster; Chapter: 13; Filed 11/27/2024; Judge Deller

**Amanda C. Whitley;** ALLEGHENY-PA; 24-22940; Atty: Bryan P. Keenan; Chapter: 7; Filed 11/27/2024; Judge Bohm

**John L. Clark, Jr.;** ALLEGHENY-PA; 24-22941; Atty: Christopher M. Frye; Chapter: 13; Filed 11/27/2024; Judge Deller

**Kelly Marie Schworn;** ALLEGHENY-PA; 24-22942; Atty: David A. Rice; Chapter: 7; Filed 11/27/2024; Judge Bohm

**Daniel Lewis and Denise Craig Lewis;** ALLEGHENY-PA; 24-22943; Atty: Brad L. Hamric; Chapter: 13; Filed 11/27/2024; Judge Melaragno

**Justin A. Giangiuli and Olivia M. Giangiuli;** BUTLER-PA; 24-22944; Atty: Kenneth Steidl; Chapter: 7; Filed 11/27/2024; Judge Bohm

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**Commonwealth of PA Department of Labor & Industry** vs Sunssa LLC; GD-24-102516; Unemployment Compensation Lien; Unemployment Compensation Lien; 2393.77

**Commonwealth of PA Department of Labor & Industry** vs Fifth B2tf Part 3; GD-24-102517; Unemployment Compensation Lien; Unemployment Compensation Lien; 34946.99

**Commonwealth of PA Department of Labor & Industry** vs Gist Catering Inc; GD-24-102518; Unemployment Compensation Lien; Unemployment Compensation Lien; 1890.45

**Commonwealth of PA Department of Labor & Industry** vs 1919 Management Services LLC; GD-24-102519; Unemployment Compensation Lien; Unemployment Compensation Lien; 3587.48

**Commonwealth of PA Department of Labor & Industry** vs Love Learn & Play Childcare & Learning Center LLC; GD-24-102520; Unemployment Compensation Lien; Unemployment Compensation Lien; 18869.08

**Commonwealth of PA Department of Labor & Industry** vs Coleman Janitorial Services LLC; GD-24-102521; Unemployment Compensation Lien; Unemployment Compensation Lien; 32869.50

**Commonwealth of PA Department of Labor & Industry** vs Mercan Inc; GD-24-102522; Unemployment Compensation Lien; Unemployment Compensation Lien; 9297.73

**Commonwealth of PA Department of Labor & Industry** vs Kinder Academy Professional Staffing; GD-24-102523; Unemployment Compensation Lien; Unemployment Compensation Lien; 7402.97

**Commonwealth of PA Department of Labor & Industry** vs Roetters Contracting LLC; GD-24-102524; Unemployment Compensation Lien; Unemployment Compensation Lien; 3686.81

**Commonwealth of PA Department of Labor & Industry** vs Jadon Trucking Inc; GD-24-102525; Unemployment Compensation Lien; Unemployment Compensation Lien; 4835.15

**Commonwealth of PA Department of Labor & Industry** vs Our Family Enterprises LLC; GD-24-102526; Unemployment Compensation Lien; Unemployment Compensation Lien; 2405.86

**Commonwealth of PA Department of Labor & Industry** vs 424 Walnut LLC; GD-24-102527; Unemployment Compensation Lien; Unemployment Compensation Lien; 3384.71

**Commonwealth of PA Department of Labor & Industry** vs Power Innovations Inc; GD-24-102528; Unemployment Compensation Lien; Unemployment Compensation Lien; 8443.89

**Commonwealth of PA Department of Labor & Industry** vs Akg Electrical Services Inc; GD-24-102529; Unemployment Compensation Lien; Unemployment Compensation Lien; 1611.51

**Commonwealth of PA Department of Labor & Industry** vs Community Living & Support Inc; GD-24-102530; Unemployment Compensation Lien; Unemployment Compensation Lien; 11517.27

**Commonwealth of PA Department of Labor & Industry** vs Bernies Flower Shop Inc; GD-24-102531; Unemployment Compensation Lien; Unemployment Compensation Lien; 2286.74

**Commonwealth of PA Department of Labor & Industry** vs Sun Coach Lines LLC; GD-24-102532; Unemployment Compensation Lien; Unemployment Compensation Lien; 533550.10

**Commonwealth of PA Department of Labor & Industry** vs Sc Tanning LLC; GD-24-102533; Unemployment Compensation Lien; Unemployment Compensation Lien; 1414.27

**Commonwealth of PA Department of Labor & Industry** vs A&M Nail Spa LLC; GD-24-102534; Unemployment Compensation Lien; Unemployment Compensation Lien; 4115.33

**Commonwealth of PA Department of Labor & Industry** vs Bfg Cafe LLC; GD-24-102535; Unemployment Compensation Lien; Unemployment Compensation Lien; 3123.68

**Commonwealth of PA Department of Labor & Industry** vs Beverly Hills Nail Salon LLC; GD-24-102536; Unemployment Compensation Lien; Unemployment Compensation Lien; 7761.49

**Commonwealth of PA Department of Labor & Industry** vs Tastefully Blessed LLC; GD-24-102537; Unemployment Compensation Lien; Unemployment Compensation Lien; 2882.84

**Commonwealth of PA Department of Labor & Industry** vs Jo-Lynn Pizzeria LLC; GD-24-102538; Unemployment Compensation Lien; Unemployment Compensation Lien; 2535.45

**Wesbanco Bank Inc.** vs Parke Christopher R.; MG-24-000900; Mortgage Foreclosure; Certificate of Location; 79767.85; Atty(s): Lalama Jeffrey R, Rapp Jr. Francis C, Rankin-Wahlers Jaden

**Newrez LLC** vs Sealy Cassandra L.; MG-24-000901; Mortgage Foreclosure; Certificate of Location; 97002.79; Atty(s): Fein Jill M.

**Newrez LLC** vs Willson Michael J.; MG-24-000902; Mortgage Foreclosure; Confidential Information Form; 85393.22; Atty(s): Linn Geraldine M.

**Enterprise Bank** vs Lebidzinski Matthew; MG-24-000903; Mortgage Foreclosure; Certificate of Location; 42006.33; Atty(s): Fidler Joseph A.

**Servbank SB** vs Anderson Amy; MG-24-000904; Mortgage Foreclosure; Certificate of Location; 115035.80; Atty(s): Manuel-Coughlin Jill

**Waldorf Park Trust** vs Clark Warren, Thompson Richard L.; GD-24-014262; MDJ Transcript; Notice of Judgment Mailed; 4524.76; Atty(s): Self-Represented

**Bellevue Borough** vs Bartos James M., Bartos Angelika; GD-24-014268; Municipal Lien; Certificate of Location; 1281.34; Atty(s): McCabe Michael G.

**Bellevue Borough** vs Meyer David J, Yarrison Mary Ruth; GD-24-014269; Municipal Lien; Certificate of Location; 1589.34; Atty(s): McCabe Michael G.

**Bellevue Borough** vs Nigrelli Jack, Nigrelli Mary Jane; GD-24-014270; Municipal Lien; Certificate of Location; 2403.78; Atty(s): McCabe Michael G.

**Bellevue Borough** vs Potter Douglas E; GD-24-014271; Municipal Lien; Certificate of Location; 1043.31; Atty(s): McCabe Michael G.

**Heritage Hills Apartment I LLC** vs Pennsylvania American Water, Jefferson Hills Sewage; GD-24-014272; Contract - Other; Exhibits; Atty(s): Barsky Adam Paul

**Pittsburgh Water and Sewer Authority** vs Wasserman Eli; GD-24-014273; Municipal Lien; Certificate of Location; 5125.32; Atty(s): Walaan Monica Samir, Farley Conor D.

**McKees Rocks Borough** vs Kremer Mary Ann, McGough Cheryl Ann; GD-24-014274; Municipal Lien; Certificate of Location; 7906.78; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Kremer Mary Ann; GD-24-014275; Municipal Lien; Certificate of Location; 7906.78; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Kroger Mark A.; GD-24-014276; Municipal Lien; Certificate of Location; 17850.00; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Leone Raymond; GD-24-014277; Municipal Lien; Certificate of Location; 12466.67; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Maitland James, Maitland Sandra S.; GD-24-014278; Municipal Lien; Certificate of Location; 19935.51; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs McClendon Cortez H.; GD-24-014279; Municipal Lien; Certificate of Location; 16782.50; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Muszynski Mary M.; GD-24-014280; Municipal Lien; Certificate of Location; 7906.78; Atty(s): Turnbull Megan M

**Oblack Matthew** vs Florioli Jesse, Landis-Florioli Cayla; GD-24-014281; MDJ Transcript; Notice of Judgment Mailed; 2908.11; Atty(s): Self-Represented

**Evangelista Michael** vs Bennett Kristoffer Joseph; GD-24-014282; MDJ Transcript; Notice of Judgment Mailed; 9950.00; Atty(s): Self-Represented

**McKees Rocks Borough** vs Phillips David, Phillips Jr. David; GD-24-014283; Municipal Lien; Certificate of Location; 7906.78; Atty(s): Turnbull Megan M

**Boden Barbara** vs Colvin Karen, Colvin Thomas, Polowischak Catherine; GD-24-014284; Ejection; Praecipe to Proceed IFP; 13214.62; Atty(s): Self-Represented, Kitlowski Bradley J

**McKees Rocks Borough** vs Phillips Germel, Collins Justin; GD-24-014285; Municipal Lien; Certificate of Location; 21000.00; Atty(s): Turnbull Megan M

**Pittsburgh Water and Sewer Authority** vs Monaghan Chantelle; GD-24-014286; Municipal Lien; Certificate of Location; 1923.95; Atty(s): Walaan Monica Samir, Farley Conor D.

**McKees Rocks Borough** vs Rodgers Jr. Albert; GD-24-014287; Municipal Lien; Certificate of Location; 7906.78; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Rodgers Jr. Albert; GD-24-014288; Municipal Lien; Certificate of Location; 7906.78; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Rodgers Jr. Albert; GD-24-014289; Municipal Lien; Certificate of Location; 7906.78; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Romans Richard J.; GD-24-014290; Municipal Lien; Certificate of Location; 13190.00; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Rodriguez Vickie L.; GD-24-014291; Municipal Lien; Certificate of Location; 7906.78; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Schawalt William J., Schawalt Dolores L.; GD-24-014292; Municipal Lien; Certificate of Location; 12466.67; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Troiani Dominic; GD-24-014293; Municipal Lien; Certificate of Location; 33500.00; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs Zerbos Helmut; GD-24-014294; Municipal Lien; Certificate of Location; 15920.00; Atty(s): Turnbull Megan M

**McKees Rocks Borough** vs ZZAIFFA NY LLC; GD-24-014295; Municipal Lien; Certificate of Location; 12466.67; Atty(s): Turnbull Megan M

**Vaughan Alvina** vs Allstate Insurance Company, Allstate Fire and Casualty Insurance Company, Doe 1 John, Doe 2 John, Doe 3 John, Doe 4 John, Doe 5 John, Doe 6 John, Doe 7 John, Doe 8 John, Doe 9 John, Doe 10 John; GD-24-014296; Contract - Other; Complaint; Atty(s): DeBonis Steven

(Continued on Page 3, Column 1)

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

©Allegheny County Bar Association 2024

To place a legal advertisement contact PLJads@acba.org / 412-261-6255.

For questions regarding the Pittsburgh Legal Journal website or Allegheny Lawyers Online contact dvelez@acba.org / 412-402-6687.

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

The Pittsburgh Legal Journal has been designated by the Court of Common Pleas of Allegheny County, the Supreme Court of Pennsylvania, the United States District Court for the Western District of Pennsylvania, the Commonwealth Court of Pennsylvania, the Superior Court of Pennsylvania and the Bankruptcy Court for the Western District of Pennsylvania as the official newspaper for the publication of all notices in Allegheny County.

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

## CIVIL DIVISION

## General Docket

(Continued from Page 2, Column 4)

**Pittsburgh Water and Sewer Authority** vs PAZ Assets LLC; GD-24-014297; Municipal Lien; Certificate of Location; 2038.69; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs J&A South Hills Development Inc.; GD-24-014298; Municipal Lien; Certificate of Location; 1466.70; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Ribson Harvey; GD-24-014299; Municipal Lien; Certificate of Location; 1386.43; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs M.R. McIntosh Building & Roofing Contractors; GD-24-014300; Municipal Lien; Certificate of Location; 185.53; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Baumgardner Emily; GD-24-014301; Municipal Lien; Certificate of Location; 251.84; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Simmons Melissa; GD-24-014302; Municipal Lien; Certificate of Location; 151.01; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs KFIPI LLC; GD-24-014303; Municipal Lien; Certificate of Location; 125.87; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs NYC Property Management LLC; GD-24-014304; Municipal Lien; Certificate of Location; 145.11; Atty(s): Walaan Monica Samir, Farley Conor D.

**Bender Edwin S.** vs Dicello Davis; GD-24-014305; Motor Vehicle Accident; Praecepte for Appearance; Atty(s): Rewis Joseph P.

**Caldwell Tonya** vs Progressive Casualty Insurance Company; GD-24-014306; Contract - Other; Complaint; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

**TD Bank USA N.A.** vs Walker Michaela J.; GD-24-014307; MDJ Transcript; Notice of Judgment Mailed; 3307.13; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Pink Boots LLC** vs Friedel Richard, Komorofski Kaileigh; GD-24-014308; MDJ Transcript; Notice of Judgment Mailed; 5382.47; Atty(s): Garvin Robert J.

**De San Martin Jose** vs Beck Stacey; GD-24-014309; MDJ Transcript; Notice of Judgment Mailed; 4205.62; Atty(s): Garvin Robert J.

**City of Pittsburgh** vs Catholic Diocese of Pittsburgh, Twigg Rev. BJ, Unknown Heirs of Rev. BJ Twigg aka Rev. John Dardon; GD-24-014310; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

**City of Pittsburgh** vs Peppers Sadeah, Unknown Heirs of Sadeah Peppers; GD-24-014311; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

**Climatex Inc.** vs Yeshiva Achei Tmimim of Pittsburgh d/b/a Yeshiva Schools of Pittsburgh; GD-24-014312; Mechanic's Lien; Certificate of Location; 145320.00; Atty(s): Roteman Ronald B.

**City of Pittsburgh** vs Evans William H., Fees Richard, Unknown Heirs of William H. Evans, Unknown Heirs of Richard Fees; GD-24-014313; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

**City of Pittsburgh** vs Wilson Larry Noble, Pittsburgh Water & Sewer Authority, ALCOSAN, Unknown Heirs of Larry Noble Wilson; GD-24-014314; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart

**City of Pittsburgh** vs Johnson Thomas F., Pittsburgh Water & Sewer Authority, Unknown Heirs of Thomas F. Johnson; GD-24-014315; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart

**City of Pittsburgh** vs Bilby Laura, Sakerak Alice, Pittsburgh Water & Sewer Authority, Unknown Heirs of Laura Bilby, Unknown Heirs of Alice Sakerak; GD-24-014316; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

**TD Bank USA N.A.** vs Smith Kimberly; GD-24-014317; MDJ Transcript; Notice of Judgment Mailed; 860.24; Atty(s): Morris Gregg L

**TD Bank USA N.A.** vs Cunningham Everett; GD-24-014318; MDJ Transcript; Notice of Judgment Mailed; 1088.84; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**City of Pittsburgh** vs Kennedy Maureen A., Commonwealth of PA Department of Revenue, GLS Capital Inc., Pittsburgh Water & Sewer Authority, ALCOSAN, Commonwealth of PA - Inheritance Tax Division, Unknown Heirs of Maureen A. Kennedy; GD-24-014319; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart

**LVNV Funding LLC** vs Menyko Miroslav; GD-24-014320; MDJ Transcript; Notice of Judgment Mailed; 1251.39; Atty(s): Morris Gregg L

**Rossi Ronda, Rossi Ronald** vs Drb Group Mid-Atlantic LLC; GD-24-014321; Other Tort; Praecepte for Writ of Summons; Atty(s): Nalducci Walter

**City of Pittsburgh** vs Rivers John A., Rivers Shiela, Farrar Percy, Farrar Jr. Percy, Benton Flora M., Harris Karen M., Harris Arlene, Pittsburgh Water & Sewer Authority, PNC Bank N.A., PHFA, Commonwealth of PA, Unknown Heirs of John A. Rivers, Unknown Heirs of Shelia Rivers, Unknown Heirs of Percy Farrar, Unknown Heirs of Percy Farrar Jr., Unknown Heirs of Flora M. Benton, Unknown Heirs of Karen M. Harris, Unknown Heirs of Arlene Harris; GD-24-014322; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

**LVNV Funding LLC** vs Toland Norma; GD-24-014323; MDJ Transcript; Notice of Judgment Mailed; 1453.01; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**City of Pittsburgh** vs Tackett Marie H., Horback Paul, Horback Jr. John, Melilli Francis, Pittsburgh Water & Sewer Authority, ALCOSAN, Commonwealth of PA Department of Revenue, Unknown Heirs of Marie H. Tackett aka Marie Horback Tackett, Unknown Heirs of Paul Horback, Unknown Heirs of John Horback Jr., Unknown Heirs of Francis Melilli; GD-24-014324; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

**LVNV Funding LLC** vs Lazzari Deborah D.; GD-24-014325; MDJ Transcript; Notice of Judgment Mailed; 1890.13; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Norman Denise; GD-24-014326; MDJ Transcript; Notice of Judgment Mailed; 2549.95; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Clifford Smith Electric Services Inc.** vs Big Jim Plaza LLC; GD-24-014327; Mechanic's Lien; Certificate of Location; 81170.00; Atty(s): Casker Steven T

**TD Bank USA N.A.** vs Shoaf Andrea; GD-24-014328; MDJ Transcript; Notice of Judgment Mailed; 2153.48; Atty(s): Morris Gregg L

**Rankin Borough** vs Runion Jeremy; GD-24-014329; Municipal Lien; Certificate of Location; 978.59; Atty(s): Leininger Jason J

**TD Bank USA N.A.** vs Russell Kristen; GD-24-014330; MDJ Transcript; Notice of Judgment Mailed; 857.70; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**City of Pittsburgh** vs Vaughn Street LLC, Commonwealth of PA Department of Revenue, Estate of Ruby Huff, Commonwealth of Pennsylvania Department of Revenue Bureau o, Unknown Heirs of Ruby Huff; GD-24-014331; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

**McKees Rocks Borough** vs Level-Equity Building, Inc.; GD-24-014332; Municipal Lien; Certificate of Location; 892.66; Atty(s): Leininger Jason J

**TD Bank USA N.A.** vs Radford Margaret J.; GD-24-014333; MDJ Transcript; Notice of Judgment Mailed; 1396.10; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Koch Michelle; GD-24-014334; MDJ Transcript; Notice of Judgment Mailed; 703.10; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**TD Bank USA N.A.** vs Kiefer Norma J.; GD-24-014335; MDJ Transcript; Notice of Judgment Mailed; 2242.60; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Greene Michael; GD-24-014336; MDJ Transcript; Notice of Judgment Mailed; 2383.13; Atty(s): Morris Gregg L

**LVNV Funding LLC** vs McDuffie Mary; GD-24-014337; MDJ Transcript; Notice of Judgment Mailed; 1014.15; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**TD Bank USA N.A.** vs Langel Corey; GD-24-014339; MDJ Transcript; Notice of Judgment Mailed; 743.93; Atty(s): Morris Gregg L

**LVNV Funding LLC** vs Senovich Barbara; GD-24-014340; MDJ Transcript; Notice of Judgment Mailed; 4494.13; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Kalmeyer Natalie** vs Shikora D.O. Evan, University of Pittsburgh Physicians; GD-24-014341; Medical/Hospital Liability; Complaint; Atty(s): Unatin Gregory R.

**Rankin Borough** vs Taylor Vicky L.M., Taylor James R.; GD-24-014342; Municipal Lien; Certificate of Location; 895.14; Atty(s): Leininger Jason J

**Commonwealth of PA Department of Labor & Industry** vs Ags Landscaping LLC; GD-24-102539; Unemployment Compensation Lien; Unemployment Compensation Lien; 672.51

## COURT NOTICES

Pennsylvania  
Supreme CourtIN RE: SCHEDULE OF HOLIDAYS  
FOR YEAR 2026 FOR STAFFS OF  
THE APPELLATE COURTS AND THE  
ADMINISTRATIVE OFFICE OF  
PENNSYLVANIA COURTSNo. 628  
Judicial Administration Docket

## ORDER

## PER CURIAM:

AND NOW, this 11th day of December, 2024, it is hereby ordered that the following paid holidays for calendar year 2026 will be observed on the dates specified below by all employees of the appellate courts and the Administrative Office of Pennsylvania Courts:

January 01, 2026

New Year's Day

January 19, 2026

Martin Luther King, Jr. Day

February 16, 2026

Presidents' Day

April 3, 2026

Good Friday

May 25, 2026

Memorial Day

June 19, 2026

Juneteenth

July 03, 2026

Independence Day

September 07, 2026

Labor Day

October 12, 2026

Columbus Day

November 11, 2026

Veterans' Day

November 26, 2026

Thanksgiving Day

November 27, 2026

Day after Thanksgiving

December 25, 2026

Christmas Day

24-04494

Pennsylvania  
Supreme CourtIN RE: SESSIONS OF THE SUPREME  
COURT OF PENNSYLVANIA FOR  
THE YEAR 2026No. 629  
Judicial Administration Docket

## ORDER

## PER CURIAM:

AND NOW, this 11th day of December, 2024, it is ordered that the argument/administrative sessions of the Supreme Court of Pennsylvania shall be held in the year 2026 as follows:

Philadelphia

(Administrative Session)

January 27th

Philadelphia

March 9th through March 13th

**Harrisburg**  
(Administrative Session)  
March 24th  
**Pittsburgh**  
April 13th through April 17th  
**Harrisburg**  
May 18th through May 22nd  
**Pittsburgh**  
(Administrative Session)  
June 2nd  
**Philadelphia**  
September 14th through September 18th  
**Pittsburgh**  
October 14th through October 16th  
**Harrisburg**  
November 16th through November 20th  
24-04495

**Pennsylvania  
Supreme Court**

**IN RE: DUTY ASSIGNMENT SCHEDULE  
FOR EMERGENCY PETITIONS IN  
THE YEAR 2025**

**No. 630  
Judicial Administration Docket  
ORDER**

**PER CURIAM:**

**AND NOW**, this 11th day of December, 2024, the emergency duty assignment for the year 2025, is herewith adopted.

**January**  
Justice Christine Donohue  
(Eastern District)  
Justice Kevin Dougherty  
(Western District)  
**February**  
Justice David Wecht  
(Eastern District)  
Justice Sallie Updyke Mundy  
(Western District)  
**March**  
Justice P. Kevin Brobson  
(Eastern District)  
Justice Daniel McCaffery  
(Western District)  
**April**  
Justice Kevin Dougherty  
(Eastern District)  
Justice Christine Donohue  
(Western District)  
**May**  
Justice Sallie Updyke Mundy  
(Eastern District)  
Justice David Wecht  
(Western District)  
**June**  
Justice Daniel McCaffery  
(Eastern District)  
Justice P. Kevin Brobson  
(Western District)  
**July**  
Justice Christine Donohue  
(Eastern District)  
Justice Kevin Dougherty  
(Western District)  
**August**  
Justice David Wecht  
(Eastern District)  
Justice Sallie Updyke Mundy  
(Western District)

**September**  
Justice P. Kevin Brobson  
(Eastern District)  
Justice Daniel McCaffery  
(Western District)  
**October**  
Justice Kevin Dougherty  
(Eastern District)  
Justice Christine Donohue  
(Western District)  
**November**  
Justice Sallie Updyke Mundy  
(Eastern District)  
Justice David Wecht  
(Western District)  
**December**  
Justice Daniel McCaffery  
(Eastern District)  
Justice P. Kevin Brobson  
(Western District)  
24-04496

**Court of Common Pleas  
of Allegheny County**

**UPDATED 12/13/2024**

**JUVENILE COURT  
MOTIONS SCHEDULE**

**January 2025**

**January 1** - Holiday  
**January 2** - Judge Hens-Greco  
**January 3** - Judge Spurgeon  
**January 6** - Judge Watson  
**January 7** - Judge Watson  
**January 8** - Judge Watson  
**January 9** - Judge Watson  
**January 10** - Judge Watson  
**January 13** - Judge Cozza  
**January 14** - Judge Cozza  
**January 15** - Judge Cozza  
**January 16** - Judge Cozza  
**January 17** - Judge Cozza  
**January 20** - Holiday  
**January 21** - Judge Sizemore  
**January 22** - Judge Sizemore  
**January 23** - Judge Sizemore  
**January 24** - Judge Sizemore  
**January 27** - Judge McCrady  
**January 28** - Judge McCrady  
**January 29** - Judge McCrady  
**January 30** - Judge McCrady  
**January 31** - Judge McCrady  
24-04185

**Court of Common Pleas  
of Allegheny County**

**UPDATED 12/13/2024**

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

**January 2025**

**January 1** - Court Holiday  
**January 2** - Korb, J. in Courtroom 425 at 2:00 PM  
**January 3** - No Motions  
**January 6** - Middleman, J. in Courtroom 425 at 2:00 PM  
**January 7** - Costa, J. in Courtroom 425 at 2:00 PM  
**January 8** - Cozza, J. in Courtroom 320 at 9:30 AM

**January 9** - Sweeney, J. in Courtroom 425 at 2:00 PM  
**January 10** - No Motions  
**January 13** - Middleman, J. in Courtroom 425 at 2:00 PM  
**January 14** - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM  
**January 15** - Eaton, J. in 814 City-County Building at 2:00 PM  
**January 16** - Woodruff, J. in Courtroom 320 at 9:30 AM and Korb, J. in Courtroom 425 at 2:00 PM  
**January 17** - No Motions  
**January 20** - Court Holiday  
**January 21** - Bush, J. in Courtroom 323 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM  
**January 22** - Bubash, J. in Courtroom 425 at 2:00 PM  
**January 23** - Sweeney, J. in Courtroom 425 at 2:00 PM  
**January 24** - No Motions  
**January 27** - Eaton, J. in 814 City-County Building at 2:00 PM  
**January 28** - Middleman, J. in Courtroom 425 at 2:00 PM  
**January 29** - Henry-Taylor, J. in 712 City-County Building at 2:00 PM  
**January 30** - Sizemore, J. in Courtroom 320 at 9:30 AM and Korb, J. in Courtroom 425 at 2:00 PM  
**January 31** - No Motions  
**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 Korb, 010 Senior 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 Spurgeon**  
24-04452

**Court of Common Pleas  
of Allegheny County**

**Orphans' Court Judges Motions  
Schedule for the Month of  
January 2025**

**Week of**

**January 6** - Judge Marmo  
**January 13** - Judge McGough  
**January 20** - Judge McCarthy  
**January 27** - Judge McGough  
24-04478

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Daniel D. Regan**

Beginning January 8, 2025, 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:

**January 8, 2025 at Noon**  
**February 5, 2025 at 11:00 a.m.**  
**March 12, 2025 at 11:00 a.m.**  
24-04258

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Arnold I. Klein**

Beginning Thursday, January 9, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

**Thursday, January 9, 2025 at 9:30 a.m.**  
**Thursday, February 13, 2025 at 9:30 a.m.**  
**Thursday, March 13, 2025 at 8:45 a.m.**  
24-04259

**Court of Common Pleas  
of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **MONDAY, DECEMBER 30, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, FEBRUARY 10, 2025**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY**  
**CALENDAR CONTROL JUDGE**  
24-04097

**Looking to hire an attorney,  
paralegal, legal assistant, legal  
secretary or legal administrator?**  
**Post your employment opportunity  
on *jobs.acba.org*.**

## 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, January 6, 2025 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, JANUARY 6, 2025 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, JANUARY 7, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JANUARY 13, 2025 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

10. Donald Mient a/k/a Donald J. Mient and Mary Mient a/k/a Mary Ann Mient  
MG-23-001101—\$142,256.16  
KML Law Group, P.C.  
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 1233 Cloverfield Drive, Pittsburgh, PA 15227. Deed Book 8694, Page 447. Block and Lot Number 58-J-148.

30. Dino E. Conti and Eugene A. Conti  
GD-23-004725—\$4,602.18  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story brick house being known as 725 Agnew Road, Pittsburgh, PA 15227. Deed Book Volume 15450, Page 585. Block & Lot No. 59-R-66.

## Bell Acres

34. Erin E. Toth  
GD-23-000566—\$4,616.40  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Having erected thereon a one story stone house being known as 102 Orris Road, Sewickley, PA 15143. Deed Book Volume 18098, Page 218. Block & Lot No. 1198-B-226.

## Bethel Park

41. Mandy Reed  
MG-24-000218—\$303,884.67  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 110 Logan Rd., Bethel Park, PA 15102. Deed Book Volume 19296, Page 157. Block and Lot Number 0477-M-00159-0000-00.

69. Daniel Varhola  
GD-22-012359—\$3,305.90  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two story brick house being known as 1029 Surrey Woods Road, Bethel Park, PA 15102. Deed Book Volume 4440, Page 225. Block & Lot No. 391-R-252.

80. Mary Ann Ritchey, Solely in Her Capacity as the Executrix of the Estate of Lynda J. Pore  
MG-24-000391—\$69,042.78  
Michelle Pierro, Esq.  
Tucker Arensburg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling known and numbered as 5996 Cherryview Ln., Bethel Park, PA 15102. Deed Book Volume 12207, Page 103, Parcel Number 666-R-125. Block / Lot # 666-R-125.

81. Elizabeth Pagano  
GD-22-015781—\$33,026.31  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 1514 Stoltz Road, Bethel Park, PA 15102. Deed Book 18126, Page 182. Block and Lot Number 665-H-155.

## Braddock Hills

31. James E. Colwell  
GD-23-000640—\$3,167.90  
Joseph W. Gramc, Esq.  
412-281-0587

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

Hills: Having erected thereon a two story brick house being known as 698 Park Avenue, Pittsburgh, PA 15221. Deed Book Volume 18177 Page 429. Block & Lot No. 235-C-252.

68. Darlene M. James  
GD-23-000643—\$9,242.43  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a two story frame house being known as 979 Wilkins Avenue, Pittsburgh, PA 15221. Deed Book Volume 16526, Page 469. Block & Lot No. 300-E-154.

## Brentwood

97. Sean Cullen Doyle  
MG-23-000383—\$177,134.39  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 2960 Churchview Ave., Pittsburgh, PA 15227. Deed Book Volume DE, V1-18699, Page 427. Block and Lot Number 0094-R-00041-0000-00.

## Bridgeville

90. Zachary Arturi, as Administrator of the Estate of Valerie Arturi, Deceased  
GD-24-006541—\$19,669.47  
Justin M. Tuskan, Esq.  
Metz Lewis Brodman Must O'Keefe LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a one-story residential building and garage known as 226 Patterson Avenue, Bridgeville, PA 15017. Deed Book Volume 10971, Page 162. Block and Lot Number 255-E-346.

## City of Clairton

91. Richard James and Kelli Gaines  
MG-23-001078—\$76,233.78  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the First Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 713 Walnut Avenue, Clairton, PA 15025. Deed Book Volume 18839, Page 373, Block and Lot Number 764-F-122.

92. Anthony B. Koontz and Nicole M. Koontz  
MG-18-001178—\$85,611.10  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 409 Mendelssohn Avenue, Clairton, PA 15025 a/k/a 409 Mendelssohn Avenue, Clairton, PA 15025. Deed Book Volume 10065, Page 219, at Instrument Number 154206. Block and Lot Number 0764-G-00236-0000-00.

## Collier

22. John Weigner  
GD-19-003661—\$10,316.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a one story frame house being known as 1028 Franklin Street, Oakdale, PA 15071. Deed Book Volume 9076, Page 639. Block & Lot No. 331-N-7.

**Crafton****8. Gregg W. Dodd, Jr.**

GD-24-009450—\$41,180.16  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two story frame dwelling house, now known and numbered as 1672 Crafton Boulevard, Pittsburgh, PA 15205. Deed Book Volume 16861, Page 535, Block and Lot Number 39-B-316.

**29. Mary Frances Olson**

GD-22-004477—\$2,821.18  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story frame house being known as 555 Chess Street, Pittsburgh, PA 15205. Deed Book Volume 17050, Page 337. Block & Lot No. 39-B-140.

**Dormont****70. Scott A. Charlton and Jill L. Charlton**

GD-19-003562—\$2,162.78  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story brick house being known as 1132 Arkansas Avenue, Pittsburgh, PA 15216. Deed Book Volume 16481, Page 375. Block & Lot No. 97-E-18.

**Duquesne****3. Louise A. Negron and Gabriel Negron-Medina**

MG-24-000563—\$114,037.03  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - 3rd Ward: Having erected thereon a dwelling being known and numbered as 508 Fern Aly., Duquesne, Pennsylvania 15110. Deed Book Volume 18787, Page 248. Block and Lot Number 0378-N-00037-0000-00.

**77. James Michael Crunkleton, as Surviving Heir of John C. Crunkleton, Deceased, Karen Shelton, as Surviving Heir of John C. Crunkleton, Deceased and Unknown Surviving Heirs of John C. Crunkleton, Deceased**

MG-24-000469—\$37,402.69  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the City of Duquesne: Having erected thereon a single family residential dwelling being known and numbered as 110 Miller Avenue, Duquesne, PA 15110. Deed Book Volume 10247, Page 559. Block and Lot Number 304-B-143.

**East Pittsburgh****89. Deon Triplett a/k/a Deon L. Triplett, in His Capacity as Heir of Anita Triplett a/k/a Anita Phyllis Triplett; Ashawntae Thomas a/k/a Ashawntae M. Thomas, in Her Capacity as Heir of Anita Triplett a/k/a Anita Phyllis Triplett; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations, Claiming Right, Title or Interest, From or Under Anita Triplett a/k/a Anita Phyllis Triplett**

GD-23-011760—\$50,672.01  
Robertson, Anschutz, Schneid, Crane & Pansch, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 532 Maple St., East Pittsburgh, PA 15112. Deed Book Volume 17066, Page 465. Block and Lot 0375-L-00127-0000-00.

**Elizabeth Borough****78. Cheryl Wilcox, Administratrix of the Estate of Gary G. Wilcox**

GD-23-006125—\$4,952.56  
Robert J. Garvin  
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two story dwelling being known as 615 Walker Road, Elizabeth, PA 15037. Deed Book Volume 10156, Page 573. Block & Lot No. 1272-F-30.

**Elizabeth Township****48. Nathan Osborne Hines**

GD-24-006576—\$95,885.92  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 2214 Ridge Road, McKeesport, PA 15135 a/k/a 2214 Ridge Road, Mc Keesport, PA 15135. Document Number 2022-37906, Deed Book Volume 19139, Page 572. Block and Lot Number 0875-G-00333-0000-00.

**Etna****23. Gloria Jean Trent, Administratrix of the Estate of Gladys M. Truman, Deceased**

GD-19-000734—\$5,966.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story, two family frame house being known as 16-18 Weible Street, Pittsburgh, PA 15223. Deed Book Volume 14486, Page 229. Block & Lot No. 222-J-293.

**Glassport****55. Andrew Michael Miller**

GD-24-003710—\$15,755.07  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 523 Delaware Ave., Glassport, PA 15045. Deed Book 17333, Page 353. Block and Lot Number 467-S-6; and

Parcel 2: Having erected thereon a commercial garage building being known and numbered as 509 Monongahela Ave., Glassport, PA 15045. Deed Book 17704, Page 443. Block and Lot Number 467-P-63.

**Green Tree****79. P I Hospitality, LLC**

GD-23-012374—\$2,987,611.91  
Joseph A. Fidler, Esq.  
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Parcel 1: Having erected thereon a commercial building being known and numbered as 401 Holiday Drive, Pittsburgh, PA 15220, Deed Book Volume 14388, Page 396, Block and Lot Number 38-G-200.

And Parcel II: Being vacant commercial property known as Mansfield Ave., Pittsburgh, PA 15220, Deed Book Volume 14388, Page 396, Parcel I.D. 38-G-170.

**Hampton****40. Dana Mester Kearns, as Heiress of the Estate of William C. Kearns; Jeremy Kearns as Heirs of the Estate of William C. Kearns, Deceased; Justin Kearns as Heirs of the Estate of William C. Kearns, Deceased; J.K., a Minor and Known Heir of William C. Kearns, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William C. Kearns**

MG-24-000299—\$112,898.95  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 4042 Clarkland Ave., Allison Park, PA 15101. Deed Book Volume 16076, Page 73. Block and Lot Number 0720-F-00149-0000-00.

**76. Amanda M. Klink and Daniel R. Klink**

GD-24-005928—\$546,063.59  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a single family residential dwelling being known and numbered as 4559 Nature Trail Drive, Allison Park, PA 15101. Deed Book Volume 18105, Page 543. Block and Lot Number 951-A-134.

**Harrison****59. Jason R. Meier**

MG-24-000289—\$178,787.02  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single family dwelling being known and numbered as 1211 Dallas Avenue, Natrona Heights, PA 15065. Deed Book DE-18959, Page 13. Block and Lot 1519-F-247.

**Jefferson Hills****85. Carl L. Hanford and Debbie L. Hanford a/k/a Debbie L. Thompson**

GD-23-012477—\$289,489.50  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a residential dwelling known as 428 Wray Large Road, Clairton, PA 15025 a/k/a 428 Wray Large Road, Jefferson Hills, PA 15025, Deed Book Volume 14125, Page 480, Block & Lot No. 766-L-246.

**Liberty****46. James R. Andreoli a/k/a James Andreoli**

MG-24-000643—\$100,650.54  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 213 Scene Ridge Road, McKeesport, PA 15133 a/k/a 213 Scene Ridge Road, Mc Keesport, PA 15133. Document Number 2020-14430, Deed Book Volume 18042, Page 23. Block and Lot Number 0555-A-00045-0000-00.

**City of McKeesport****74. Tristone Keith, Known Heir of Rosie E. Keith, Deceased, and the Unknown Heirs of Rosie E. Keith, Deceased**

MG-24-000317—\$24,931.53  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1505 Flagler Street, McKeesport, PA 15132. Deed Book Volume 14077, Page 501. Block and Lot Number 382-H-385.

**Monroeville****100. Heather Willson a/k/a Heather M. Willson a/k/a Heather M. Wilson**

MG-22-000436—\$171,867.87  
Perry Russell, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 428 Longview Dr., Monroeville, PA 15146. Deed Book Volume 13361, Page 54. Block and Lot Number: 0543-H-00077-0000-00.

**Mt. Lebanon****99. Kenneth E. Gray, Jr., Known Heir of the Estate of Kenneth E. Gray, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Kenneth E. Gray, Deceased**

MG-24-000220—\$54,018.80  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 1155 Pinewood Dr., Pittsburgh, PA 15243. Deed Book Volume 5987, Page 57. Block and Lot Number 0194-H-00220-0000-00.

**101. Andrew T. Waller and Carolyn A. Waller, Husband and Wife**

GD-24-006894—\$15,912.21  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 20 Fernwood Avenue, Pittsburgh, Pennsylvania 15228, Deed Book Volume 7498, Page 86, Block and Lot 141-C-257.

**Mt. Oliver****4. Carol M. Flannery**

GD-23-009802—\$4,337.28  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 212 Ormsby Avenue, Pittsburgh, PA 15210. Deed Book 10404, Page 555. Block and Lot Number 32-A-124.

**Munhall****28. Robert M. Crawford and Anita E. Crawford**

GD-23-004664—\$2,648.99  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two story brick house being known as 3649 Valewood Drive, Homestead, PA 15120. Block & Lot No. 182-E-216.

**62. Trent Thompson and April Franklin**  
GD-23-010324—\$4,680.74  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two story brick house being known as 118 East 21st Avenue, Homestead, PA 15120. Deed Book Volume 16260, Page 130. Block & Lot No. 131-M-110.

### North Braddock

**73. Crystel Anne Sneed, Known Heir of Bryant K. Sneed, Deceased, and the Unknown Heirs of Bryant K. Sneed, Deceased**  
MG-24-000327—\$37,683.71  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a dwelling being known and numbered as 1701 Madison Avenue, Braddock, PA 15104. Deed Book Volume 10534, Page 451. Block and Lot Number 375-K-120-0-2.

### North Versailles

**17. Walter Page**  
MG-24-000507—\$65,312.41  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 1116 Jacks Run Road, North Versailles, PA 15137. Deed Book 17094, Page 232. Block and Lot Number 750-N-81.

**71. Louis Richard Carnevale and Tammy L. Carnevale**  
GD-23-010569—\$3,512.43  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story brick house being known as 511 Overhill Drive, North Versailles, PA 15137. Deed Book Volume 17099, Page 269. Block & Lot No. 459-E-131.

### Penn Hills

**2. Robert E. Moore**  
MG-23-000795—\$87,913.84  
Chelsea A. Nixon, 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 564 Idlewood Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 8707, Page 552. Block and Lot Number 0538-K-00127-0000-00.

**36. Frank Steven Schmidt**  
MG-24-000113—\$144,466.24  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 105 Richmore Dr., Verona, PA 15147. Deed Book

Volume 18510, Page 403. Block and Lot Number 0446-N-00295-0000-00.

**49. Bernard J. Gioia and Christina M. Gioia**  
MG-24-000629—\$45,584.16  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 185 Shenandoah Drive, Pittsburgh, PA 15235. Document Number 2003-36612, Deed Book Volume 11826, Page 55. Block and Lot Number 0448-S-00138-0000-00.

**54. Timothy Lewis**  
GD-24-004716—\$14,251.71  
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 1701 Nash Ave., Pittsburgh, PA 15235. Deed Book 17544, Page 359. Block and Lot Number 632-P-101.

**57. Rita K. Thompson**  
GD-24-005428—\$13,254.45  
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 7740 Mount Carmel Road, Verona, PA 15147. Deed Book 5647, Page 489. Block and Lot Number 230-K-66.

**94. Golden Pinnacle, LLC**  
GD-24-004718—\$18,983.44  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 8213 Nadine Road, Verona, PA 15147. Deed Book 18480, Page 447. Block and Lot Number 229-H-38; and

Parcel 2: Having erected thereon a single family dwelling being known and numbered as 8217 Nadine Road, Verona, PA 15147. Deed Book 18480, Page 442. Block and Lot Number 229-H-40.

### Plum

**82. William H. Gildernew**  
GD-23-004371—\$12,016.21  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 4933 Havana Drive, Pittsburgh, PA 15239. Deed Book 10874, Page 51. Block and Lot Number 1238-P-122.

**83. Timothy A. Hudec and Gina M. Hudec**  
GD-22-010246—\$23,436.33  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 232 Carriage Boulevard, Pittsburgh, PA 15239. Deed Book 9418, Page 274. Block and Lot Number 741-B-228.

**84. Trent J. O'Leary, Administrator of the Estate of William P. O'Leary, Deceased**  
GD-23-004399—\$42,239.18  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 2289 Chapparral Drive, Pittsburgh, PA 15239. Deed Book 10461, Page 168. Block and Lot Number 1239-J-134.

### Port Vue

**13. Diane M. Kugler**  
MG-23-000870—\$40,703.88  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 317 Gumbert Street, McKeesport, PA 15133. Deed Book 10904, Page 302. Block and Lot Number 383-S-288.

**21. Lawrence Bellas**  
GD-23-010343—\$2,851.94  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a one story brick house being known as 931 Morton Avenue, McKeesport, PA 15133. Deed Book Volume 17852, Page 51. Block & Lot No. 383-F-329.

**51. Abdalla Grimes**  
GD-24-001644—\$9,513.78  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 824 Glenn Ave., McKeesport, PA 15133. Deed Book 18062, Page 142. Block and Lot Number 465-K-249.

**93. Keith M. Geissler, solely as heir of Norma J. Geissler, deceased Mark Geissler, solely as heir of Norma J. Geissler, deceased Scott F. Geissler, solely as heir of Norma J. Geissler, deceased Dawn Miller, solely as heir of Norma J. Geissler, deceased Unknown heirs, devisees and personal Representatives of Norma J. Geissler, deceased**  
MG-22-001036—\$75,519.12  
Emmanuel J. Argentieri, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1317 Beverly Road, McKeesport, PA 15133. Deed Book Volume 16118, Page 105. Block and Lot Number 383-K-228.

### Reserve

**42. Frank C. Harvey and Kathleen V. Harvey**  
MG-24-000584—\$74,024.79  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 3239 Mount Troy Rd., Pittsburgh, PA 15212 a/k/a 3239 Mt. Troy Rd., Pittsburgh, PA 15212. Deed Book Volume 15443, Page 184. Block and Lot Number 0117-K-00020-0000-00.

### Richland

**66. Lawrence J. Mull**  
GD-23-005995—\$6,444.45  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a one story frame house being known as 3612 Northfield Drive, Gibsonia, PA 15044. Deed Book Volume 9338, Page 263. Block & Lot No. 1504-B-69.

### Ross

**18. Sally A. Cerveny**  
MG-24-000325—\$60,815.05  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 140 Peony Avenue, Pittsburgh, PA 15229. Deed Book Volume 16966, Page 454. Block and Lot Number 349-M-230.

**39. James Schillinger**  
MG-24-000447—\$143,968.60  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 21 Saint William Pl., Pittsburgh, PA 15237. Deed Book Volume 11373, Page 571. Block and Lot Number 0517-B-00365-0000-00.

**65. Seraj Mokhtar**  
GD-23-000959—\$6,182.69  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story brick condominium being Unit # 1404 in Charlemagne II Condominium, known as 1404 Charlemagne Circle, Pittsburgh, PA 15237. Deed Book Volume 15913, Page 71, Block & Lot 517-H-30-1404.

### Scott

**37. Joseph Jameson**  
MG-23-000720—\$103,522.26  
Carolyn Treglia, 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 220 Finley Ave., Carnegie, PA 15106. Deed Book Volume 17904, Page 468. Block and Lot Number 0102-R-00144-0000-00.

### Sewickley

**75. John W. Lecornu and Susan W. Lecornu**  
MG-16-001272—\$489,130.72  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a single family residential dwelling being known and numbered as 601 Locust Place, Sewickley, PA 15143. Deed Book Volume 17571, Page 80. Block and Lot Number 508-N-311.

### South Park

**25. Ranmar Property Group, LLC**  
GD-24-002085—\$6,543.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Parcel #1: Having erected thereon a one story commercial building being known as 5724 Curry Road, Pittsburgh, PA 15236. Deed Book Volume 17544, Page 185. Block & Lot No. 473-L-172.

Parcel #2: Having erected thereon a two story industrial warehouse being known as 1175 Thomas Avenue, Pittsburgh, PA 15236. Deed Book Volume 17544, Page 185. Block & Lot No. 473-L-165.

**26. Ranmar Property Group, LLC**  
GD-24-002084—\$4,485.61  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two story commercial

building being known as 5724 Curry Road, Pittsburgh, PA 15236. Deed Book Volume 17436, Page 16. Block & Lot No. 473-L-175.

**27. Ranmar Property Group, LLC**  
GD-24-001844—\$4,705.50  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one story commercial building being known as 5681 Horning Road, Pittsburgh, PA 15236. Deed Book Volume 17544, Page 185. Block & Lot No. 473-G-214.

**Stowe**

**14. Kenneth Thomas Faulisi a/k/a Kenneth Faulisi**  
MG-24-000008—\$11,211.55  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 913 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 14907, Page 336. Block and Lot Number 73-P-82.

**Swissvale**

**9. Jack Young**  
GD-23-013324—\$3,848.27  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7913 Lloyd Avenue, Pittsburgh, PA 15218. Deed Book 16162, Page 301. Block and Lot Number 234-P-021.

**64. Debra Martino, Angela Martino, David Martino and Abigail Seidling**  
GD-23-001506—\$18,200.63  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a three story commercial building being known as 1918 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 17996, Page 114. Block & Lot No. 178-C-141.

**Tarentum**

**63. Joseph Price**  
GD-22-011064—\$9,105.54  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two story frame house being known as 533 2nd Avenue, Tarentum, PA 15084. Deed Book Volume 14386, Page 82. Block & Lot No. 1224-J-73.

**67. Richard Scholl, with Notice to Heirs and Assigns**  
GD-15-010412—\$5,735.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two story frame house being known as 522 3rd Avenue, Tarentum, PA 15084. Deed Book Volume 4244, Page 135. Block & Lot No. 1224-J-106.

**Turtle Creek**

**33. Carla White**  
GD-23-009337—\$12,551.96  
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 frame house being known as 604 Boden Street, Turtle Creek, PA 15145. Deed Book Volume 17387, Page 392. Block & Lot No. 454-R-285.

**98. Amy Bartoli Baublitz, Known Heiress of Daniel Guy Bartoli, Deceased; William Bartoli, Known Heir of Daniel Guy Bartoli, Deceased; Thomas Bartoli, Known Heir of Daniel Guy Bartoli, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Daniel Guy Bartoli**

MG-24-000251—\$36,703.54  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 414 George St., Turtle Creek, PA 15145. Deed Book Volume 13011, Page 549. Block and Lot Number 0455-M-00218-0000-00.

**Verona**

**11. Meg L. Burkardt as Administratrix of the Estate of Monte Williams, Deceased**  
GD-24-008551—\$38,933.08  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 567 Peter Street, Verona, PA 15147. Deed Book 9269, Page 591. Block and Lot Number 364-S-56.

**West Mifflin**

**20. Daniel S. Radocay, With Notice to Heirs and Assigns**  
GD-19-016401—\$3,942.00  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story frame house being known as 1808 Worton Boulevard, West Mifflin, PA 15122. Deed Book Volume 15962, Page 557. Block & Lot No. 240-S-398.

**60. Stephanie Macsurak, Administratrix of the Estate of Linda M. Macsurak**  
MG-24-000573—\$119,764.35  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a brick dwelling known as 2234 Vermont Avenue, West Mifflin, PA 15122. DBV 18215, PG. 279, B/L #241-M-57.

**86. All Known and Unknown Heirs of Adrienne N. Devine a/k/a Adrienne M. Devine**  
MG-24-000484—\$43,979.30  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 216 Commonwealth Avenue, West Mifflin, PA 15122. Deed Book Volume 34520, Page 166, Parcel Number 239-A-176. Block / Lot # 239-A-176.

**87. Kenneth Burdick as Known Heir of Dolores A. Burdick and All Unknown Heirs of Dolores A. Burdick**  
MG-24-000578—\$99,971.84  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

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

Mifflin: Having erected thereon a dwelling known and numbered as 713 Shady Lane, West Mifflin, PA 15122. Deed Book Volume 6760, Page 351, Parcel Number 239-B-173. Block / Lot # 239-B-173.

**West View**

**35. Nichole S. Katsadas**  
MG-24-000399—\$137,238.92  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 240 Martsolf Ave., Pittsburgh, PA 15229. Deed Book Volume 15305, Page 273. Block and Lot Number 0280-K-00205-0000-00.

**White Oak**

**1. James Nicoludis, Soley in His Capacity as Executor of the Estate of Mary Nicoludis a/k/a Mary P. Nicoludis**

MG-24-000300—\$14,277.50  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, White Oak Borough: Having erected thereon a dwelling known and numbered as 1113 Monongahela Blvd., McKeesport, PA 15131. Deed Book Volume 9970, Page 341, Parcel Number 461-K-149. Block/Lot# 461-K-149.

**44. Richard Leonard Martino and Jennifer Lynn Martino**

MG-23-000539—\$131,192.12  
MDK Legal  
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 1108 California Avenue, McKeesport, PA 15131 a/k/a 1108 California Avenue, White Oak, PA 15131. Document Number 2018-26020, Deed Book Volume 17329, Page 253. Block and Lot Number 0461-C-00336-0000-00.

**Wilkins**

**7. Christine Trich a/k/a Christine R. Trich, Executrix of the Estate of Paula E. Shafer**

GD-24-007138—\$56,367.91  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 3953 Dowling Avenue, Pittsburgh, Pennsylvania 15221. Deed Book Volume 14061, Page 132. Block and Lot Number 0372-P-00276-0000-00.

**Wilkinsburg**

**6. Hands on Realty Co.**  
MG-24-000545—\$136,858.42  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Wilkinsburg: Having erected thereon a single family residential dwelling being known and numbered as 1414 Avon Place, Pittsburgh, PA 15221. Deed Book Volume 18453, Page 125. Block and Lot Number 297-F-211.

**19. Alia M. Carter, Individually, Alia M. Carter, Personal Representative of the**

**Estate of John T. Gwinn, Jr. a/k/a John Gwinn a/k/a John T. Gwinn a/k/a John Gwinn, Jr., Deceased**

GD-24-003092—\$23,685.83

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having thereon erected a two-story brick dwelling known as and numbered 2043 Chalfant Street, Pittsburgh, PA 15221. Deed Book Volume 18452, Page 429. Block and Lot Number 297-F-5.

**50. The Unknown Heirs of Mary A. Smith, Deceased**

GD-24-006572—\$12,382.21  
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 520 Princeton Boulevard, Pittsburgh, PA 15221. Deed Book 5513, Page 213. Block and Lot Number 233-M-42.

**52. Kela Stubbs**

GD-24-007223—\$15,570.42  
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 820 McKee Street, Pittsburgh, PA 15221. Deed Book 16688, Page 261. Block and Lot Number 232-E-195.

**53. Alvin H. Smith**

GD-22-000704—\$14,367.73  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 2038 Chalfant Street, Pittsburgh, PA 15221. Deed Book 10629, Page 489. Block and Lot Number 297-F-20.

**56. Jaysen Booker, Executor for the Estate of Regina L. Booker, Deceased**

GD-22-013020—\$17,838.80  
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 2172 Vantine St., Pittsburgh, PA 15221. Deed Book 16635, Page 517. Block and Lot Number 296-N-230.

**Pittsburgh—10th Ward**

**61. Kelly Cavanagh**  
GD-24-008402—\$41,594.31  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 10th Ward: Having erected thereon a rowhouse known as 117 53rd Street, Pittsburgh, PA 15201. Deed Book Volume 14645, Page 406, Block and Lot Number 80-D-200.

**Pittsburgh—12th Ward**

**72. Hands On Realty Co.**  
GD-24-000154—\$182,656.67  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6960 Monticello Street, Pittsburgh, PA 15208. Deed Book Volume 19209, Page 416. Block and Lot Number 0125-D-00063.



**Pittsburgh—17th Ward****58. Blu Star Origins Real Estate, LLC**

GD-24-005961—\$252,036.07  
Padgett Law Group  
850-422-2520

All that certain lot or piece of ground situate in the 17th (formerly 26th) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 1711 Larkins Way, Pittsburgh, PA 15203. Deed Book Volume 18976, Page 255, Instrument Number 2022-22218. Block and Lot Number 12-J-136.

**Pittsburgh—18th Ward****12. Stephanie Merlo Solely on Her Capacity as Heir of Both Mary Ellen Merlo a/k/a Mary Ellen Burger and Charles J. Merlo, Both Deceased**

MG-23-000942—\$44,964.14  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 83 Ruth Street, Pittsburgh, PA 15211. Deed Book 5252, Page 85. Block and Lot Number 4-R-235.

**Pittsburgh—19th Ward****45. Janette L. Dimatteo**

MG-24-000663—\$49,449.65  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 1642 Methyl Street, Pittsburgh, PA 15216. Document Number 2013-12611, Deed Book Volume 15240, Page 392. Block and Lot Number 0035-F-00191-0000-00.

**96. Jason Daniel Gmuier**

MG-24-000190—\$131,183.27  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Parcel No. 1: Vacant land being known and numbered as 211 Wilbert St., Pittsburgh, PA 15211. Deed Book Volume 17582, Page 150, Block and Lot Number 0004-J-00185-0000-00.

Parcel No. 2: Having erected thereon a dwelling being known and numbered as 211 Wilbert St., Pittsburgh, PA 15211 Deed Book Volume 17582, Page 150, Block and Lot Number 0004-J-00186-0000-00.

**Pittsburgh—20th Ward****16. Viola A. Cutler**

MG-23-000611—\$47,034.95  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3127 Landis Street, Pittsburgh, PA 15204. Deed Book 17976, Page 562. Block and Lot Number 42-L-185.

**Pittsburgh—27th Ward****43. Jill L. McGlothlin a/k/a Jill L. McGlothlin**

MG-24-000379—\$48,536.98  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Parcel No. 1: Having erected thereon a Res Aux Building being known and numbered as 3604 Brighton Rd., Pittsburgh, PA 15212. Deed Book Volume 12513, Page 5. Block and Lot Number 0114-S-00300-0000-00.

Parcel No. 2: Having erected thereon a dwelling being known and numbered as 3604 Brighton Rd., Pittsburgh, PA 15212. Deed Book Volume 12513, Page 5. Block and Lot Number 0114-S-00302-0000-00.

**Pittsburgh—28th Ward****88. David B. Houston a/k/a David Houston and Quandalina Houston**

MG-24-000143—\$136,980.43  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1294 Dickens St., Pittsburgh, PA 15220. Deed Book Volume 11309, Page 134. Block and Lot 0020-J-00183-0000-00.

**95. Leonna Smalley a/k/a Leonna P. Smalley**

MG-24-000480—\$91,960.64  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1243 Straka St., Pittsburgh, PA 15204. Deed Book Volume 13250, Page 29. Block and Lot Number 0041-G-00024-0000-00.

**Pittsburgh—29th Ward****38. Matthew C. Reynolds**

MG-24-000569—\$82,345.31  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a

dwelling being known and numbered as 2445 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 15885, Page 256. Block and Lot Number 0094-N-00012-0000-00.

**AMENDED NOTICE**

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

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

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Dec 12, 2024

Dec 13, 20, 27, 2024

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

**Estate Notice**

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

Adams, Catherine A., deceased, of Munhall, PA. No. 07912 of 2024. Christine L. Adams, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.

24-02301w Dec 20, 27 2024; Jan 3, 2025

Bashor, Eris Gene a/k/a Eris G. Bashor, deceased, of South Park Township, PA. No. 7139 of 2024. Fred Bashor, Admr. c.t.a., 915 Cochran Mill Road, Pittsburgh, PA 15236 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

24-04502 Dec 20, 27 2024; Jan 3, 2025

Bryner, David A., deceased, of Port Vue, PA. No. 07095 of 2024. Curtis J. Bryner, Extr., 3247 Jeffrey Drive, McKeesport, PA 15133 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-04504 Dec 20, 27 2024; Jan 3, 2025

Ciminel, Joseph E., deceased, of Carnegie, PA. No. 07657 of 2024. J. Layne Ciminel, Extr., 116 Windermere Court, McMurray, PA 15317 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

24-04503 Dec 20, 27 2024; Jan 3, 2025

Evanick, Josephine Ann a/k/a Josephine A. Evanick a/k/a Joanne Evanick a/k/a Joanne Cypher, deceased, of Elizabeth, PA. No. 07201 of 2024. William L. Cypher, Extr., 340 East Lake Road, Palm Springs, FL 33461 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

24-04501 Dec 20, 27 2024; Jan 3, 2025

Gallagher, Velma a/k/a Velma Jean Gallagher, deceased, of Monroeville, PA. No. 07665 of 2024. Linda Gallagher, Extr., 2521 Monroeville Boulevard, Monroeville, PA 15146 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-04512 Dec 20, 27 2024; Jan 3, 2025

Giedl, Betty Jane, deceased, of Pittsburgh, PA. No. 07752 of 2024. Norman J. Faett, III, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

24-04497 Dec 20, 27 2024; Jan 3, 2025

Gilbertson, Jr., John R. a/k/a John Robert Gilbertson, deceased, of Pittsburgh, PA. No. 05987 of 2024. Kaoru O. Gilbertson, Admr., 5409 Ellsworth Avenue, Pittsburgh, PA 15232 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

24-04507 Dec 20, 27 2024; Jan 3, 2025

Hajduk, Patricia a/k/a Patricia J. Hajduk, deceased, of Pittsburgh, PA. No. 07763 of 2024. Edward C. Adams, Extr., c/o Louis C. Blauth, Jr., Esq., 304 Ross Street, Suite 703, Pittsburgh, PA 15219.

24-04500 Dec 20, 27 2024; Jan 3, 2025

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

**Post your employment  
opportunity on  
[jobs.acba.org](http://jobs.acba.org).**

Heller, Marlene Ann, deceased, of Baldwin Township, PA. No. 07933 of 2024. Jill A. Puhl, Admr., 111 Will Scarlett Road, McMurray, PA 15317 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-02304w Dec 20, 27 2024; Jan 3, 2025

Hester, Blanche Mae a/k/a Blanche Hester, deceased, of Pittsburgh, PA. No. 06206 of 2023. Debra Pratt, Admr., 600 Gettysburg Street, Pittsburgh, PA 15206 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

24-04508 Dec 20, 27 2024; Jan 3, 2025

Holibaugh, Robert, deceased, of Pittsburgh, PA. No. 7574 of 2024. Frances Holibaugh, Admr., 6835 Penham Place, Pittsburgh, PA 15208 or to Brock Meador, Esq., Law Office of Brock A. Meador, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

24-02300w Dec 20, 27 2024; Jan 3, 2025

Kennedy, Dorothy Lynn a/k/a D. Lynn Kennedy, deceased, of Bethel Park, PA. No. 07649 of 2024. Debi Bakowski, Extr., 14 Setter Place, Bethel Park, PA 15102 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-02302w Dec 20, 27 2024; Jan 3, 2025

Kurland, Dorothy B. a/k/a Dorothy Baker Kurland, deceased, of Pittsburgh, PA. No. 07584 of 2024. Brenda Kurland, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.

24-04506 Dec 20, 27 2024; Jan 3, 2025

Laufer, Mary J., deceased, of Mt. Lebanon, PA. No. 07737 of 2024. Donald E. Laufer, Extr., 1105 Vista Hill Road, Canonsburg, PA 15317 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-04510 Dec 20, 27 2024; Jan 3, 2025

Malley, Sean P. a/k/a Sean Malley, deceased, of Borough of Churchill, PA. No. 7368 of 2024. Gregory P. Avellana, Extr., 2338 Brisum Way, Hilliard, OH 43026 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02303w Dec 20, 27 2024; Jan 3, 2025

Mitsch, Dorothy D., deceased, of Allison Park, PA. No. 07888 of 2024. John C. Mitsch, Jr., Extr., 45761 Green Valley Road, Plymouth, MI 48170 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-02299w Dec 20, 27 2024; Jan 3, 2025

Pasco, John a/k/a John A. Pasco a/k/a John Andrew Pasco, deceased, of Hazelwood, PA. No. 07748 of 2024. Stephen Pasco, Admr., 105 The Boulevard, Pittsburgh, PA 15210 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

24-04509 Dec 20, 27 2024; Jan 3, 2025

Rosko, Charles E., deceased, of Monroeville, PA. No. 07725 of 2024. Elizabeth A. Rosko, Admr., 425 Brunner Drive, Monroeville, PA 15146 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-04505 Dec 20, 27 2024; Jan 3, 2025

Shannon, Terrance Thomas a/k/a Terrance Shannon, deceased, of Pittsburgh, PA. No. 07585 of 2024. Charles T. Shannon, Admr., 315 7th Ave., Apt. 20B, New York, NY 10001 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301.

24-04498 Dec 20, 27 2024; Jan 3, 2025

Yates, Edwin F., deceased, of Pittsburgh, PA. No. 07757 of 2024. Neil R. Yates, Extr.,

3208 Monaca Drive, Liberty Borough, PA 15133 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

24-04499 Dec 20, 27 2024; Jan 3, 2025

Burke, Carol M., deceased, of South Park, PA. No. 07448 of 2024. David Burke, Co-Extr., 2022 Aiken Court, McKees Rocks, PA 15136 and Jack Emes, Co-Extr., 577 Pat Haven Road, Pittsburgh, PA 15243 or to Roger D. Horgan, Esq., Abes Baumann, PC, 810 Penn Ave., 5th Fl., Pittsburgh, PA 15222.

24-04449 Dec 13, 20, 27, 2024

Carson, Cathleen Lynn, deceased, of Clairton, PA. No. 06544 of 2024. Margaret Whitehouse, Extr., 103 Oakwood Drive, Jefferson Hills, PA 15025 or to Dana L. Turk, Esq., Law Office of Dana L. Turk, 3372 Woodwind Drive, Jefferson Hills, PA 15025.

24-02250w Dec 13, 20, 27, 2024

Dolence, Charles W., deceased, of Oakdale, PA. No. 00239 of 2021. Sandra Dolence, Admr., 2611 Hawthorne Dr., Oakdale, PA 15071 or to John L. Butya, Esq., 5580 Steubenville Pike, McKees Rocks, PA 15136.

24-02254w Dec 13, 20, 27, 2024

Hillegass, Deane W., deceased, of Sewickley, PA. No. 07554 of 2024. Craig A. Hillegass, Extr., c/o James J. Loll, Esq., James J. Loll, P.C., 1122 Third St., Beaver, PA 15009.

24-04448 Dec 13, 20, 27, 2024

Hughes, John Kenneth a/k/a John K. Hughes a/k/a John Hughes, deceased, of Pittsburgh, PA. No. 7332 of 2024. Edward J. Donahoe, Admr., 120 Stonehedge Road, Hollidaysburg, PA 16648 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

24-04451 Dec 13, 20, 27, 2024

Jenkins, Donna L., deceased, of Allison Park, PA. No. 07658 of 2024. Kenneth R. Jenkins, Extr., 317 Freeport Road, Creighton, PA 15030 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-02252w Dec 13, 20, 27, 2024

Kaplan, Gary L. a/k/a Gary Lee Kaplan, deceased, of Pittsburgh, PA. No. 07624 of 2024. Andrew Kaplan, Extr., 5617 Woodmont Street, Pittsburgh, PA 15217 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02251w Dec 13, 20, 27, 2024

Lear, Jonathan M. a/k/a Jonathan Michael Lear, deceased, of O'Hara Township, PA. No. 07608 of 2024. Richard A. Lear, Co-Admr. and Mary C. Lear, Co-Admr., c/o Larry D. Loperfido, Esq., Geary, Loperfido & Genereilli, LLC, 159 Lincoln Ave., Vandergrift, PA 15690.

24-04447 Dec 13, 20, 27, 2024

Orsi, Michael J., deceased, of Pittsburgh, PA. No. 07784 of 2024. Summer Marie Orsi, Admr., c/o Brandon A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-02253w Dec 13, 20, 27, 2024

Paskorz, Edward Alex a/k/a Edward A. Paskorz, deceased, of Cheswick, PA. No. 7325 of 2024. Jennifer A. Paskorz, Admr., 31 Paskorz Lane, Cheswick, PA 15024 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

24-04450 Dec 13, 20, 27, 2024

Stoker, Barbara J. a/k/a Barbara Stoker a/k/a Barbara Jean Stoker, deceased, of Pittsburgh, PA. No. 07281 of 2024. Connie Black, Co-Extr., 6703 Highland Avenue, Finleyville, PA 15332 and Edward W. Stoker, Co-Extr., 106 Commodore Drive, McDonald, PA 15057 or to Alan I. Farber, Esq., 5301

Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

24-02247w Dec 13, 20, 27, 2024

Bayer, Margaret M., deceased, of Tarentum Borough, PA. No. 07249 of 2024. George T. Bayer, Extr., 416 W. 7th Avenue, Tarentum, PA 15084 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-04290 Dec 6, 13, 20, 2024

Boniface, Dolores J. a/k/a Dolores Boniface, deceased, of Pittsburgh, PA. No. 07233 of 2024. Laurie Tommarello, Co-Extr., 600 Rosecliff Road, Wexford, PA 15090 and Brian Fulginiti, Co-Extr., 10 Merrick Drive, Newtown, PA 18940 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

24-04286 Dec 6, 13, 20, 2024

Calderone, William, deceased, of Sewickley, PA. No. 07171 of 2024. Joseph E. Calderone, Jr., Admr., 930 Chambers Road, Horseheads, NY 14845 or to Chad F. McMillen, Esq., McMillen, Urlick, Tocci & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.

24-04300 Dec 6, 13, 20, 2024

Cava, Joseph P., deceased, of Bethel Park, PA. No. 07344 of 2024. Arlene M. Elosch, Extr., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

24-04293 Dec 6, 13, 20, 2024

Devine, II, Arthur Raymond, deceased, of Pittsburgh, PA. No. 07594 of 2024. Lori Golob, Admr., 106 Harveys Lane, Pittsburgh, PA 15237 or to Timothy B. Thurman, Esq., Citron Alex PC, One Oxford Centre, 301 Grant St., Ste. 1225, Pittsburgh, PA 15219.

24-02188w Dec 6, 13, 20, 2024

Hodgdon, William Matthew, deceased, of Pittsburgh, PA. No. 07308 of 2024. Bonnie Wilson Hodgdon, Admr., 954 Beech Avenue, Pittsburgh, PA 15233 or to Charles F. Pegher, Esq., Porter Wright Morris & Arthur, LLP, Six PPG Place, Third Floor, Pittsburgh, PA 15222.

24-04289 Dec 6, 13, 20, 2024

Kelly, Mary Jane, deceased, of Oakmont, PA. No. 7408 of 2024. Jarrett D. Orzechowski, Extr., 52 S. Collinwood Drive, Pittsburgh, PA 15215 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

24-04294 Dec 6, 13, 20, 2024

Kufner, Nancy H., deceased, of Pittsburgh, PA. No. 07337 of 2024. Janice M. Kufner, Extr., 1905 Bader St., Pittsburgh, PA 15212 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.

24-02192w Dec 6, 13, 20, 2024

Pfeiffer, Dorothy M. a/k/a Dorothy Martha Pfeiffer, deceased, of Aurora, IL. No. 07372 of 2024. Barbara J. Pfeiffer, Extr., 2371 Lansburgh Ct., Aurora, IL 60502 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-04298 Dec 6, 13, 20, 2024

Sauer, George W., deceased, of Aleppo Township, PA. No. 07346 of 2024. Joseph M. Sauer, Extr., c/o Jones Day, 901 Lakeside Avenue, Cleveland, OH 44114 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

24-04288 Dec 6, 13, 20, 2024

Seskey, James E., deceased, of Pittsburgh, PA. No. 07605 of 2024. Erica Lynn Seskey, Admr., 2650 Mesta St., Bethel Park, PA 15102 or to Charles A. Merchant, Esq.,

Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-02191w Dec 6, 13, 20, 2024

Shurina, Jr., Joseph, deceased, of Pittsburgh, PA. No. 07010 of 2024. Melissa D. Shurina, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.

24-04295 Dec 6, 13, 20, 2024

Shuster, Donna L. a/k/a Donna Lou Shuster, deceased, of Plum, PA. No. 01788 of 2024. William R. Shuster, Admr. c.t.a., c/o Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-02189w Dec 6, 13, 20, 2024

Smith, James R., deceased, of Pittsburgh, PA. No. 06953 of 2024. Edward J. Kitchen, Extr., 149 Altadena Drive, Pittsburgh, PA 15228 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

24-04287 Dec 6, 13, 20, 2024

Stabile, Joseph V., deceased, of Penn Hills, PA. No. 07427 of 2024. Regina Patella, Extr., c/o Philip A. Goldblum, Esq., Cafardi Ferguson + Wyrlick, The Waterfront Location, 285 E. Waterfront Drive, Suite 160, Homestead, PA 15120.

24-04299 Dec 6, 13, 20, 2024

Thickey, Jr., Lester M., deceased, of Tarentum Borough, PA. No. 07411 of 2024. Lisa McCleary, Extr., 717 Idaho Drive, Lower Burrell, PA 15068 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-04292 Dec 6, 13, 20, 2024

Tucker, Billie D. a/k/a B. Dean Tucker, deceased, of Penn Hills, PA. No. 7267 of 2024. Mark A. Tucker, Extr., 672 Valemont Drive, Verona, PA 15147 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

24-04291 Dec 6, 13, 20, 2024

Yanovich, Jr., Robert Edward, deceased, of Pittsburgh, PA. No. 07472 of 2024. Robert Edward Yanovich, III, Extr., c/o Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

24-02190w Dec 6, 13, 20, 2024

## CIVIL DIVISION

### New Arbitration Suits

(Continued from Page 1, Column 2)

**JPMorgan Chase Bank N.A.** vs Sickels Kathryn; AR-24-007853; Contract - Debt Collection; Exhibits; 6464.79; Atty(s): Lauer Ian M., Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**White Oak Emergency Medical Service Inc.** vs Pechar Krista N., Pechar Charles J.; AR-24-007854; Contract - Debt Collection; Complaint; 811.63; Atty(s): Bonner Kimberly A

**JPMorgan Chase Bank N.A.** vs Mitchell Jamie; AR-24-007855; Contract - Debt Collection; Exhibits; 13795.17; Atty(s): Lauer Ian M., Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Mejia Maximiliano** vs Amadi II Morgan Dennis, Thornhill Dominique; AR-24-007856; Motor Vehicle Accident; Complaint; Atty(s): Haft Richard T.

**Shaffer Ryan Tyler, Shaffer Katie Marie** vs Hyundai Motor America; AR-24-007857; Contract - Other; Complaint; Atty(s): Rapkin Robert A

(Continued on Page 11, Column 1)

## CIVIL DIVISION

## New Arbitration Suits

*(Continued from Page 10, Column 4)*

**Morgan Frances** vs Batinova Kalman G.; AR-24-007858; Other Tort; Defendant's Appeal of MDJ; 1800.00; Atty(s): Self-Represented

**PNC Bank National Association** vs Acevedo II David J.; AR-24-007859; Contract - Credit Card; Praecepte for Appearance; 35049.83; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**PNC Bank National Association** vs Crawford Mary M.; AR-24-007860; Contract - Credit Card; Praecepte for Appearance; 3469.93; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**PNC Bank National Association** vs Croot Cynthia; AR-24-007861; Contract - Debt Collection; Praecepte for Appearance; 18087.12; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**American Express National Bank** vs Diallo Fatoumata; AR-24-007862; Contract - Debt Collection; Praecepte for Appearance; 32431.03; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**Allied Materials Company** vs Rodgers Scapes Inc., Rodgers Ryan; AR-24-007863; Contract - Other; Complaint; Atty(s): Wilkinson Ashley L., Wilkinson Ashley L., Cerrone Jr. Danny P

**Dollar Bank** vs Coleman Christian; AR-24-007864; Contract - Credit Card; Exhibits; 12653.00; Atty(s): Urban Matthew D.

**Dollar Bank** vs Pless Bryan K., Pless Katie; AR-24-007869; Contract - Credit Card; Exhibits; 5450.13; Atty(s): Urban Matthew D.

**C & F Finance Company** vs Mitchell Michael; AR-24-007865; Contract - Debt Collection; Complaint; 14625.54; Atty(s): Zellner Brian K.

**Parise Carl A** vs Makowski Jr. Donald J.; AR-24-007866; Contract - Debt Collection; Complaint; 3815.79; Atty(s): Parise Carl A

**Velocity Investments LLC** vs Paonessa John; AR-24-007867; Contract - Debt Collection; Exhibits; 2942.95; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Butya Jeff; AR-24-007868; Contract - Debt Collection; Exhibits; 7411.42; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Williams Toneen; AR-24-007870; Contract - Debt Collection; Exhibits; 4252.50; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Taylor Montell; AR-24-007871; Contract - Debt Collection; Exhibits; 9490.97; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Conyers Hart; AR-24-007872; Contract - Debt Collection; Exhibits; 7826.93; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Gardner Keith; AR-24-007873; Contract - Debt Collection; Exhibits; 13098.99; Atty(s): Tsarouhis Demetrios H.

**Trustguard Insurance Company** vs Mathis Richard; AR-24-007874; Contract - Other; Complaint; 19576.06; Atty(s): Weinberg Frederic I., Flink Joel M

**Bolden Carole** vs Pittsburgh Regional Transit; AR-24-007875; Motor Vehicle Accident; Complaint; Atty(s): Keller Brandon Russell

**Citizens Bank N.A.** vs Boyer Robert I.; AR-24-007876; Contract - Debt Collection; Exhibits; 15867.43; Atty(s): Baroska III Robert L.

**American Express National Bank** vs Enriquez Kelsea; AR-24-007877; Contract - Credit Card; Praecepte for Appearance; 14037.32; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**Velocity Investments LLC** vs Stokes Samantha; AR-24-007878; Contract - Debt Collection; Exhibits; 1703.73; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Haas Heather; AR-24-007879; Contract - Debt Collection; Exhibits; 5287.11; Atty(s): Tsarouhis Demetrios H.

**PNC Bank National Association** vs Feeny Maureen M.; AR-24-007880; Contract - Credit Card; Praecepte for Appearance; 18172.93; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**PNC Bank National Association** vs Garrett Lori E.; AR-24-007881; Contract - Credit Card; Praecepte for Appearance; 20320.41; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**PNC Bank National Association** vs Hudson Marlin; AR-24-007882; Contract - Credit Card; Praecepte for Appearance; 15896.44; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**Fazio Mechanical Services Inc.** vs Archana International Grocery; AR-24-007883; Contract - Debt Collection; Complaint; 17151.92; Atty(s): Levenson Lauren K., Palumbi Robert M

**Smilak Brian** vs General Motors LLC; AR-24-007884; Contract - Buyer Plaintiff; Complaint; Atty(s): Gorberg David J

**Ford Motor Credit Company LLC** vs Lamb Regina; AR-24-007885; Contract - Debt Collection; Exhibits; 20726.33; Atty(s): Klemm Paul

**Bank of America N.A.** vs Caler Josh C; AR-24-007886; Contract - Credit Card; Exhibits; 7715.93; Atty(s): Baroska III Robert L.

**Ford Motor Credit Company LLC** vs Nathan Contracting LP; AR-24-007887; Contract - Debt Collection; Exhibits; 15561.64; Atty(s): Klemm Paul

**Reno Anthony M** vs General Motors LLC; AR-24-007888; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Ford Motor Credit Company LLC** vs Nathan Contracting L.P.; AR-24-007889; Contract - Debt Collection; Exhibits; 9673.30; Atty(s): Klemm Paul

**Ford Motor Credit Company LLC** vs Hilton Nathan Orella; AR-24-007890; Contract - Debt Collection; Exhibits; 4002.50; Atty(s): Klemm Paul

**Ford Motor Credit Company LLC** vs Roig Jennifer; AR-24-007891; Contract - Debt Collection; Exhibits; 4752.46; Atty(s): Klemm Paul

**Ford Motor Credit Company LLC** vs Hicks Karey D; AR-24-007892; Contract - Debt Collection; Exhibits; 8557.56; Atty(s): Klemm Paul

**Bank of America N.A.** vs Grisham Erola R; AR-24-007893; Contract - Credit Card; Exhibits; 6614.04; Atty(s): Baroska III Robert L.

**Bank of America N.A.** vs Lemanski Joseph E; AR-24-007894; Contract - Credit Card; Exhibits; 10018.47; Atty(s): Cawley Jonathan Paul

**Bank of America N.A.** vs Aguilar Nicholas; AR-24-007895; Contract - Credit Card; Exhibits; 2518.38; Atty(s): Cawley Jonathan Paul

**Harris Lakeesha** vs Blake Mark, Simms Russ, LCKD Auto; AR-24-007896; Other Tort; Defendant's Appeal of MDJ; 3000.00; Atty(s): Reese Jr. Albert G

**St. Clair Ralph** vs Jackson Bradley; AR-24-007897; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Cowburn Robert

**Bank of America N.A.** vs Aguilar Nicholas; AR-24-007898; Contract - Credit Card; Exhibits; 4745.90; Atty(s): Cawley Jonathan Paul

**Ford Motor Credit Company LLC** vs Halaszynski Christopher A.; AR-24-007899; Contract - Debt Collection; Exhibits; 1692.64; Atty(s): Klemm Paul

**Ford Motor Credit Company LLC** vs Efferin Stanley; AR-24-007900; Contract - Debt Collection; Exhibits; 10912.78; Atty(s): Klemm Paul

**Ford Motor Credit Company LLC** vs Margolis Andrew; AR-24-007901; Contract - Debt Collection; Exhibits; 9826.37; Atty(s): Klemm Paul

**JPMorgan Chase Bank N.A.** vs Morris Dennis; AR-24-007902; Contract - Debt Collection; Exhibits; 11597.75; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Bank of America N.A.** vs Adegun Adebayo; AR-24-007903; Contract - Credit Card; Exhibits; 3299.95; Atty(s): Cawley Jonathan Paul

**Ford Motor Credit Company LLC** vs Leech Vittorio J; AR-24-007904; Contract - Debt Collection; Exhibits; 6574.53; Atty(s): Klemm Paul

**Bank of America N.A.** vs Johnson Jeffrey R; AR-24-007905; Contract - Credit Card; Exhibits; 12427.34; Atty(s): Cawley Jonathan Paul

**Bank of America N.A.** vs Diaz Robin Lynn; AR-24-007906; Contract - Credit Card; Exhibits; 6072.19; Atty(s): Cawley Jonathan Paul

**Ford Motor Credit Company LLC** vs Halapin Richard M.; AR-24-007907; Contract - Debt Collection; Exhibits; 10118.51; Atty(s): Klemm Paul

**Bank of America N.A.** vs Burnett King L; AR-24-007908; Contract - Credit Card; Exhibits; 5073.40; Atty(s): Cawley Jonathan Paul

**Bank of America N.A.** vs Scoratou Martin M; AR-24-007909; Contract - Credit Card; Exhibits; 3556.22; Atty(s): Cawley Jonathan Paul

**Ford Motor Credit Company LLC** vs Armentrout Jr. Richard K.; AR-24-007910; Contract - Debt Collection; Exhibits; 11459.81; Atty(s): Klemm Paul

**Bank of America N.A.** vs Bentley Theresa M; AR-24-007911; Contract - Credit Card; Exhibits; 9349.34; Atty(s): Cawley Jonathan Paul

**Ford Motor Credit Company LLC** vs Sholes Pauline; AR-24-007912; Contract - Debt Collection; Exhibits; 30176.48; Atty(s): Klemm Paul

**Ford Motor Credit Company LLC** vs Brezovic Jennifer L; AR-24-007913; Contract - Debt Collection; Exhibits; 1111.18; Atty(s): Klemm Paul

**Bank of America N.A.** vs Bildhauer Karla A; AR-24-007914; Contract - Credit Card; Exhibits; 3234.08; Atty(s): Cawley Jonathan Paul

**Bank of America N.A.** vs Robinson Kelly M; AR-24-007915; Contract - Credit Card; Exhibits; 6225.63; Atty(s): Cawley Jonathan Paul

**Ford Motor Credit Company LLC** vs Kunkle Shane A.; AR-24-007916; Contract - Debt Collection; Exhibits; 13889.67; Atty(s): Klemm Paul

**Bank of America N.A.** vs Schaal Jeffrey Lynn; AR-24-007917; Contract - Credit Card; Exhibits; 14843.68; Atty(s): Cawley Jonathan Paul

**Ford Motor Credit Company LLC** vs Mitchell Joshua A; AR-24-007918; Contract - Debt Collection; Exhibits; 28598.63; Atty(s): Klemm Paul

**Ford Motor Credit Company LLC** vs Hanchar Harry; AR-24-007919; Contract - Debt Collection; Exhibits; 4973.38; Atty(s): Klemm Paul

**Ford Motor Credit Company LLC** vs Oakmont Furniture Restoration LTD; AR-24-007920; Contract - Debt Collection; Exhibits; 1351.22; Atty(s): Klemm Paul

**Credit Corp Solutions Inc** vs Graham Nasjeia, Graham Paul T; AR-24-007921; Contract - Debt Collection; Exhibits; Atty(s): Morris Gregg L

**PNC Bank National Association** vs Judt Christy; AR-24-007922; Contract - Credit Card; Praecepte for Appearance; 9712.60; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**Pittsburgh Kitchenrama LLC** vs Industrial Commons Limited LLC; AR-24-007923; Contract - Debt Collection; Complaint; Atty(s): Ging Terrence M

**PNC Bank National Association** vs Krynski Jason; AR-24-007924; Contract - Credit Card; Praecepte for Appearance; 20882.59; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**PNC Bank National Association** vs Kuros Steven; AR-24-007925; Contract - Credit Card; Praecepte for Appearance; 6391.03; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**Fincham John Otis** vs BMW of North America LLC; AR-24-007926; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**PNC Bank National Association** vs Lang Gary M, Gibson Linda S.; AR-24-007927; Contract - Credit Card; Praecepte for Appearance; 17148.17; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**PNC Bank National Association** vs McConnell Douglas E.; AR-24-007928; Contract - Credit Card; Praecepte for Appearance; 7216.36; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**Discover Bank** vs Rothaar Bryon; AR-24-007929; Contract - Other; Praecepte for Appearance; 22392.84; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**PNC Bank National Association** vs Rotondo Robert A; AR-24-007930; Contract - Credit Card; Praecepte for Appearance; 21352.40; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**Pnc Bank, National Association** vs Rigas Mary; AR-24-007931; Contract - Credit Card; Praecepte for Appearance; 17252.09; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**PNC Bank National Association** vs Walls III George; AR-24-007932; Contract - Credit Card; Praecepte for Appearance; 16698.90; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**American Express National Bank** vs Lehman Troy; AR-24-007933; Contract - Credit Card; Exhibits; 12968.56; Atty(s): Odstrchel Martin E.

*(Continued on Page 12, Column 1)*

## CIVIL DIVISION

## New Arbitration Suits

(Continued from Page 11, Column 4)

**Galper Dylan Grant, Galper Kathleen Ann** vs Property Connect LLC, McMillan Matthew; AR-24-007934; Contract - Buyer Plaintiff; Complaint; 6000.00; Atty(s): Antoniono James R.

**Montour Heights Country Club** vs Dillon James Timothy; AR-24-007935; Contract - Debt Collection; Complaint; 3429.86; Atty(s): Renner S. Todd

**PNC Bank National Association** vs Loeffert David; AR-24-007936; Contract - Credit Card; Praecepte for Appearance; 11157.01; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**PNC Bank National Association** vs Nolan Jason B; AR-24-007937; Contract - Credit Card; Praecepte for Appearance; 17676.57; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**Discover Bank** vs Loftus Benjamin M; AR-24-007938; Contract - Credit Card; Praecepte for Appearance; 3369.82; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**Kauffman Richard A.** vs Silva Valadimir; AR-24-007939; Contract - Debt Collection; Defendant's Appeal of MDJ; 6201.75; Atty(s): Self-Represented

**Kubatka Robert Paul** vs Hyundai Motor America; AR-24-007940; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**American Express National Bank** vs Gonda Justin; AR-24-007941; Contract - Credit Card; Exhibits; 10331.93; Atty(s): Odstrchel Martin E.

**Willow Ridge Homeowners Association** vs Petrucci Susan M.; AR-24-007942; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

**American Express National Bank** vs Wilker-Smith Jennifer; AR-24-007943; Contract - Credit Card; Exhibits; 11169.73; Atty(s): Odstrchel Martin E.

**JOCO Sky LP** vs Western Express Inc.; AR-24-007944; Other Tort; Complaint; 33335.33; Atty(s): Scholtz Kenneth G

**TRAC Unlimited Inc.** vs Carrasco Cathleen; AR-24-007945; Contract - Other; Complaint; 41980.24; Atty(s): Silvestri John M

**Mariner Finance LLC** vs Gagliardino William J.; AR-24-007946; Contract - Debt Collection; Defendant's Appeal of MDJ; 10039.22; Atty(s): Self-Represented

**Dollar Bank F S B** vs Jones Charles; AR-24-007947; Contract - Credit Card; Complaint; 6746.21; Atty(s): McClure Shawn P, Cummings Kevin J.

**JPMorgan Chase Bank N.A.** vs Collins Thomas; AR-24-007948; Contract - Debt Collection; Exhibits; 12115.96; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Rebolz Joshua; AR-24-007949; Contract - Debt Collection; Exhibits; 22896.80; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Rebolz Josh R.; AR-24-007950; Contract - Debt Collection; Exhibits; 5515.11; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Derenzo Justin; AR-24-007951; Contract - Debt Collection; Exhibits; 14528.26; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Leya Luke; AR-24-007952; Contract - Debt Collection; Exhibits; 7827.57; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Bryner Nicole L.; AR-24-007953; Contract - Debt Collection; Exhibits; 3957.32; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Walker Angela** vs Killgore Kimberly; AR-24-007954; Contract - Other; Petition to Proceed IFP; 700.00; Atty(s): Self-Represented

**JPMorgan Chase Bank N.A.** vs Spaniel Drew; AR-24-007955; Contract - Debt Collection; Exhibits; 4227.91; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Berg Brian K.** vs Stephanovic Mark S; AR-24-007956; Other Traffic Accident; Complaint; Atty(s): DePasquale James

**Western Funding Incorporated** vs Lambria Taylor S; AR-24-007957; Contract - Debt Collection; Plaintiff's Appeal of MDJ; 8861.52; Atty(s): Ratchford Michael

**Maloney Kurt Jeremiah** vs General Motors LLC; AR-24-007958; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Anissa Zappala for Red Hyp** vs Gaydos Valerie, Gaydos For PA; AR-24-007959; Contract - Debt Collection; Defendant's Appeal of MDJ; 12201.75; Atty(s): Restauri Jr. Vincent J

**Velocity Investments LLC** vs Sturdivant Shalay; AR-24-007960; Contract - Debt Collection; Exhibits; 5888.76; Atty(s): Tsarouhis Demetrios H.

**Gaydos for PA, Gaydos Valerie** vs Anissa Zappala for Red Hype; AR-24-007961; Contract - Debt Collection; Plaintiff's Appeal of MDJ; 37550.00; Atty(s): Restauri Jr. Vincent J

**Capital One N.A.** vs Campagna Robert; AR-24-007962; Contract - Credit Card; Exhibits; 12085.56; Atty(s): Ratchford Michael

**Burks Rashida** vs Anderson Brandi; AR-24-007963; Other Tort; Defendant's Appeal of MDJ; 1500.00; Atty(s): Self-Represented

**Mazur Lisa L.** vs Metwalli Mohamed, Denture Express; AR-24-007964; Contract - Debt Collection; Defendant's Appeal of MDJ; 5400.00; Atty(s): Self-Represented

**A 'n' S Welding and Fabrication LLC** vs 1 Stop Maintenance, Finkelstein Brett, Udairaj Maharajie; AR-24-007965; Contract - Other; Complaint; Atty(s): Bier H. Barry

**Portfolio Recovery Associates LLC** vs McKinley Roni; AR-24-007966; Contract - Debt Collection; Exhibits; 712.40; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Ziak Brian; AR-24-007967; Contract - Debt Collection; Exhibits; 2601.48; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Velocity Investments LLC** vs Alexander-Hooks Tasha; AR-24-007968; Contract - Debt Collection; Exhibits; 2134.27; Atty(s): Tsarouhis Demetrios H.

**Dane Jonathan** vs BMW of North America LLC, S&W Vehicles LLC; AR-24-007969; Contract - Other; Complaint; Atty(s): Gurrera II Lawrence E

**Wells Fargo Bank N.A.** vs Kang Jian; AR-24-007970; Contract - Debt Collection; Complaint; 5711.69; Atty(s): Francese Nicole M.

**Wells Fargo Bank N.A.** vs Emish Tiffany L.; AR-24-007971; Contract - Debt Collection; Complaint; 5895.50; Atty(s): Francese Nicole M.

**Portfolio Recovery Associates LLC** vs Williams Aiyanna; AR-24-007972; Contract - Debt Collection; Exhibits; 2895.43; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Creamer James R.; AR-24-007973; Contract - Debt Collection; Exhibits; 3598.97; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Walker Angela** vs Aten-Jones Kimberly; AR-24-007974; Contract - Debt Collection; Order of Court - IFP Granted; 20000.00; Atty(s): Self-Represented

**Portfolio Recovery Associates LLC** vs Deskins William; AR-24-007975; Contract - Debt Collection; Exhibits; 864.28; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Traynor Janet** vs Budget Kitchen and Bath LLC, BKG Design LLC; AR-24-007976; Contract - Other; Complaint; 25000.00; Atty(s): Winters Joshua B., Herb James M

**Amen of the Family Osiris** vs Hayden Channel; AR-24-007977; Defamation; Complaint; 10000.00; Atty(s): Self-Represented

**Scott Don** vs Warfield Tamar Shelby; AR-24-007978; Contract - Debt Collection; Defendant's Appeal of MDJ; 4385.79; Atty(s): Self-Represented

**Portfolio Recovery Associates LLC** vs Sweeney Terry; AR-24-007979; Contract - Debt Collection; Exhibits; 1180.75; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Phillips Kathleen; AR-24-007980; Contract - Debt Collection; Exhibits; 6239.82; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Kreakie Karahh; AR-24-007981; Contract - Debt Collection; Exhibits; 961.58; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Duncan Jessica; AR-24-007982; Contract - Debt Collection; Exhibits; 5242.50; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Accelerated Inventory Management LLC** vs Colberg Julie; AR-24-007983; Contract - Debt Collection; Exhibits; 6738.45; Atty(s): Tsarouhis Demetrios H.

**Portfolio Recovery Associates LLC** vs Smith Dominic; AR-24-007984; Contract - Debt Collection; Exhibits; 3347.76; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Synchrony Bank** vs Fashion Barbara; AR-24-007985; Contract - Credit Card; Plaintiff's Appeal of MDJ; 10784.04; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Mateosky Megan** vs Jiansante Vincent; AR-24-007986; Other Tort; Complaint; Atty(s): Krawiec Vincent James

**Allegheny County Southwest Tax Collection District** vs Horn Adam E, Nicholson Lauren M.; AR-24-007987; Allegheny County Tax; Complaint; 16156.16; Atty(s): Monti Richard A.

**PNC Bank National Association** vs Bakal Jennifer A.; AR-24-007988; Contract - Credit Card; Praecepte for Appearance; 20441.44; Atty(s): Kramer Danielle Berger, Fitzgibbon Brittany R.

**Pfaff Steve** vs General Motors LLC; AR-24-007989; Contract - Other; Complaint; Atty(s): Silverman Robert M

**PNC Bank National Association** vs Baronyak Donna M, Reichl Jr. Frederick E; AR-24-007990; Contract - Credit Card; Praecepte for Appearance; 17546.04; Atty(s): Kramer Danielle Berger, Fitzgibbon Brittany R.

**Portfolio Recovery Associates LLC** vs Paschl James; AR-24-007991; Contract - Debt Collection; Exhibits; 1251.18; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Stroup Jennifer; AR-24-007992; Contract - Debt Collection; Exhibits; 5227.27; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Heard Tracy; AR-24-007993; Contract - Debt Collection; Exhibits; 1388.46; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**PNC Bank National Association** vs Carrigan Melissa; AR-24-007994; Contract - Credit Card; Praecepte for Appearance; 22398.86; Atty(s): Kramer Danielle Berger, Fitzgibbon Brittany R.

**PNC Bank National Association** vs Griffiths Jr. Gary L; AR-24-007995; Contract - Credit Card; Praecepte for Appearance; 24180.82; Atty(s): Kramer Danielle Berger, Fitzgibbon Brittany R.

**PNC Bank National Association** vs Chermonitz Robert; AR-24-007996; Contract - Credit Card; Praecepte for Appearance; 26071.08; Atty(s): Kramer Danielle Berger, Fitzgibbon Brittany R.

**Portfolio Recovery Associates LLC** vs Hudyma Jacob P.; AR-24-007997; Contract - Debt Collection; Exhibits; 778.30; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**PNC Bank National Association** vs Hall Stephanie R.; AR-24-007998; Contract - Credit Card; Praecepte for Appearance; 23038.18; Atty(s): Kramer Danielle Berger, Fitzgibbon Brittany R.

**Portfolio Recovery Associates LLC** vs Miroshnichenko Alina; AR-24-007999; Contract - Debt Collection; Exhibits; 656.77; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Shaw Jennifer; AR-24-008000; Contract - Debt Collection; Exhibits; 2988.03; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Troop Jarran; AR-24-008001; Contract - Debt Collection; Exhibits; 2214.18; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James