

# The Pittsburgh Legal Journal

FRIDAY  
DECEMBER 27, 2024

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

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Stackhouse Esther** vs Cucul Darlin; GD-24-014559; MDJ Transcript; Notice of Judgment Mailed; 528.00; Atty(s): Self-Represented

**Pittsburgh Water and Sewer Authority** vs Carter Family Homes LLC; GD-24-014560; Municipal Lien; Certificate of Location; 2422.24; Atty(s): Walaan Monica Samir, Farley Conor D.

**University of Pittsburgh of the Commonwealth System of Higher Education** vs McKamish Inc.; GD-24-014561; No Lien Agreement; Certificate of Location; Atty(s): Self-Represented

**McKees Rocks Borough** vs Brandsafway Industries LLC; GD-24-014562; Borough Tax; Complaint; Atty(s): Fischer Nicholas, Gramc Joseph W

**Hansen Louise** vs Volk Robert; GD-24-014563; Motor Vehicle Accident; Complaint; Atty(s): Martucci Taylor M., Kontos George M

**Madia Homes Inc.** vs Boy John, Boy Diane; GD-24-014565; No Lien Agreement; Certificate of Location; Atty(s): Self-Represented

**City of Clairton** vs Blake Melody A., Unknown Heirs of Gary E. Blake deceased, Unknown Heirs of Lucille A. Blake deceased; GD-24-014566; Sci Fa sur Tax Lien; Certificate of Location; 2239.25; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

**Tri-Cog Land Bank** vs Urbanek Roland, Clairton Municipal Authority, Pennsylvania American Water, Commonwealth of PA Department of Revenue; GD-24-014567; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Pittsburgh Water and Sewer Authority** vs Barnett Kevin; GD-24-014568; Municipal Lien; Certificate of Location; 2279.56; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Parr Darren, Parr Sara; GD-24-014569; Municipal Lien; Certificate of Location; 2272.12; Atty(s): Walaan Monica Samir, Farley Conor D.

**Tri-Cog Land Bank** vs Safe Harbour Properties Three LLC, Wilksburg Penn Joint Water Authority, Commonwealth of PA Department of Revenue; GD-24-014570; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Tri-Cog Land Bank** vs Kelly Catherine S., Hampton Shaler Water Authority, Associates Consumer Discount Company, Commonwealth of PA Department of Revenue; GD-24-014571; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

## CIVIL DIVISION

### Arbitration Awards

**Brandywine Agency Inc.** vs Hutchinson; LT-24-001477; P-atty: Corinne M. Smith, Marice J. Solomon; D-atty: Pro Se; Non Jury Verdict Dated 12/19/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$10,590.18 plus costs. Defendant not appearing. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**TIB Properties, LLC** vs Jones, et al; LT-24-001549; P-atty: Kamryn Geesaman Napper, Janine Emily Smith; D-atty: Pro Se; Non Jury Verdict Dated 12/19/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,250.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 6901 Walnut St., 17A, Pittsburgh, PA 15225. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties 12/19/24.

**Rankin 1 Enterprise/Blanche Rankin** vs Lingard-Gray; LT-24-001573; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$5,793.44-\$5,000.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds), \$193.44 for damages to real property, and \$600.00 water bill. Dated 12/19/24. As per Rule 236 Notice, copies sent to all parties 12/19/24. Notice of award sent. Arbitration Board #40730

**Uhler** vs Rose; LT-24-001601; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$1,670.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 12/19/24. As per Rule 236 Notice, copies sent to all parties 12/19/24. Notice of award sent. Arbitration Board #40732

**Wood Street Commons** vs Weaver; LT-24-001617; P-atty: Pro Se; D-atty: Mary Ellen Droll; Award for Defendant on Plaintiff's claims for possession and damages. Dated 12/19/24. As per Rule 236 Notice, copies sent to all parties 12/19/24 Notice of award sent. Arbitration Board #40732

## FAMILY DIVISION

**Boehm Danielle** vs Perkins III Charles William; FD-24-003642; Support; Complaint in Support; Atty(s): Self-Represented

**Crooks Lamasha A.** vs Crooks Jasmine I; FD-24-003701; Support; Complaint in Support; Atty(s): Self-Represented

**Murray Jamaka** vs Fuller Dwayne; FD-24-003912; Support; Complaint in Support; Atty(s): Self-Represented

**Hall Taylor** vs Johnson Jr. Shawn D.; FD-24-003968; Support; Complaint in Support; Atty(s): Self-Represented

(Continued on Page 10, Column 1)

## BANKRUPTCY COURT

### Western District

**Linda L. Forish**; INDIANA-PA; 24-70495; Atty: Kenneth P. Seitz; Chapter: 13; Filed 11/27/2024; Judge Deller

**Stephen L. Sady**; CAMBRIA-PA; 24-70496; Atty: Kenneth P. Seitz; Chapter: 13; Filed 11/27/2024; Judge Deller

**Linda Kowalczyk**; ERIE-PA; 24-10685; Atty: Tina M. Fryling; Chapter: 13; Filed 11/29/2024; Judge Melaragno

**Gregory Lee**; ALLEGHENY-PA; 24-22953; Atty: Lawrence Willis; Chapter: 7; Filed 11/29/2024; Judge Melaragno

## THE ALLEGHENY COUNTY BAR ASSOCIATION JUDICIARY COMMITTEE WILL INTERVIEW CANDIDATES SEEKING RATINGS FOR THE ALLEGHENY COUNTY COURT OF COMMON PLEAS

In accordance with the By-Laws of Bar Association Article 14 - Committee on Judiciary - and the "Guidelines, Rules and Procedures" of the Committee, notice is hereby given that:

### THE ACBA JUDICIARY COMMITTEE

will meet at 4:00 p.m. on Tuesday, January 7, 2025, at the Bar Association Headquarters, 4th Floor Koppers Building, Pittsburgh, Pa to consider candidates seeking ratings for the Allegheny County Court of Common Pleas. The following candidate will be interviewed by the Committee.

#### Simquita Bridges

Allegheny County Court of Common Pleas

#### Hon. Matthew Rudzki

Allegheny County Court of Common Pleas

#### Sarra Terry

Allegheny County Court of Common Pleas

Written comments of members of the Bar are invited and shall be received and maintained as confidential by the Committee. Candidate interviews will be conducted at this time and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews. Written comments should be sent to

**David A. Blaner, Executive Director, ACBA,**  
by e-mail to [dblanser@acba.org](mailto:dblanser@acba.org).

Comments for candidates being interviewed on Tuesday, January 7, 2025, are due by Monday, January 6, 2025 at 4:00 p.m.

(Continued on Page 2, Column 1)

(Continued on Page 9, Column 4)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**City of Clairton** vs Unknown Heirs John Gary deceased, Unknown Heirs of Queenie Mae Gary deceased; GD-24-014572; Sci Fa sur Tax Lien; Certificate of Location; 3190.02; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

**Winston Taylor M. N., Tugboats Restaurant LLC** vs Lawal Saudat I., African Cuisine LLC; GD-24-014573; Contract - Other; Order of Court; 50001.00; Atty(s): Wakefield Kathryn M

**Tri-Cog Land Bank** vs Davis Floreence, Integra National Bank of Pittsburgh, Associates Consumer Discount Co., Commonwealth of PA Department of Revenue; GD-24-014574; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Tri-Cog Land Bank** vs Stanton Evan, Pennsylvania American Water Company, Allegheny County Criminal Division, Commonwealth of PA Department of Revenue; GD-24-014575; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Entrepreneurial Ventures Capital Co. L.L.C.** vs Apple Inc.; GD-24-014576; Contract - Other; Praecepte for Writ of Summons; Atty(s): Zegarelli Gregg R

**13 Bridges Properties LLC** vs NUBE Investments LLC; GD-24-014577; Contract - Buyer Plaintiff; Praecepte for Writ of Summons; Atty(s): Carlini Marlena N., Fiscus Matthew A.

**Tri-Cog Land Bank** vs Wilson Pauline, Pennsylvania American Water Company, Commonwealth of PA Department of Revenue; GD-24-014578; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Reserve Township** vs Unknown Successor Trustee(s) of the Edward A. Chmura and Ger; GD-24-014579; Sci Fa sur Tax Lien; Certificate of Location; 2313.57; Atty(s): McCabe Michael G.

**Penn Exterior Restoration LLC** vs Bista Tulasha; GD-24-014580; Mechanic's Lien; Certificate of Location; Atty(s): Lingafelt Evan, Weiss Aaron H.

**Dormont Borough** vs Remi Realty LP, DS Property Investments LLC; GD-24-014581; Sci Fa sur Tax Lien; Certificate of Location; 2504.96; Atty(s): McCabe Michael G.

**Dormont Borough** vs PGH Laundry LLC; GD-24-014582; Sci Fa sur Tax Lien; Certificate of Location; 1781.20; Atty(s): McCabe Michael G.

**Dormont Borough** vs L & P Enterprises LLC; GD-24-014583; Sci Fa sur Tax Lien; Certificate of Location; 1726.29; Atty(s): McCabe Michael G.

**Pine-Richland School District** vs Peterson Ashley M.; GD-24-014584; Sci Fa sur Tax Lien; Certificate of Location; 3058.33; Atty(s): McCabe Michael G.

**Evangeliste Elizabeth** vs Arbors Management Inc., Valley Stream Delmont LLC, Valley Stream Associates, Oak Creek Apartments; GD-24-014585; Other Tort; Complaint; Atty(s): Chaffin Eric T, Joseph Justin David, Booth Patrick C.

**Tri-Cog Land Bank** vs FFI Group LLC, Pennsylvania-American Water Company, Commonwealth of PA Department of Revenue; GD-24-014586; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Kelly Gregg** vs TOL Buildings Inc., Titan Metal Structures LLC; GD-24-014587; Contract - Buyer Plaintiff; Complaint; 52665.00; Atty(s): Heminger Joseph G

**Tri-Cog Land Bank** vs Afanasieff George, Afanasieff Rose, Afanasieff John, Pennsylvania American-Water Company, Commonwealth of PA Department of Revenue; GD-24-014589; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Leyland Jacob, Gramc Joseph W

**Zeigler John** vs West Allegheny School Board; GD-24-014590; Miscellaneous Petition; Praecepte for Appearance; Atty(s): Self-Represented, Cavrich Joseph W.

**Sangiovanni Justin** vs Roman Keith; GD-24-014591; MDJ Transcript; Notice of Judgment Mailed; 5842.65; Atty(s): Self-Represented

**Shapiro Joshua, Moulis Nicole** vs Pastin Home Inspections LLC; GD-24-014592; Contract - Other; Praecepte for Writ of Summons; Atty(s): Cessar Scott D

**Porto Exim USA LLC** vs City of Bridges Community Land Trust; GD-24-014593; Mechanic's Lien; Certificate of Location; 2715.00; Atty(s): Shulsky Terry A.

**Yecko Diane M.** vs Virginia Mansions Condominium Association; GD-24-014594; Other Tort; Praecepte for Writ of Summons; Atty(s): Fischman Mary Elizabeth, Dornish Bradley S, Morrison Sarah Elizabeth

**Hanover Insurance Company;** GD-24-014596; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Whisler Lisa Renee, Jacobs Christopher M

**Thomas Rahab Nica** vs Gallagher Hospice LLC; GD-24-014597; Employment Dispute - Other; Praecepte for Writ of Summons; Atty(s): Steenland Kyle H., Yurkovich Erik M.

**Renttheburgh Management Company** vs Harvin Indea R., Germany Shaylynn P.; GD-24-014598; MDJ Transcript; Notice of Judgment Mailed; 1725.00; Atty(s): Sklar Andrew

**Commonwealth of PA Department of Labor & Industry** vs Asian Spice Grocery Store LLC; GD-24-102565; Unemployment Compensation Lien; Unemployment Compensation Lien; 1344.72

**Commonwealth of PA Department of Labor & Industry** vs Carrington Carala; GD-24-102566; Unemployment Compensation Lien; Unemployment Compensation Lien; 1897.01

**Commonwealth of PA Department of Labor & Industry** vs Howmet LLC; GD-24-102567; Unemployment Compensation Lien; Unemployment Compensation Lien; 73418.75

AUDIT LIST

TUESDAY JANUARY 21, 2025

HONORABLE HUGH F. McGOUGH, J.

10:00 A.M.

COURT ROOM NO.1

NUMBER	ESTATE	ACCOUNTANT	ACCOUNTANT'S ATTORNEY
26 2019	ZEUNER, ELSIE B.	PATRICIA L. ZEUNER EXTRX.	CAROL L. HANNA
6769 2015	ROUND HILL CEMETERY PERPETUAL CARE FUND	PNC BANK TRUSTEE	KRISTEN M. DEL SOLE
1166 1956	TREES, EDITH L. (ARTICLE IX TRUSTS)	PNC BANK & LARRY S. BLAIR CO-TRUSTEES	MARIO SANTILLI, JR.
1166 1956	TREES, EDITH L. (ARTICLE X TRUST)	PNC BANK & LARRY S. BLAIR CO-TRUSTEES	MARIO SANTILLI, JR.
2138 2014	ANDERSON, DALE H.	GARY ANDERSON GUARDIAN	JAY L. FINGERET
5357 2020	BENTZ, JEREMY G.	LESLIE G. BENTZ ADMIN.	LISA M. HENRY
257 2024	RICE, FRANCES D.	EDWARD R. RICE AGENT	E.J. STRASSBURGER
4335 2023	RICE, FRANCES D.	EDWARD RICE EXTR.	E.J. STRASSBURGER
7096 2024	RICE, SYDNEY DAVID IRREVOCABLE TRUST	EDWARD RICE TRUSTEE	E.J. STRASSBURGER
352 2010	WILLIAMS, ROBERT B.	LIZABETH A. WILLIAMS & R. BENJAMIN WILLIAMS CO-EXTRS.	DANIEL P. JOHNSON
1222 2023	BRADLEY, MARY CATHERINE	WILLIAM J. McCABE EXTR.	WILLIAM J. McCABE
5706 2023	CHVOSTAL, PHYLLIS	BRIDGET BROCKSCHMIDT EXTRX.	ELIZABETH A. BEROES
181 2022	DURAN SR., JOHN LEE	ELAINE F. ZAJICEK EXTRX.	JOSEPH A. SCIOSCIA, III
5665 2023	FLAHERTY, KEVIN	KATHLEEN A. McKENNA ADMIN.	DAVID W. TYREE
7228 2022	HURSEN, THOMAS F.	FLORENCE Y. (BRASZO) HURSEN EXTRX.	DAVID W. TYREE
2426 2020	KASARDO, JAMES G.	AMY McDONOUGH EXTRX.	PHILIP KLEIN DEILY
3546 2020	KURPECKY, KEVIN	FRANKLIN L. ROBINSON, JR. ADMIN. D.B.N.C.T.A.	FRANKLIN L. ROBINSON, JR.
6556 2022	LONDINO, JOSEPH	VINCENT FINOCHIO ADMIN.	EDWARD J. KRESS
4572 2018	MADSEN, MARITA A.	ROY MADSEN ADMIN. D.B.N.	LOUISE R. VUONO
1255 2021	MATERGIA, DENNIS	LIBBY MOORE GUARDIAN	JOSEPH M. OLIMPI
5355 2022	McWHIRTER JR., HARRY T.	MARCUS McWHIRTER ADMIN.	JEFFREY J. LOCHNER
1301 2022	ROGERS, JIM H.	JAMES FRIERSON ADMIN.	TODD J. HOLLIS
1652 2023	SHERPATA, EUGENE D.	DANA L. O'HARA EXTRX.	DAVID J. NICHOLS
686 2023	SUPER, PAULINE R.	STEVEN H. SUPER EXTR.	SUSAN D. LIVINGSTON
3179 2022	WESTERMAN, DAVID J.	DAVID A. WESTERMAN EXTR.	PHILIP D. LUCIANO, II

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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.

**COURT NOTICES**

**Pennsylvania  
Supreme Court**

**IN RE: ORDER AMENDING RULES 1.8, 2.4, 14.2, 14.3, 14.4, 14.6, 14.7, 14.8, 14.9, AND 14.14 OF THE PENNSYLVANIA RULES OF ORPHANS' COURT PROCEDURE, RESCINDING AND REPLACING FORM G-01, RESCINDING FORMS G-02, G-03, AND G-05, AND AMENDING THE INDEX TO THE APPENDIX OF ORPHANS' COURT FORMS**

**NO. 1002  
SUPREME COURT RULES DOCKET**

**ORDER**

**PER CURIAM**

AND NOW, this 18th day of December, 2024, upon the recommendation of the Orphans' Court Procedural Rules Committee; the proposal having been published for public comment at 54 Pa.B. 1654 (March 30, 2024):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that:

(1) Pennsylvania Rules of Orphans' Court Procedure 1.8, 2.4, 14.2, 14.3, 14.4, 14.6, 14.7, 14.8, 14.9, and 14.14 are amended;

(2) Form G-01 is rescinded and replaced;

(3) Forms G-02, G-03, and G-05 are rescinded; and

(4) the Index to the Appendix of Orphans' Court Forms is amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b) and shall be immediately effective.

To view the rule changes please visit <https://www.pacourts.us/courts/supreme-court/court-opinions>.

24-04554

**Court of Common Pleas  
of Allegheny County**

**NOTICE RE: DISCOVERY MOTIONS  
& JUDICIAL ASSIGNMENT UPDATE**

Effective January 1, 2025, the Honorable Daniel D. Regan will preside over Discovery Motions heard in the Civil Division of the Fifth Judicial District of Pennsylvania.

Detailed information for Contested and Uncontested Discovery Motions can be found in Judge Regan's *Standard Operating Procedures* (PDF next to Judge Regan's name on the Judicial Directory on Court's website) and on the *Discovery Motions* landing page.

Judicial Directory: [www.allegheny-courts.us/civil/judicial-chambers-operating-procedures](http://www.allegheny-courts.us/civil/judicial-chambers-operating-procedures)

Discovery Motions Landing Page: [www.allegheny-courts.us/civil/about/discovery](http://www.allegheny-courts.us/civil/about/discovery)

The first day of Contested Discovery Motions before Judge Regan will be on **Wednesday, January 8, 2025**. Contested

Motions will be heard **IN-PERSON** from 9:30 a.m. to 12:30 p.m. A Sign-up list will be utilized for Contested Discovery Motions. The first sign-up list will be available on **December 30, 2024 at 9 a.m.** at Courtroom 704.

All future Sign-up lists for the Wednesday Contested Discovery Motions, will be posted at Courtroom 704 on the Monday of the *preceding* week.

Pursuant to Local Rule 208.3 moving parties must provide 10 days' notice to all parties.

24-04583

**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 - Korbelt, 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 Korbelt, 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 Korbelt, J. in Courtroom 425 at 2:00 PM
- January 31 - No Motions

**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 SCHEDULES**

**Arbitration  
Trial List**

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

**Friday  
January 3, 2025**

**GD-23-011415;** Fielder vs Nilo; P-atty: **Katie A. Killion;** D-atty: **Gregg A. Guthrie**  
**AR-24-005391;** Bank of America, N.A. vs Cox; P-atty: **Jonathan Paul Cawley**  
**AR-24-005387;** Village at Marshall Ridge Homeowners Association vs Shah; P-atty: **Fred C. Jug, Jr.**

**AR-24-005385;** Velocity Investments, LLC vs Walsh; P-atty: **Demetrios H. Tsarouhis**  
**AR-24-005384;** Kuban vs Cumberledge; P-atty: **Pernille Frankmar;** D-atty: **John Paul Senich, Jr.**

**AR-24-005382;** Velocity Investments, LLC vs Clippinger; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Brian J. Fenters**  
**AR-24-005375;** O'Neill vs Cobbs; P-atty: **Joyce Novotny-Prettiman**

**AR-24-005374;** Bank of America, N.A. vs Thomas; P-atty: **Frederic I. Weinberg;** D-atty: **Stephen D. Fuegi**

**AR-24-005353;** Velocity Investments, LLC vs Wade; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Travis A. Gordon**  
**AR-24-005342;** Velocity Investments, LLC vs Falconer; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Pro Se**

**AR-24-005336;** Simon vs Brillinger, et al; P-atty: **Lawrence E. Gurrera, II;** D-atty: **Wendy D. Testa**

**AR-24-005335;** Discover Bank vs Hazlip; P-atty: **Kirsten R. Armstrong;** D-atty: **Stephen D. Fuegi**

**AR-24-002353;** Wells Fargo Bank, N.A. vs Jaskolka; P-atty: **Nicole M. Francese;** D-atty: **Pro Se**

**AR-24-002216;** Capital One, N.A. vs Halpern, et al; P-atty: **Michael Ratchford**

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## 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 Arensberg, 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 & Partners, 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 erected thereon 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:

Dugan, Nancy J., deceased, of Pittsburgh, PA. No. 07454 of 2024. John T. Richards, III, Admr. and Atty., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-04533 Dec 27 2024; Jan 3, 10, 2025

Whiteside, Priscilla a/k/a Priscilla Ann Whiteside, deceased, of Oakmont, PA. No. 07650 of 2024. Kevin J. Whiteside, Extr., 350 Alexandra Circle, Weston, FL 33326 or to Douglas C. Lovitsky, Esq., Lovitsky & Cressman, LLC, 1500 West College Avenue, State College, PA 16801.

24-04534 Dec 27 2024; Jan 3, 10, 2025

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,



**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).**



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

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

Lauffer, Mary J., deceased, of Mt. Lebanon, PA. No. 07737 of 2024. Donald E. Lauffer, 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. Greenan, Esq., Greenan & 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 & Generelli, 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

## Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-000522. Notice is hereby given to John Olowu, and all other parties of interest, that a tax sale has been scheduled for February 3, 2025 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 611 Shaw Avenue, McKeesport, Allegheny County, Pennsylvania 15132, known as lot/block 307-K-133. This notice acts as service of the Notice of Sheriff's Sale pursuant to the August 10, 2023 Order of Court.  
24-04532 Dec 27, 2024

## Notice of Revocable Trust Pursuant to 20 PA C.S. § 7755(c)

Notice is hereby given of the administration of The Lynda C. Haven Revocable Living Trust dated January 27, 2020. Lynda C. Haven, Settlor of the Trust, of Reserve Township, Allegheny County, Pennsylvania, died on June 29, 2024. All persons having claims against Lynda C. Haven are requested to make known the same to the Trustee or attorney named below. All persons indebted to Lynda C. Haven are requested to make payment without delay to the Trustee or attorney named below.  
Stephanie Wacaster and Stephen Wacaster, Trustees  
c/o Thomas J. Dempsey, Jr., Esquire  
Jones, Gregg, Creehan & Gerace, LLP  
20 Stanwix Street, Suite 1100  
Pittsburgh, PA 15222  
24-04553 Dec 27 2024; Jan 3, 10, 2025

## Statement of Registration Foreign Limited Liability Company

Gabrielle N. Morella, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237. Notice is hereby given that Legacy Lyfe Distribution, LLC, a foreign limited liability company, filed a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transaction Act. The Company is incorporated under the laws of the State of Delaware. The address of its principal office under the laws of said jurisdiction is 8 The Green, Suite R, Dover Delaware 19901, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address, the address, including street and number, if any, of its proposed registered office in Pennsylvania is 9000 Perry Highway, Pittsburgh, PA 15237.  
24-04552 Dec 27, 2024

## Statement of Registration Foreign Nonprofit Corporation

John F. Nobbs, Esq., Bowles Rice, LLP, 1800 Main Street, Suite 200, Canonsburg, PA 15317. Notice is hereby given that Weirton Medical Center, Inc., a foreign nonprofit corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of West Virginia. The address of its principal office under the laws of said jurisdiction is 601 Colliers Way, Weirton, WV 26062, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 3 Robinson Plaza, Pittsburgh, PA 15205.  
24-04535 Dec 27, 2024

## CIVIL DIVISION

### Arbitration Awards

(Continued from Page 1, Column 2)

**MJ Kelly Realty Corp. vs Araz Rugs Inc.**, et al; AR-24-002579; P-atty: Richard W. Kelly; D-atty: Brad N. Sommer; Award Draw. Award for Defendant on Plaintiff's claim for possession. On Defendant's counterclaim, award for Plaintiff. Dated 12/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40730

**Betimes, Inc. vs Brown**; LT-24-000818; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,000.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 12/19/24. As per Rule 236 Notice, copies sent to all parties 12/19/24 Notice of award sent. Arbitration Board #40731

**Housing Authority City of Pittsburgh vs Moran**; LT-24-000947; P-atty: Ralph J. Ruggiero; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$9,931.91 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 12/19/24. As per Rule 236 Notice, copies sent to all parties 12/19/24. Notice of award sent. Arbitration Board #40731

**Discover Bank vs Zamberlan**; AR-24-005271; P-atty: Erin Grady; D-atty: Brittany Nicole Weston; Award Ex Parte. Plaintiff is awarded \$10,955.07 against Defendant. Defendant failed to appear at 10:05 a.m. Dated 12/20/24. As per Rule 236 Notice, copies sent to all parties 12/20/2024. Arbitration Board #40734

**U.S. Bank National Association vs Bean**; AR-24-005272; P-atty: Erin Grady; Award Ex Parte. Plaintiff is awarded \$33,791.41 against Defendant. Defendant failed to appear at 10:10 a.m. Dated 12/20/24. As per Rule 236 Notice, copies sent to all parties 12/20/2024. Arbitration Board #40734

**Evans vs Eubanks-Elm**; AR-24-004494; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$750.00. Dated 12/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40734

## FAMILY DIVISION

*(Continued from Page 1, Column 3)*

**Quinn Christiana Marie** vs Griffin Dominic W.; FD-24-003981; Support; Complaint in Support; Atty(s): Self-Represented

**Baker Felicia M.** vs Cooper Jr. Stefan; FD-24-003984; Support; Complaint in Support; Atty(s): Self-Represented

**Richardson Lakeya M.** vs Johnson Damar; FD-24-003989; Support; Complaint in Support; Atty(s): Self-Represented

**Holt Keasha** vs Vernon Robert S.; FD-24-003999; Support; Complaint in Support; Atty(s): Self-Represented

**Schmidt Sandra Lynne** vs Stresky Eric Marshall; FD-24-004010; Support; Complaint in Support; Atty(s): Self-Represented

**Porter Shavon E.** vs Jamison Tyrone; FD-24-004014; Support; Complaint in Support; Atty(s): Self-Represented

**Vigliotti Rachel** vs Mccray Andrew; FD-24-004035; Support; Complaint in Support; Atty(s): Self-Represented

**Duarte Yinefi N.** vs Encarnacion Ignacio H.; FD-24-004036; Support; Complaint in Support; Atty(s): Self-Represented

**Barie Maria** vs Clark Mark; FD-24-004046; Support; Complaint in Support; Atty(s): Self-Represented

**Sanders Zaelynn** vs Best III Ronald; FD-24-004086; Support; Complaint in Support; Atty(s): Self-Represented

**Arbuckle Rysteena A.** vs Carter Omon; FD-24-004087; Support; Complaint in Support; Atty(s): Self-Represented

**Pirring Candis** vs Williams Jermaine Ali; FD-24-004090; Support; Complaint in Support; Atty(s): Self-Represented

**Noble Nataija** vs Wright-Bush Jaquhan A.; FD-24-004098; Support; Complaint in Support; Atty(s): Self-Represented

**Defalle Nicole L.** vs Pfendler Brian; FD-24-004100; Support; Complaint in Support; Atty(s): Self-Represented

**Horsey Destiny B.** vs Suggs Maurice Rendell; FD-24-004117; Support; Complaint in Support; Atty(s): Self-Represented

**Van Kirk Chelsea Lynn** vs Garcia Luis; FD-24-004120; Support; Complaint in Support; Atty(s): Self-Represented

**Oslowski Morgan Marie** vs Mosby Jr. Jamar L.; FD-24-004132; Support; Complaint in Support; Atty(s): Self-Represented

**Priestly Monet Chanel** vs Brown Matthew; FD-24-004134; Support; Complaint in Support; Atty(s): Self-Represented

**Cooley Maria** vs Cooley Craig Mitchell; FD-24-004218; Support; Complaint in Support; Atty(s): Self-Represented

**Ellis Theresa Marie** vs Born Matthew; FD-24-006798; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Raulic Marijana** vs Raulic Milica; FD-24-006799; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

**Raulic Marijana** vs Raulic Igor; FD-24-006800; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

**Raulic Marijana** vs Duffy Drake P.; FD-24-006801; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

**DePastino Jamie Marie** vs Hallquist Kevin C.; FD-24-006988; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Bigos Dawn Louise** vs Bigos Michael; FD-24-006989; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Thomas David Wayne** vs Supcoe Caitlyn M.; FD-24-006990; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Finch Kyarah** vs Peppers Tyrelle; FD-24-006991; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Frihse Joshua** vs Niebel Rae Ann; FD-24-006992; Protection from Abuse; Order of Court; Atty(s): Self-Represented

**Ross Pamela** vs Anesin Demetrius D.; FD-24-006993; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Niebel Rae Ann** vs Frihse Joshua; FD-24-006994; Protection from Abuse; Order of Court; Atty(s): Self-Represented

**Waters Jeffrey De'Quan** vs John Brooke Irene; FD-24-006995; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Rudolph Alzia** vs Holly Daquan; FD-24-006996; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Clifton Kara** vs Brown Gerald; FD-24-006997; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Wynder Gwen** vs Wynder Kevin Le Shawn; FD-24-006998; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Toskov Carrie** vs Cornelius Kristina M.; FD-24-006999; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Gai Zheyu** vs Sato Manabu; FD-24-009391; Divorce; Foreign Divorce Decree; P-atty: Knestrick William H

**Desilva Abigail Lea** vs Desilva John Austin Alexander; FD-24-009392; Divorce; Praeipice for Appearance; Atty(s): Santoro Danielle, Notaro Bethany L

**McGraw Katlyn** vs Bohenic Mark; FD-24-009393; Divorce; Confidential Information Form; P-atty: Skeen Brocton G.

**Gibson Joy** vs Gibson Anthony; FD-24-009394; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Lodge Colleen Lynn** vs Lodge Keith Bryan; FD-24-009395; Divorce; Complaint in Divorce (2 count); P-atty: Campisano Gina M

**Meyers Teri A.** vs Meyers Jerald M.; FD-24-009396; Divorce; Praeipice for Appearance; P-atty: Naum Chantal; Atty(s): Boroumand Beth H., Glymour Holly

**Sapar Darrin L.** vs Williams Josephine; FD-24-009397; Divorce; Complaint in Divorce (2 count); Atty(s): Tabano Steven R

**Sholl Laura Marie** vs Gelormini Lawrence Joseph; FD-24-003550; Support; Complaint in Support; Atty(s): Self-Represented

**Jones Craig A** vs Martin Jazmine; FD-006804-000000; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**McCrum Felisha Genee** vs McCrum Josiah L.; FD-24-003388; Support; Complaint in Support; Atty(s): Self-Represented

**Johnson Alexis** vs Murray Keshawn; FD-24-003918; Support; Complaint in Support; Atty(s): Self-Represented

**Hasinger Lauren B.** vs Driscoll Henry Charles; FD-24-003976; Support; Complaint in Support; Atty(s): Self-Represented

**Russell Deja Z.** vs Akers Shaquann; FD-24-004000; Support; Complaint in Support; Atty(s): Self-Represented

**Smith Caitlin M** vs Stover Gerald; FD-24-004001; Support; Complaint in Support; Atty(s): Self-Represented

**Thornton Tonie M.** vs Jefferson John; FD-24-004024; Support; Complaint in Support; Atty(s): Self-Represented

**Russell Shalynne Michelle** vs Brown Clarence; FD-24-004029; Support; Complaint in Support; Atty(s): Self-Represented

**Baptiste Courtney** vs Washington Daray L.; FD-24-004031; Support; Complaint in Support; Atty(s): Self-Represented

**Kovacs Jessica Marie** vs Kovacs Katherine Jo; FD-24-004067; Support; Complaint in Support; Atty(s): Self-Represented

**Haines Tayonna S.** vs Johnson Leonard W.; FD-24-004080; Support; Complaint in Support; Atty(s): Self-Represented

**Harper Chardonnay S.** vs Harris Jr. Jeffrey; FD-24-004081; Support; Complaint in Support; Atty(s): Self-Represented

**Dumas Clarisha** vs Smith Douglas; FD-24-004083; Support; Complaint in Support; Atty(s): Self-Represented

**Pretlor Janiece C.** vs Carter Sincere; FD-24-004091; Support; Complaint in Support; Atty(s): Self-Represented

**Robinson Derrick** vs Cain Corrada; FD-24-004119; Support; Complaint in Support; Atty(s): Self-Represented

**Lloyd Sharlet** vs Harrison Chaquille; FD-24-004127; Support; Complaint in Support; Atty(s): Self-Represented

**Tomlin Lynell A.** vs Jones Tyjuan J.; FD-24-004129; Support; Complaint in Support; Atty(s): Self-Represented

**Belloquet Francois** vs Irby Andrea W; FD-24-004135; Support; Complaint in Support; Atty(s): Self-Represented

**Jackson April Shanice** vs Todman-Harris Shaquille M.; FD-24-004136; Support; Complaint in Support; Atty(s): Self-Represented

**Scherer Scott** vs Chambers Hayley; FD-24-004139; Support; Complaint in Support; Atty(s): Self-Represented

**Durr Ashley Jillian** vs Hamilton Shayne; FD-24-004142; Support; Complaint in Support; Atty(s): Self-Represented

**Tipton Cambria P.** vs Flowers Antoine Ellis; FD-24-004149; Support; Complaint in Support; Atty(s): Self-Represented

**Clark Ruth** vs Clark Jonathan; FD-24-004150; Support; Complaint in Support; Atty(s): Self-Represented

**Delozier Miranda Rae** vs King Cody James; FD-24-004159; Support; Complaint in Support; Atty(s): Self-Represented

**Hughes Kimberly Katherine** vs Moore John Philip; FD-24-004171; Support; Complaint in Support; Atty(s): Self-Represented

**Chaffee Lauren A.** vs Owens Farawn Leandre; FD-24-004172; Support; Complaint in Support; Atty(s): Self-Represented

**Caprio Emma** vs Hupfeld Taylor; FD-24-004184; Support; Complaint in Support; Atty(s): Self-Represented

**Sutton Nicole** vs Wellhausen Andrew; FD-24-004185; Support; Complaint in Support; Atty(s): Self-Represented

**Wright Nadege Hope** vs Johnson Ronnie; FD-24-004202; Support; Complaint in Support; Atty(s): Self-Represented

**Bastecki Terri L** vs Cook Sr. David Shawn; FD-24-004210; Support; Complaint in Support; Atty(s): Self-Represented

**Florchak Sr. Michael** vs Toskov Carrie; FD-24-006802; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Berkich Ashley** vs Hale Sr. Dane; FD-24-006803; Protection from Abuse; Order of Court; Atty(s): Self-Represented

**Johnson Alexis K.** vs Hancock Sr. Jeffrey; FD-24-006805; Protection from Abuse; Order of Court; Atty(s): Self-Represented

**Brodmerkel Melanie Ann** vs Pawlak Sr. Joshua James; FD-24-006806; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Patterson Jayson** vs Fulton Cara E; FD-24-006807; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Skypnichenko Anna** vs Melnyk Arsen; FD-24-006808; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Irwin Crystal Gayle** vs Faul Larry Levi; FD-24-006809; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Thomas Marquia J.** vs Thomas James; FD-24-006810; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

**Stoats Courtney** vs Smith III Roy L; FD-24-006811; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Tiwari Skyler** vs Karki Bikash; FD-24-006812; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Tarasovich Zachary** vs Scrivero Samantha; FD-24-006813; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Malloy Amia Leigh** vs Malloy Maurice Lamar; FD-24-009398; Divorce; Election to Resume Prior Name; Atty(s): Self-Represented

**Honick Jay L.** vs Honick Cynthia L.; FD-24-009399; Divorce; Complaint in Divorce (1 count); P-atty: Chontos Jennifer R.

**Dietz William** vs Postma Cassandra; FD-24-009400; Custody; Complaint in Custody (Initial); P-atty: Manilla Richard

**Kaplan Karim** vs Blum Jeffrey; FD-24-009401; Divorce; Complaint in Divorce (3 count); P-atty: Corson Jr. Curtis M.

**Turner Tamara** vs Wilson Clinton; FD-24-009402; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Bowie Kaveh** vs Krnich Mariah; FD-24-009403; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

**Slaughter Tonya L.** vs Slaughter Cedric; FD-24-009405; Divorce; Praeipice for Appearance; Atty(s): Epstein Margo R., Notaro Bethany L

**Ulan Uulu Samagan** vs Bakasova Nazik; FD-24-009406; Divorce; Complaint in Divorce (1 count); P-atty: Piccirilli Anthony P.

**Simpson Donna** vs Butler III Joseph; FD-244-003860; Support; Complaint in Support; Atty(s): Self-Represented

**Gray Sharea** vs Watson Tomara M.; FD-24-003241; Support; Complaint in Support; Atty(s): Self-Represented