

The Pittsburgh Legal Journal

FRIDAY
APRIL 12, 2024

Vol. 150 - No. 70

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Keystone Oaks School District vs Mangan Caley P.; GD-24-003709; Sci Fa sur Tax Lien; Certificate of Location; 7740.67; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

South Allegheny School District vs Miller Andrew Michael; GD-24-003710; Sci Fa sur Tax Lien; Certificate of Location; 7215.14; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Delphey Robert vs Sloan-Barry Donna; GD-24-003711; Motor Vehicle Accident; Complaint; 50000.00; Atty(s): Pietrandrea Peter J

Taylor Raynesha; GD-24-003712; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Mok Jordan vs West Mifflin Borough, Century III Mall PA LLC, Century III Mall MGMT LLC, Moonbeam Capital Investments LLC, Moonbeam Leasing Management LLC, Moonbeam Equities X LLC; GD-24-003713; Against Property Owner; Complaint; Atty(s): Keller Brandon Russell

Jordan Jackson vs Iwanyshyn & Associates; GD-24-003714; MDJ Transcript; Notice of Judgment Mailed; 1949.50; Atty(s): Self-Represented

Begel Andrew, Horvath Ben vs Wintersun LLC, Prudential Realty Company; GD-24-003715; Contract - Other; Complaint; 420000.00; Atty(s): Rankin-Wahlers Jaden, Kosir Jr. Frank

Wanca Andrew M. vs Altmiller Virginia A.; GD-24-003717; Motor Vehicle Accident; Complaint; Atty(s): Collis Michael T

Elizabeth Borough Municipal Authority vs Nap 1 LLC; GD-24-003719; Municipal Lien; Certificate of Location; 524.43; Atty(s): Dalfonso Joseph Robert

Alradi Ahmad Farhan, Alradi Rania Ahmad vs TLH TD Properties LLC; GD-24-003720; Contract - Buyer Plaintiff; Praeipce for Lis Pendens; Atty(s): Carlini Marlana N., Fiscus Matthew A.

Allstate vs Harris Hassan, Transporters Unlimited LLC; GD-24-003721; MDJ Transcript; Notice of Judgment Mailed; 3625.47; Atty(s): Grear Kenneth B

Elizabeth Borough Municipal Authority vs Jamison Katherine M, Jamison Scott; GD-24-003722; Municipal Lien; Certificate of Location; 532.06; Atty(s): Dalfonso Joseph Robert

Elizabeth Borough Municipal Authority vs Rager Jeremy Thomas; GD-24-003723; Municipal Lien; Certificate of Location; 560.48; Atty(s): Dalfonso Joseph Robert

CIVIL DIVISION

New Arbitration Suits

Hunter Mark vs Brady Auto Sales, Capitol One Auto Financing; AR-24-001991; Contract - Buyer Plaintiff; Complaint; 50000.00; Atty(s): Self-Represented

Hunting Ridge Community Services Association vs Schmidt Shannon; AR-24-001992; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

Bain Marshall Coleman vs American Honda Motor Co. Inc.; AR-24-001993; Contract - Other; Complaint; Atty(s): Rapkin Robert A

Wintrust Specialty Finance vs Gousse Jack William; AR-24-001994; Contract - Debt Collection; Complaint; 11128.65; Atty(s): Bonner Kimberly A

Sinclair Broadcast Group Inc. vs The Savvy Group LLC; AR-24-001995; Contract - Debt Collection; Praeipce for Appearance; 18012.12; Atty(s): Wechsler Daniel A

TD Bank USA N.A. vs Richardson Kathleen A.; AR-24-001996; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Morris Gregg L

JPMorgan Chase Bank N.A. vs Lazzaro Jr. Mark A; AR-24-001997; Contract - Credit Card; Exhibits; 12217.61; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

JPMorgan Chase Bank N.A. vs Lazzaro Jr. Mark A; AR-24-001998; Contract - Credit Card; Exhibits; 12442.43; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Bridgecrest Credit Company LLC vs Clark Carlos Wakeem; AR-24-001999; Replevin; Complaint; Atty(s): Dyer Thomas C.

Milestone Staffing Inc. vs Southwestern Healthcare Operations LLC; AR-24-002000; Contract - Debt Collection; Complaint; Atty(s): Cromer John B., Samolovitch Scott R.

T.L.C. Lawn Care LLC vs Stevenson Williams Management Co.; AR-24-002001; Contract - Other; Complaint; Atty(s): Gesk Jonathan M

Pittsburgh Design and Remodeling LLC vs Taylor Nathan; AR-24-002002; Contract - Other; Complaint; 34663.00; Atty(s): Goodermote Andrew C.

Jefferson Ridge Community Services Association Inc. vs Housley Daniel R.; AR-24-002003; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

Pitell Poured Wall LLC vs Artisan Development Group LLC; AR-24-002004; Contract - Debt Collection; Complaint; 15022.00; Atty(s): Self-Represented, Sosso Jr. Anthony R

Bruce Jeremy Ryan, Bruce Gary L. vs Ford Motor Company; AR-24-002005; Contract - Other; Complaint; Atty(s): Rapkin Robert A

ORPHANS' COURT

Wills

Douglas A. Hardt, deceased; Janice S. Hardt, Extrx.; Atty: Ryan M. Froehlich; 02259 of 2024.

Daniel L. Heagy, deceased; Michael H. Heagy, Extr.; Atty: Gary Kalmeyer; 02261 of 2024.

Vincent Pope, Sr., deceased; Milton Raiford, Extr.; Atty: Rosalyn L. Guy-McCorkle; 02270 of 2024.

Ronald Paul Gutowski, deceased; Hannah Gutowski, Extrx.; 02273 of 2024.

Robert G. Bryden, deceased; Robert T. Bryden, Extr.; Atty: Megan E. Loftis; 02282 of 2024.

Eleanor E. McKenzie, deceased; John B. McKenzie, Extr.; Atty: Bradley M. Bassi; 02283 of 2024.

Mary E. Trant, deceased; Ronald J. Trant, Extr.; Atty: McKenna Adams; 02286 of 2024.

Edward G. Benzenhoefer, deceased; Kevin E. Benzenhoefer, Extr.; Atty: Timothy J. Kidd; 02289 of 2024.

Virginia S. Starr, deceased; James B. Starr, Extr.; Atty: Timothy B. Thurman; 02291 of 2024.

Sara M. Falcione, deceased; Thomas J. Falcione, Extr.; Atty: Alan I. Farber; 02292 of 2024.

BANKRUPTCY COURT

Western District

Shiree D. Johnson; ALLEGHENY-PA; 24-20706; Atty: Amy L. Zema; Chapter: 7; Filed 03/26/2024; Judge Melaragno

Brian E. Opaska and Carrie J. Opaska; WESTMORELAND-PA; 24-20707; Atty: Kenneth Steidl; Chapter: 13; Filed 03/26/2024; Judge Deller

Autumn A. Porto; LAWRENCE-PA; 24-20708; Atty: Christopher M. Frye; Chapter: 7; Filed 03/26/2024; Judge Taddonio

Christine R. Adams; ALLEGHENY-PA; 24-20709; Atty: Kenneth Steidl; Chapter: 7; Filed 03/26/2024; Judge Melaragno

Dana R. Campbell and Debra L. Campbell; LAWRENCE-PA; 24-20710; Atty: Paula J. Cialella; Chapter: 7; Filed 03/26/2024; Judge Taddonio

Janet M. Westcoat; WESTMORELAND-PA; 24-20711; Atty: Corey J. Sacca; Chapter: 13; Filed 03/26/2024; Judge Bohm

Dennis J. Davis and Darlene L. Davis; ALLEGHENY-PA; 24-20712; Atty: Kenneth Steidl; Chapter: 13; Filed 03/26/2024; Judge Bohm

Kathleen S. Smith; BUTLER-PA; 24-20713; Atty: Kenneth Steidl; Chapter: 7; Filed 03/26/2024; Judge Bohm

Christina McDowell; WESTMORELAND-PA; 24-20714; Atty: Corey J. Sacca; Chapter: 7; Filed 03/26/2024; Judge Taddonio

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 4:30 p.m. on Tuesday, April 23, 2024, 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.

Alyssa B. Cowan - Allegheny County Court of Common Pleas
Jacquelyn A. Obara - 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 email to dblaner@acba.org.

Comments for candidates being interviewed on Tuesday, April 23, 2024, are due by Friday, April 19, 2024 at 4:00 p.m.

(Continued on Page 2, Column 1)

(Continued on Page 11, Column 4)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Deer Creek Drainage Basin Authority vs Anderson Robert; GD-24-003724; Municipal Lien; Certificate of Location; 803.76; Atty(s): Brown Ronald J.

Carnegie Mellon University vs F.J. Busse Company Inc.; GD-24-003725; No Lien Agreement; Certificate of Location; Atty(s): McNulty Daniel

Deer Creek Drainage Basin Authority vs Martin Jonathan; GD-24-003726; Municipal Lien; Certificate of Location; 463.81; Atty(s): Brown Ronald J.

Billett Tamara vs Villanova James, Villanova Patricia; GD-24-003727; Against Property Owner; Acceptance of Service; Atty(s): Rewis Joseph P., Skeel Peter B

Deer Creek Drainage Basin Authority vs Patterson Jr. Erle; GD-24-003728; Municipal Lien; Certificate of Location; 861.91; Atty(s): Brown Ronald J.

Hanna Botros, Gendi Reham vs Village at Pine Master Association, Village at Pine Phase 3 Association, Village at Pine Phase 6 Association; GD-24-003729; Declaratory Judgment; Complaint; Atty(s): Kunkel Robert, Dornish Bradley S

Legault Steven vs Allegheny Clinic, Allegheny General Hospital, Allegheny Health Network, Malvar M.D. Thomas J., Dr. Malvar and Associates; GD-24-003730; Medical/Hospital Liability; Praecipe for Writ of Summons; Atty(s): Geist Joshua P.

Commonwealth of PA Department of Labor & Industry vs Boyer Raymond; GD-24-100695; Unemployment Compensation Lien; Unemployment Compensation Lien; 2552.59

Commonwealth of PA Department of Labor & Industry vs Perlow Gabriel; GD-24-100696; Unemployment Compensation Lien; Unemployment Compensation Lien; 2552.59

Commonwealth of PA Department of Labor & Industry vs Roscoe Greg; GD-24-100697; Unemployment Compensation Lien; Unemployment Compensation Lien; 860.43

Commonwealth of PA Department of Labor & Industry vs Ambrogi Donna; GD-24-100698; Unemployment Compensation Lien; Unemployment Compensation Lien; 860.43

Commonwealth of PA Department of Labor & Industry vs Maropis Peter; GD-24-100699; Unemployment Compensation Lien; Unemployment Compensation Lien; 860.43

Commonwealth of PA Department of Labor & Industry vs Cafe Hibiscus LLC; GD-24-100700; Unemployment Compensation Lien; Unemployment Compensation Lien; 1024.90

Commonwealth of PA Department of Revenue vs Cbear LLC; GD-24-100701; Commonwealth Tax Lien; Business Taxes; 3565.92

Commonwealth of PA Department of Revenue vs Thomas Trae L.; GD-24-100702; Commonwealth Tax Lien; Personal Income Tax; 6923.37

Commonwealth of PA Department of Revenue vs Gardner Christine; GD-24-100703; Commonwealth Tax Lien; Personal Income Tax; 6038.64

Commonwealth of PA Department of Revenue vs Mamedova Gulasar, Gafurov Anvar A.; GD-24-100704; Commonwealth Tax Lien; Personal Income Tax; 6031.15

Commonwealth of PA Department of Revenue vs 3339 Ward Street LP; GD-24-100705; Commonwealth Tax Lien; Business Taxes; 4077.39

Commonwealth of PA Department of Revenue vs D & V Enterprises Inc.; GD-24-100706; Commonwealth Tax Lien; Business Taxes; 2965.06

Commonwealth of PA Department of Revenue vs Blough Ronda J.; GD-24-100707; Commonwealth Tax Lien; Business Taxes; 2716.57

Commonwealth of PA Department of Revenue vs House Of Couture Designs Inc; GD-24-100708; Commonwealth Tax Lien; Business Taxes; 3702.54

Rocket Mortgage LLC vs Spargur II Kyle T.; MG-24-000232; Mortgage Foreclosure; Certificate of Location; 120787.51; Atty(s): Marley Andrew John

Huntington National Bank vs Sutton David A, Sutton Sherry L.; MG-24-000233; Mortgage Foreclosure; Certificate of Location; Atty(s): Foley Joseph I., Graham Christine L, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Foley Joseph I.

PNC Bank National Association vs Rhodes Jr. Raymond, Rhodes Sandra J; MG-24-000234; Mortgage Foreclosure; Confidential Information Form; Atty(s): Hong Kimberly J

Newrez LLC vs Kestner Francis; MG-24-000235; Mortgage Foreclosure; Complaint; Atty(s): Fliakos Chrisovalante P, Wendt Robert P.

Wells Fargo Bank N.A. vs Tsvetkoff Jordan W; MG-24-000236; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

MCLP Asset Company Inc. vs Gaber Timothy; MG-24-000237; Mortgage Foreclosure; Complaint; 341987.49; Atty(s): Miller Edward E

Freedom Mortgage Corporation vs Henry Stanley D.; MG-24-000238; Mortgage Foreclosure; Certificate of Location; 180803.49; Atty(s): Wertz Jacob

Huntington National Bank vs Pendizh Jr. Lawrence F; MG-24-000239; Mortgage Foreclosure; Complaint; Atty(s): Graham Christine L, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Foley Joseph I.

Rocket Mortgage LLC vs Harris Charleeta; MG-24-000240; Mortgage Foreclosure; Certificate of Location; 61106.57; Atty(s): Connelly Karin Baltimore, Treglia Carolyn

Deutch Bank National Trust Company vs Palombo Jr. Dominic A, Palombo Jennifer J; MG-24-000241; Mortgage Foreclosure; Complaint; 152886.74; Atty(s): Connelly Karin Baltimore

Keybank N.A. vs Gehlert Jr. John R., Unknown Heirs of Sandra Ellen Kamasinski AKA Sandra E. Kamas; MG-24-000244; Mortgage Foreclosure; Complaint; 184881.89; Atty(s): Connelly Karin Baltimore, Treglia Carolyn

Harris Thomas vs Meyers Joseph; GD-24-003731; Ejectment; Certificate of Location; Atty(s): Taiani Marc Vincent, Wiggins Kaitlin J.

Dascola Morgan Ryley Richard; GD-24-003732; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Stockey William E, Jerich Donald E

US Bank Trust National Association vs Stover Ashley, Ventrone Kelly, Ventrone Lori, Unknown Heirs of Mark J. Ventrone deceased; GD-24-003733; Mortgage Foreclosure; Certificate of Location; 98390.79; Atty(s): Dyer Thomas C.

McSwigan Diana Marie; GD-24-003734; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Grady Julian P., Novogradac Kara vs TJ Bush Enterprises Inc.; GD-24-003735; No Lien Agreement; Certificate of Location; Atty(s): Self-Represented

Belmar LLC vs O'Connor John, O'Connor Terri; GD-24-003736; Ejectment; Certificate of Location; Atty(s): Roberts Cody Allen

Braddock Hills Shopping Center LLC vs Taylor Tonya, Kydz Nation LLC; GD-24-003737; DSB (for possession commercial; Notice of Judgment & Documents; Atty(s): Perrotta Louis M

S&T Bank vs Kephart Jason M.; GD-24-003738; MDJ Transcript; Notice of Judgment Mailed; 2683.65; Atty(s): Kile Brian M

PNC Bank National Association vs King Sheila D.; GD-24-003739; Declaratory Judgment; Complaint; Atty(s): Thomas Maribeth

Huntington National Bank vs Bowman Kathleen; GD-24-003740; Confession of Judgment; Notice of Judgment & Documents; 2013108.03; Atty(s): Tuskan Justin-Michael

Synchrony Bank vs Klos Peter B; GD-24-003741; MDJ Transcript; Notice of Judgment Mailed; 3547.27; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Synchrony Bank vs Monroe Brittany; GD-24-003742; MDJ Transcript; Notice of Judgment Mailed; 2742.35; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Synchrony Bank vs Wilkes Mark; GD-24-003743; MDJ Transcript; Notice of Judgment Mailed; 3124.78; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Keystone Spring Service Inc. vs Northern Diesel; GD-24-003744; Contract - Debt Collection; Notice of Judgment Mailed; 5968.28; Atty(s): Alexander Todd A.

Allegheny County vs Mollard Thomas D.; GD-24-003745; Sci Fa sur Tax Lien; Certificate of Location; 1003.28; Atty(s): McCabe Michael G.

Allegheny County vs Cumberledge Christie Lee; GD-24-003746; Sci Fa sur Tax Lien; Certificate of Location; 1485.65; Atty(s): McCabe Michael G.

Allegheny County vs New Frontier Influence Corp.; GD-24-003747; Sci Fa sur Tax Lien; Certificate of Location; 2496.99; Atty(s): McCabe Michael G.

Sports & Exhibition Authority of Pittsburgh and Allegheny Co vs Enclos Tensile Structures Inc.; GD-24-003748; No Lien Agreement; Certificate of Location; Atty(s): Self-Represented

Hundred Management Northshore LLC vs Arrakis LLC; GD-24-003749; Mechanic's Lien; Certificate of Location; 385171.03; Atty(s): Self-Represented

Allegheny County vs Our Family Enterprises; GD-24-003750; Sci Fa sur Tax Lien; Certificate of Location; 7025.33; Atty(s): McCabe Michael G.

Allegheny County vs Bhuta Vyom, Bhuta Jennifer; GD-24-003751; Sci Fa sur Tax Lien; Certificate of Location; 3331.26; Atty(s): McCabe Michael G.

Allegheny County vs Schrock Timothy D.; GD-24-003752; Sci Fa sur Tax Lien; Certificate of Location; 1313.07; Atty(s): McCabe Michael G.

Allegheny County vs Jackman Mark Anthony, Jackman Tonya M.; GD-24-003753; Sci Fa sur Tax Lien; Certificate of Location; 1149.73; Atty(s): McCabe Michael G.

Ben Avon Borough vs Kuretich Jon T., Kuretich Kelly A.; GD-24-003754; Municipal Lien; Certificate of Location; 2109.25; Atty(s): McCabe Michael G.

Ben Avon Borough vs Loch Matthew M; GD-24-003755; Municipal Lien; Certificate of Location; 1857.09; Atty(s): McCabe Michael G.

Ben Avon Borough vs Mitchell Natasha L.W.; GD-24-003756; Municipal Lien; Certificate of Location; 700.03; Atty(s): McCabe Michael G.

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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 CourtIN RE: AMENDMENT OF RULE 8.4
OF THE PENNSYLVANIA RULES OF
PROFESSIONAL CONDUCTNO. 243
DISCIPLINARY RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 3rd day of April, 2024, upon the recommendation of the Disciplinary Board of the Supreme Court of Pennsylvania, having been published for comment in the Pennsylvania Bulletin, 52 Pa.B. 6357 (October 8, 2022):

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 8.4 of the Rules of Professional Conduct is amended.

This ORDER shall be processed in accordance with Pa.R.J.A. No. 103(b) and shall be effective in 30 days.

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

24-01329

Pennsylvania
Supreme CourtJUVENILE COURT PROCEDURAL
RULES COMMITTEE

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of Pa.R.J.C.P.
1601 and 1608

The Juvenile Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pennsylvania Rules of Juvenile Court Procedure 1601 and 1608 governing "potential kinship care resource" for the reasons set in the publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

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

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

Daniel A. Durst, Chief Counsel
Juvenile Court Procedural
Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
P.O. Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9541
juvenerules@pacourts.us

All communications in reference to the proposal should be received by **May 31, 2024**. E-mail is the preferred method for

submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Juvenile Court Procedural Rules Committee,
Judge Andrea Marceca Strong, Chair
To view the proposed rule changes please visit <https://www.pacourts.us/courts/supreme-court/court-opinions>.
24-01340

Pennsylvania
Supreme CourtJUVENILE COURT PROCEDURAL
RULES COMMITTEE

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of Pa.R.J.C.P.
161, 170, and 172

The Juvenile Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pennsylvania Rules of Juvenile Court Procedure 161, 170, and 172 governing expungement procedures for the reasons set in the publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

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

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

Daniel A. Durst, Chief Counsel
Juvenile Court Procedural
Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
P.O. Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9541
juvenerules@pacourts.us

All communications in reference to the proposal should be received by **May 31, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Juvenile Court Procedural Rules Committee,
Judge Andrea Marceca Strong, Chair

To view the proposed rule changes please visit <https://www.pacourts.us/courts/supreme-court/court-opinions>.
24-01342

Court of Common Pleas
of Allegheny County

JUVENILE COURT

MOTIONS SCHEDULE

May 2024

May 1 - Judge Woodruff
May 2 - Judge Woodruff
May 3 - Judge Woodruff
May 6 - Judge Sizemore
May 7 - Judge Sizemore
May 8 - Judge Sizemore
May 9 - Judge Sizemore
May 10 - Judge Sizemore
May 13 - Judge Middleman
May 14 - Judge Middleman
May 15 - Judge Middleman
May 16 - Judge Middleman
May 17 - Judge Middleman
May 20 - Judge Spurgeon
May 21 - Judge Spurgeon
May 22 - Judge Spurgeon
May 23 - Judge Spurgeon
May 24 - Judge Spurgeon
May 27 - Holiday
May 28 - Judge McCrady
May 29 - Judge McCrady
May 30 - Judge McCrady
May 31 - Judge McCrady

24-01261

Court of Common Pleas
of Allegheny CountyFAMILY DIVISION MOTIONS
SCHEDULE FOR THE MONTH OF

May 2024

May 1 - Cozza, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
May 2 - Eaton, J. in 814 City-County Building at 2:00 PM
May 3 - No Motions
May 6 - Bubash, J. in Courtroom 425 at 2:00 PM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
May 7 - Middleman, J. in Courtroom 320 at 9:30 AM and Korbek, J. in Courtroom 425 at 2:00 PM
May 8 - Sweeney, J. in Courtroom 425 at 2:00 PM
May 9 - No Motions
May 10 - No Motions
May 13 - McCrady, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM

May 14 - Bush, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM

May 15 - Korbek, J. in Courtroom 425 at 2:00 PM

May 16 - Costa, J. in Courtroom 425 at 2:00 PM

May 17 - No Motions

May 20 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

May 21 - McGough, J. in Courtroom 425 at 2:00 PM

May 22 - Sweeney, J. in Courtroom 425 at 2:00 PM and Eaton, J. in 814 City-County Building at 2:00 PM

May 23 - Sizemore, J. in Courtroom 320 at 9:30 AM

May 24 - No Motions

May 27 - Court Holiday

May 28 - Korbek, J. in Courtroom 425 at 2:00 PM

May 29 - Cozza, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

May 30 - Costa, J. in Courtroom 425 at 2:00 PM

May 31 - No Motions

000 Senior Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbek, 010 President Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Sweeney, 018 Judge McCrady, 019 Judge Spurgeon

24-01346

Court of Common Pleas
of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, APRIL 29, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, JUNE 10, 2024**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
24-00888

Court of Common Pleas
of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning April 22, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

Monday, April 22, 2024 at 1:30 p.m.
Wednesday, May 8, 2024 at 11:00 a.m.
Wednesday, June 5, 2024 at 11:00 a.m.
24-00872

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

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.

**Wednesday
April 17, 2024**

All parties and witnesses in the cases listed below should report directly in the Courtroom of the Trial Judge assigned to the case on the date indicated at the time previously ordered. The failure of the Defendant to appear as ordered will result in the forfeiture of bail and the issuance of an arrest warrant.

**Judge Bruce R. Beemer
Courtroom 510**

CR-0006249-23; Garfield Bennett; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0006864-23; Matthew Carlson; Homicide by Vehicle While DUI; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0006077-23; Jawan Barnett Coachman; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0005880-23; Joseph L. Doughty; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0007426-23; Kevin Garth; Aggravated assault by vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

CR-0008321-23; Kevin Garth; Stalking - Repeatedly Commit Acts To Cause Fear; ADA: **Alexa Elizabeth Roberts**

CR-0007267-23; Joseph Klein; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0007873-23; Mary Meskel; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

**Judge Kelly Bigley
Courtroom 525**

CR-0003749-20; Raeshaun Bailey; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

CR-0007865-23; Richard Lee Cameron Jr.; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

CR-0007923-23; Tyrone R. Cole Jr.; DUI: Controlled Substance - Combination Alcohol/Drugs - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0007690-23; Craig Fennell; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric James Randolph**

CR-0002268-21; Laquinn Fuqua; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0003668-18; Brittnee L. Johnson; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0004081-23; Wesley Oscar Raines; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Anderson Crosby**

CR-0008174-23; Andrew Schnupp; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0007995-23; John H. Taylor; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

CR-0010566-19; Raymond C. Threet; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

CR-0005599-21; Tavone M. Wilbur; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

**Judge Susan Evashavik Dilucente
Courtroom 530**

CR-0006772-23; Benetta Antho Blackwell; Aggravated assault by vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Shelley A. Duff**

CR-0000122-24; Davon Michael Blue; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0001468-23; Karmelo Harshay; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0001469-23; Isaiah T. Johnson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Howard Burton Elbling**

CR-0008602-23; Davion Lee Morgan; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0008686-23; David Patterson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0001471-23; Desmond Robinson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeanne Marie Emhoff**

CR-0001470-23; Lee Wilson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eduardo Pablo Chacon**

**Judge Thomas Flaherty
Courtroom 324**

CR-0008761-23; Raymond Gee; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0000104-24; Andrew J. Gorsuch; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000105-24; Patrick M. Parra; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Elliot Howsie
Courtroom 533**

CR-0008870-23; Eric Joseph Bosh; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0004384-23; Tyrone Burrell; Theft By Decep-False Impression; D-atty: **Michael B. Kalocay**

CR-0004486-23; Amber Janay Rouse; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0004481-23; Amber Janay Rouse; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0004993-23; Jordan James Smith; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0009111-23; Jordan James Smith; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

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

CR-0005405-23; Terrance Michael Burnett; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0006178-16; Labrea Chardai Calhoun; Crim'l Misch-Tamper W/Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0008772-23; James Alan Carroll III; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0009004-23; James Alan Carroll III; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0000106-24; Louis Michael Dobish; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0002258-23; Harry Edward Duncan; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0008260-23; Brandin Jackson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0000497-19; Julia D. Jones; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0008940-23; Otis McCree; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

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

CR-0005852-23; Barbara Payo; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0008203-23; Nlea Desiree Roberts; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0008002-19; Annsurzadee Rac Simmons; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0008333-23; Jessie J. Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**Judge Anthony M. Mariani
Courtroom 316**

CR-0006976-23; Dior Lamar Richardson; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

**Judge Jill E. Rangos
Courtroom 327**

CR-0008915-23; Christine Marie Beliuanas; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0006875-23; Kim Kang-Jun Bellefonte; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0008829-23; Thomas Boyd; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0006632-23; Joseph Haun; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0004958-23; Joseph Haun; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0008853-23; Ernest Miscik; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0004453-23; Tavyea Javon Hines; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**

CR-0002800-23; Marshineak Manning; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**
CR-0009011-23; Keishaun Slater; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Albert Green Reese Jr.**

**Judge Jennifer Satler
Courtroom 527**

CR-0007655-22; John Brockman; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0001416-23; John Brockman; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0004274-23; John Brockman; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0007031-22; John Brockman; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0009038-23; Tyler A. Vasconi; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**Judge Randal B. Todd
Courtroom 310**

CR-0001027-22; Asia Andrews; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0002194-23; Kristopher Benjamin Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

CR-0000583-23; Joseph Davis; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0006879-23; Deonte Daquan Gurley; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0006914-23; Michael Powers Jr.; Harassment - Subject Other to Physical Contact; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

CR-0009487-23; Christian Nichole Wells; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0004870-23; Darnell Mauri Willis; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0008500-22; Duane Woodson; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0008499-22; Duane Woodson; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0001447-23; Duane Woodson; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

Arbitration Trial List

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

**Wednesday
April 17, 2024**

GD-21-006370; Holmes, et vir vs Kovacs; P-atty: **Marc I. Simon, Neil J. Marcus;** D-atty: **Kathleen S. McAllister**

GD-21-005041; Everette vs Shabba Properties; P-atty: **Louis John Kroeck;** D-atty: **Charles W. Hergenroeder**

AR-24-000544; Citibank, N.A. vs Blackledge; P-atty: **Michael Robert Lipinski;** D-atty: **Shane L. Weaver**

AR-24-000542; Citibank, N.A. vs Craig; P-atty: **Michael Robert Lipinski;** D-atty: **Brittany Nicole Weston**

AR-24-000540; Rock Creek Capital, LLC vs Olischar, et al; P-atty: **William T. Molczan;** D-atty: **Andrew M. Kuzma**

AR-24-000537; Maceikis vs Jaguar Land Rover North America, LLC; P-atty: **Robert A. Rapkin;** D-atty: **Jeffrey Cohen**

AR-24-000534; Headway Capital LLC vs Kilbourn; P-atty: **Andrew Loewy**

AR-24-000533; Pennsylvania Turnpike Commission vs Schulte; P-atty: **Michael A. Farnan**

AR-24-000531; Citibank, N.A. vs Lynch, Jr.; P-atty: **Sean Patrick Stevens**

AR-24-000529; Discover Bank vs David; P-atty: **Matthew Weston Pomy**

AR-24-000528; Discover Bank vs Switzer; P-atty: **Matthew Weston Pomy**

AR-24-000525; Citibank, N.A. vs Nguyen; P-atty: **Michael Robert Lipinski;** D-atty: **Brittany Nicole Weston**

AR-24-000522; Citibank, N.A. vs Weigold; P-atty: **Ilana Zion;** D-atty: **Brittany Nicole Weston**

AR-24-000521; Citibank, N.A. vs Farley; P-atty: **Michael Robert Lipinski**

AR-24-000518; Citibank, N.A. vs Dawson; P-atty: **Michael Robert Lipinski;** D-atty: **Pro Se**

AR-24-000517; Citibank, N.A. vs Fleming; P-atty: **Michael Robert Lipinski**

AR-24-000516; Citibank, N.A. vs Jones; P-atty: **Ilana Zion**

AR-24-000514; Citibank, N.A. vs Cottrell; P-atty: **Sean Patrick Stevens, Michael Robert Lipinski**

AR-24-000513; Citibank, N.A. vs Cankaya; P-atty: **Sean Patrick Stevens**

AR-24-000512; Beers vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

AR-24-000511; Citibank, N.A. vs Speer; P-atty: **Michael Robert Lipinski**

AR-24-000510; Kirchner vs LVNV Funding, LLC; P-atty: **Travis A. Gordon**

AR-24-000509; Citibank, N.A. vs Moore; P-atty: **Sean P. Stevens, Michael R. Lipinski**

AR-24-000507; Citibank, N.A. vs Rothermel; P-atty: **Michael Robert Lipinski**

AR-24-000504; Citibank, N.A. vs Bell; P-atty: **Michael Robert Lipinski**

AR-24-000503; Citibank, N.A. vs Weichler; P-atty: **Michael Robert Lipinski**

AR-24-000498; JPMorgan Chase Bank, N.A. vs Keiser; P-atty: **Michael Robert Lipinski**

AR-24-000497; JPMorgan Chase Bank, N.A. vs Roth; P-atty: **Michael Robert Lipinski**

AR-24-000495; Webb vs Frontline Asset Strategies; P-atty: **Travis A. Gordon;** D-atty: **John W. Burns**

AR-23-006604; Campanelli vs Mercedes-Benz USA, LLC; P-atty: **Robert A. Rapkin;** D-atty: **Jeffrey Cohen**

AR-23-006261; Weishorn, et al vs Mazda Motor of America, Inc.; P-atty: **David J. Gorberg;** D-atty: **Steven B. Kantrowitz**

AR-23-005638; Manella, et al vs Schmitt; P-atty: **John A. Biedrzycki, III;** D-atty: **Diane A. Blackburn**

AR-23-004077; JPMorgan Chase Bank, N.A. vs McPaul; P-atty: **Robert M. Kline**

AR-23-003294; JPMorgan Chase Bank, N.A. vs Jones; P-atty: **Robert M. Kline**

Summary Appeals Branch

**Judge W. Terrence O'Brien
City-County Building
Room 313**

**Wednesday
April 17, 2024**

Hearings

SA-0001026-23; Comm. of PA vs William Ro Berschneider; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001574-23; Comm. of PA vs Shawn Bowman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000122-24; Comm. of PA vs Brian McClaren; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001361-23; Comm. of PA vs Rodney Cointon; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001415-23; Comm. of PA vs Lee-Auja Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

SA-0000013-24; Comm. of PA vs Pamela Jay Guenther; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000478-23; Comm. of PA vs Victoria Ann Harris; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001364-23; Comm. of PA vs Lori A. Hilliard; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001540-23; Comm. of PA vs Vanessa Hoy; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001491-23; Comm. of PA vs Omar Ali Hussein; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000099-24; Comm. of PA vs Khurshid Isomov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001500-23; Comm. of PA vs Valencia Y. Kellam; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000333-23; Comm. of PA vs Cyria Rene Pace; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000083-24; Comm. of PA vs Christine Plumley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000292-23; Comm. of PA vs Damian Powe; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001411-23; Comm. of PA vs Christopher Szweg; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

SA-0001126-23; Comm. of PA vs Richard L. Williamson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001483-23; Comm. of PA vs Candae Young; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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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, May 6, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, MAY 6, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, MAY 7, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, MAY 13, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

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

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

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

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

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

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

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

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following:

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

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

Bellevue

88. Andrew Bush, Jr. in His Capacity as Heir of the Estate of Andrew L. Bush, Deceased; Kimberley Bush in Her Capacity as Heir of the Estate of Andrew L. Bush, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Andrew L. Bush, Deceased

MG-22-000623—\$99,930.38

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 76 Sumner Ave., Pittsburgh, PA 15202. Deed Book Volume 14087, Page 517. Block and Lot Number 0161-N-00112-0000-00.

90. Tony Hall

GD-23-003679—\$20,483.55
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Being vacant land known as S. Sprague Avenue, Pittsburgh, PA 15202 Deed Book Volume 1220, Page 3, Block and Lot 160-K-33.

Brackenridge

4. Nathan R. Regan and Rebecca Lyn Sylves

MG-23-000780—\$55,492.48
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 828 9th Avenue, Brackenridge, PA 15014. Deed Book Volume 15579, Page 93. Block and Lot Number 1224-A-7.

65. Daniel W. Kolar

GD-23-002503—\$80,744.14
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1053 9th Avenue, Brackenridge, Pennsylvania 15014. Deed Book Volume 17634, Page 347. Block and Lot Number 1367-R-00107-0000-00.

Borough of Chalfant

70. Mary C. Wilson

GD-22-015078—\$45,495.23
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a dwelling being known and numbered as 219 Greenfield Avenue, East Pittsburgh, PA 15112. Document Number 050269, Deed Book Volume 10434, Page 288. Block and Lot Number 0374-G-00256-0000-00.

Churchill

12. Eugene Ashley, Jr.

MG-23-000997—\$197,065.33
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling being known and numbered as 1648 Jamestown Place, Pittsburgh, PA 15235. Deed Book Volume 18814, Page 266. Block and Lot Number 297-D-182.

City of Clairton

13. Kawaki K. Bradford and Darius M. Bradford

MG-23-000864—\$129,706.91
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward, City of Clairton: Parcel No. 1: Having erected

thereon a dwelling being known and numbered as 292 Park Avenue, Clairton, PA 15025. Deed Book Volume 16702, Page 426. Block and Lot Number 878-E-252.

Parcel No. 2: Being vacant land known as Park Avenue, Clairton, PA 15025. Deed Book Volume 16702, Page 426. Block and Lot Number 878-E-251.

Collier

58. William Garrison, with Notice to Heirs and Assigns

GD-23-013359—\$24,026.28
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being thereon vacant residential land known as Thompson Avenue, Carnegie, PA 15106. Deed Book Volume 2478, Page 712. Block & Lot No. 147-B-15.

91. Stanley C. Perkowski

MG-20-000271—\$183,892.38
Keri P. Ebeck, Esq.
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having thereon a residential dwelling being known and numbered as 134 Baldwin Road, Carnegie, PA 15106 Deed Book Volume 13761, Page 190, Block and Lot Number 202-F-12.

Coraopolis

9. Joseph A. Bodnar

MG-23-000920—\$71,575.78
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1865 Montour Street, Coraopolis, PA 15108. Deed Book 15710, Page 295. Block and Lot Number 341-L-188.

Duquesne

17. Unknown Heirs, of the Estate of George C. Booker; and Unknown Administrators, of the Estate of George C. Booker

GD-23-012957—\$45,732.49
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 816 Hinnerman Street, Duquesne, PA 15110 a/k/a 816 Hinnerman Street, Duquesne, PA 15110. Document Number 007553, Deed Book Volume 9868, Page 193. Block and Lot Number 0306-D-00190-0000-00.

Elizabeth Borough

61. GERALYN SCURFIELD

GD-23-011259—\$19,932.80
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 509 5th Avenue, Elizabeth, PA 15037. Deed Book 14987, Page 494. Block and Lot Number 1133-R-123.

85. Timothy P. McEvoy

MG-22-000578—\$50,413.88
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 155 Ellsworth Avenue, Elizabeth, Pennsylvania 15037.

Deed Book Volume 16247, Page 227, Block and Lot Number 1132-E-142.

Elizabeth Township

60. Tabitha Schempp, Administratrix of the Estate of Richard J. Tomco, Deceased
GD-23-011260—\$36,947.78
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single dwelling being known and numbered as 727 Scenery Drive, Elizabeth, PA 15037. Deed Book 13198, Page 569. Block and Lot Number 1130-K-228.

Emsworth

76. Jennifer A. Lindell and James R. Lindell
MG-20-000234—\$128,149.62
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Emsworth: Having erected thereon a dwelling being known and numbered as 153 Orchard Avenue, Pittsburgh, PA 15202. Deed Book Volume 12271, Page 109. Block and Lot 0276-N-00168-0000-00.

Etna

21. Mary Ellen Suchma
MG-23-000951—\$72,579.78
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Etna: Having erected thereon a dwelling being known and numbered as 55 Wilson Street, Pittsburgh, Pennsylvania 15223. Deed Book Volume 15036, Page 574, Instrument 2012-27102, Block and Lot Number 221-M-96.

83. Jordan Michael Walthour
MG-20-000413—\$121,561.97
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 179 Washington Street, Pittsburgh, PA 15223. Deed Book Volume 17807, Page 119. Block and Lot 0166-R-00161-0000-00.

Findlay

7. Herman Trails, L.P.
GD-23-012122—\$543,906.72
Michael A. Shiner, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Being a vacant parcel of land known as Potato Garden Run Road, Imperial, Pennsylvania 15126. Deed Book Volume 17710, Page 160. Block and Lot Number 1468-G-100.

95. Dale A. Kaymark
MG-17-001311—\$477,011.45
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Findlay Township: Having erected thereon a 2 story dwelling known and numbered as 108 Economy Grade Road, Coraopolis, PA 15108. Deed Book Volume 11944, and Page 489. Block & Lot No. 1051-K-106.

Forward

1. Wendy Lee Williams
GD-22-012434—\$25,010.22
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a mobile home dwelling being known and numbered as 421 Elkhorn Road, Monongahela, PA 15063. Deed Book 8523, Page 226. Block and Lot Number 1912-E-26.

100. Terry G. Richardson
MG-23-000505—\$105,484.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Forward Township: Having erected thereon a dwelling being known and numbered as 2460 Manown Road, Monongahela, PA 15063. Document Number 2019-15919, Deed Book Volume 17640, Page 383. Block and Lot Number 2274-A-00284-0000-00.

Franklin Park

26. Edward A. Brethauer, III, Executor of the Estate of Darlene A. McCarthy, c/o Heidi Rai Stewart, Esquire
MG-22-000294—\$486,675.95
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Franklin Park Borough: Having erected thereon a dwelling being known and numbered as 2361 West Gate Drive, Pittsburgh, Pennsylvania 15237 a/k/a 2361 Westgate Drive, Pittsburgh, Pennsylvania 15237. Deed Book Volume 7176, Page 39. Block and Lot Number 0942-J-00104-0000-00.

Glassport

73. Craig L. Rice, Solely as Heir to the Estate of Cindy L. Rice a/k/a Cindy L. Bartek, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Cindy L. Rice a/k/a Cindy L. Bartek, Deceased
MG-23-000787—\$43,466.75
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Glassport Borough: Having erected thereon a 1 story dwelling known and numbered as 722 Delaware Avenue, Glassport, PA 15045. Deed Book Volume 8979, and Page 478. Block & Lot No. 558-G-382.

Hampton

68. Christopher Titterington
MG-23-000965—\$204,732.75
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 3828 Arizona Drive, Allison Park, PA 15101. Document Number 2016-39485, Deed Book Volume 16641, Page 187. Block and Lot Number 0615-G-00294-0000-00.

Harrison

31. Steven M. Loveland
GD-23-003741—\$56,039.11
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single family residential dwelling being known and numbered as 8 Greenwich Street, Natrona Heights, PA 15065. Deed Book Volume 18583, Page 290. Block and Lot Number 1368-G-175.

Homestead

87. Garrick W. Reed
MG-23-000954—\$47,285.84
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Homestead: Having erected thereon a dwelling being known and numbered as 336 W. 11th Ave., Homestead, PA 15120. Deed Book Volume 15912, Page 588. Block and Lot Number 0131-A-00381-0000-00.

104. Pauline Wilson, with Notice to Heirs and Assigns
GD-23-012423—\$2,546.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story frame house known as 230 East 15th Avenue, Homestead, PA 15120. Deed Book Volume 5985, Page 349. Block & Lot No. 131-C-294.

Indiana

25. Jonathan J. Martin and the United States of America
MG-18-000566—\$154,871.40
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

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

92. Timothy S. Radigan
MG-23-000955—\$128,790.57
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 233 Klein Road, Glenshaw, PA 15116. Deed Book Volume VL-13571, Page 399, Block and Lot 0618-P-00154-0000-00.

Jefferson Hills

89. Mark D. Maglicco
MG-23-000928—\$210,348.79
Thomas E. Reilly, Esq.
724-933-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 714 Old Clairton Road, Clairton, PA 15025, Deed Book Volume 18706, Page 416, Block and Lot 767-L-9.

Liberty

36. Dawn A. Borreggine
GD-23-011234—\$55,960.41
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 813 Lauck Ave., McKeesport, PA 15133. Deed Book Volume 11846, Page 533. Block and Lot 0465-R-00029-0000-00.

72. Timothy J. Kane a/k/a Timothy John Kane, in His Capacity as Administrator and Heir of the Estate of Timothy R. Kane a/k/a Timothy Robert Kane; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Timothy R. Kane a/k/a Timothy Robert Kane
MG-23-000345—\$35,264.89

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2811 F Street, McKeesport, PA 15133. Deed Book Volume 13403, Page 379. Block and Lot 0465-R-00270-0000-00.

City of McKeesport

10. Brandon Conner, Solely in His Capacity as Heir of Bill Wright, Deceased, Crystal Conner, Solely in Her Capacity as Heir of Bill Wright, Deceased, and Unknown Heirs of Bill Wright, Deceased
MG-19-001137—\$50,631.45
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1611 Wesley Street, McKeesport, PA 15132. Deed Book 16837, Page 421. Block and Lot Number 381-H-226.

32. Najla L. Sayles
MG-23-000525—\$44,611.75
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward of the City of McKeesport: Having erected thereon a single family residential dwelling being known and numbered as 806 North Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 17378, Page 238. Block and Lot Number 380-M-6.

39. Nura Saunders
MG-23-000451—\$69,479.78
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 710 Franklin Street, McKeesport, PA 15132. Deed Book Volume 14238, Page 48. Block and Lot Number 460-N-188.

Monroeville

69. Debora M. Kruper
MG-23-001059—\$64,639.65
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 101 Meadow Gap Drive, Monroeville, PA 15146. Document Number 2006-4772, Deed Book Volume 12753, Page 59. Block and Lot Number 0544-L-00006-0001-00.

93. Dorothy Mae Bartolomeo
MG-23-000156—\$119,642.41
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 523 Holly Drive, Monroeville, PA 15146. Deed Book Volume 5273, Page 561, Block and Lot 0742-N-00202-0000-00.

Moon

54. June G. Lubinsky a/k/a June G. Lubinski, with Notice to Heirs and Assigns
GD-17-005362—\$7,791.90
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one story brick house being known as 319 Smallwood Drive, Coraopolis, PA 15108. Deed Book Volume 4218, Page 97. Block & Lot No. 597-E-142.

Mt. Lebanon

94. Charles T. Lanphear, Kimberly P. Lanphear, United States of America, Department of Treasury - Internal Revenue Service, RSP Pittsburgh, Inc.
MG-16-000184—\$409,962.39
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mount Lebanon: Having erected thereon a dwelling being known and numbered as 834 Washington Road, Pittsburgh, PA 15228. Deed Book Volume 17841, Page 290, Block and Lot 0141-N-00169-0000-00.

North Versailles

18. Robert G. Main
GD-22-013924—\$22,937.13
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 1055 Preston Drive, North Versailles, PA 15137. Deed Book Volume 14810, Page 255. Block and Lot Number 751-A-048.

38. Barbara E. Priestley
MG-23-001002—\$28,185.05
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 716 3rd Street, North Versailles, PA 15137. Deed Book Volume 11358, Page 215. Block and Lot Number 643-N-178.

Oakdale

5. Shallyn A. Bodnar and Scott A. Rold
MG-23-001122—\$93,720.52
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakdale: Having erected thereon a dwelling being known and numbered as 205 Spring Street, Oakdale, PA 15071. Deed Book Volume 16260, Page 118. Block and Lot Number 492-S-364.

O'Hara

15. Lawrence E. Callahan and Regina M. Callahan
MG-23-001032—\$40,707.96
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling known and numbered as: 200 Virginia Manor Drive, Pittsburgh, PA 15215. Deed Book Volume 8991, Page 631. Block/Lot # 286-N-88.

27. Lawrence E. Callahan and Regina M. Callahan
MG-22-000841—\$331,341.45
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a dwelling being known and numbered as 200 Virginia Manor Drive, Pittsburgh, Pennsylvania 15215. Deed Book Volume 8991, Page 631. Block and Lot Number 0286-N-00088-0000-00.

Penn Hills

14. Jessica Warren as Known Heir of Charlotte E. Thompson a/k/a Charlotte Thompson; and All Unknown Heirs of Charlotte E. Thompson a/k/a Charlotte Thompson
MG-23-000434—\$16,722.22
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known and numbered as: 1316 Oberlin Street, Pittsburgh, PA 15206. Deed Book Volume 4504, Page 313. Block/Lot # 0174-C-00210.

20. Heather K. Hoolahan and Leonard M. Hoolahan
MG-23-000263—\$53,583.03
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills (formerly the Township of Penn Hills): Having erected thereon a single family residential dwelling being known and numbered as 6675 Poketa Road, Verona, PA 15147. Deed Book Volume 9676, Page 39. Block and Lot Number 447-G-95.

24. Donald J. Houck
GD-20-012448—\$6,850.93
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 5104 Verona Road, Verona, PA 15147. Deed Book Volume 12126, Page 414. Block and Lot Number 367-F-22.

63. Lacey L. Jones, Jr., Administrator of the Estate of Jeannette M. Jones, Deceased
MG-23-000894—\$75,093.33
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 110 Palmetto Drive, Pittsburgh, PA 15235. Deed Book Volume 12136, Page 189. Block and Lot Number 633-P-150.

Parcel No. 2: Being a vacant lot of land known and numbered as Palmetto Drive, Pittsburgh, PA 15235. Deed Book Volume 12136, Page 189. Block and Lot Number 634-B-47.

71. Tom Zagaja
MG-23-001142—\$170,857.66
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 413 Janice Drive, Pittsburgh, PA 15235. Document Number 2022-23868, Deed Book Volume 18993, Page 131. Block and Lot Number 0369-D-00267-0000-00.

79. Walter R. Dean Known Heir to the Estate of Thelma J. Dean, and the Unknown Heirs of the Estate of Thelma J. Dean

MG-22-000800—\$70,746.21
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills, (formerly Township of Penn): Having currently erected thereon a single family dwelling being known as 4940 3rd Street, Verona, PA 15147. Deed Book 8756, Page 432, Block and Lot 0367-F-00190-0000-00

81. Veronica A. Scott
GD-22-013722—\$16,894.12
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 146 Suncrest Drive, Verona, PA 15147. Deed Book 5606, Page 52. Block and Lot Number 295-A-154.

82. Debora Jackson, Known Surviving Heir of Barbara J. Lawson, Roderick Lawson, Known Surviving Heir of Barbara J. Lawson, and Unknown Surviving Heirs of Barbara J. Lawson
GD-21-007921—\$268,945.51
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 517 Hoover Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume VL-13092, Page 335. Block and Lot Number 0451-A-00334-0000-00.

96. Shirley J. McClendon
MG-23-000567—\$105,865.29
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 230 Evaline Street, Pittsburgh, PA 15235. Deed Book Volume 6628, Page 570. Block and Lot 0296-C-00093-0000-00.

Pleasant Hills

29. James W. Allan
GD-23-005788—\$137,568.10
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a single family residential dwelling being known and numbered as 350 Mowry Drive, Pittsburgh, PA 15236. Deed Book Volume 5117, Page 69. Block and Lot Number 562-F-180.

Ross

28. Kevin W. Forsythe, Jr. and Patricia Riva Marques
MG-23-000368—\$219,434.55
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 92 York Drive, Pittsburgh, PA 15214. Deed Book Volume 17581, Page 495. Block and Lot Number 0162-E-00054-0000-00.

47. Robert G. Kuntz
GD-22-013191—\$20,525.30
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

house being known as 532 Roseland Avenue, Pittsburgh, PA 15214. Deed Book Volume 4658, Page 683. Block & Lot No. 163-A-222.

48. David Allen
GD-21-010899—\$5,800.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Being thereon agricultural vacant land known as Mount Troy Road, Pittsburgh, PA 15214. Deed Book Volume 18071, Page 393, Block & Lot 164-E-90.

Sewickley Hills

98. Ellen Ohler, Known Heir of John Henry Schuck, Deceased & Florence Jenney Schuck, Known Heir of John Robert Schuck, Deceased, the Unknown Heirs of David Parker Schuck, Jr., Deceased, the Unknown Heirs of Jean S. Gross, Deceased, the Unknown Heirs of Helen Evans, Deceased & the Unknown Heirs of Nellie C. Schuck, Deceased
GD-23-005420—\$11,511.09
Robert J. Garvin
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley Hills: Approximately 1.37 acres vacant land, being known as W. Side Ohio Line, Sewickley, PA 15143. Deed Book Volume 4501, Page 372, Block and Lot Number 821-J-17.

Shaler

34. Aaron Flook a/k/a Aaron S. Flook and Michele L. Flook a/k/a Michele Flook
MG-22-000953—\$27,062.34
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 106 E. Genessee Street, Pittsburgh, PA 15223. Deed Book 10963, Page 180. Block and Lot Number 284-G-26.

South Fayette

66. Nance J. Steranka and the United States of America
GD-19-011604—\$4,123.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one story condominium unit being known as 321 Ridge Point Circle, Apt. 12, Bridgeville, PA 15017, Unit B12, in the Hunting Ridge, No. 1, Condominium. Deed Book Volume 19410, Page 383. Block & Lot No. 572-C-101-012B.

South Park

46. Madeline L. Lee, With Notice to Heirs and Assigns
GD-15-008675—\$3,649.33
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 frame house being known as 1110 Edith Avenue, Pittsburgh, PA 15236. Deed Book Volume 3993, Page 492. Block & Lot No. 473-R-100.

51. Frank Donolo and Deborah Donolo
GD-19-011599—\$3,346.25
Joseph W. Gramc, Esq.
412-281-0587

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

two story frame house being known as 3815 Grant Street, South Park, PA 15129. Deed Book Volume 8968, Page 237. Block & Lot No. 1009-B-131.

52. Slopes Holdings, LLC

GD-15-003556—\$6,105.25
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 masonry frame house being known as 1124 Wilhelm Avenue, Pittsburgh, PA 15236. Deed Book Volume 18161, Page 578. Block & Lot No. 564-C-248.

Springdale Township

42. Isabelle Kymer, with Notice to Heirs and Assigns

GD-23-013360—\$3,582.49
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 3144, Page 402. Block & Lot No. 732-C-154.

43. Valley View Land and Construction Company

GD-23-013362—\$5,265.99
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2155, Page 664. Block & Lot No. 732-B-397.

44. Unknown Heirs of Jovo Miljus and Unknown Heirs of Mikla Miljus

GD-23-013519—\$12,187.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Parcel #1: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-L-61.

Parcel #2: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-P-217.

Parcel #3: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-P-228.

Parcel #4: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-R-20.

Parcel #5: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-R-84.

45. Unknown Heirs of Pearlle Trempus, Unknown Heirs of Mary Jane Haas, Unknown Heirs of Lewis J. Linderman, Unknown Heirs of Bette Duris, Unknown Heirs of Jack F. Linderman, Unknown Heirs of Torrence B. Linderman, William Negirch, Jr., Executor and Heir of Rhoda Negrich, John E. Negrich, Known Heir of Rhoda Negrich, Rhonda Stariha, Known Heir of Rhoda Negrich, Unknown Heirs of Dewey Linderman, Ronald Linderman with Notice to Heirs and Assigns

GD-23-013560—\$29,330.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Parcel #1: Being thereon vacant commercial land known as Freeport Road, Cheswick, PA 15024. Deed Book Volume 5310, Page 3. Block & Lot No. 731-R-212.

Parcel #2: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 5310, Page 3. Block & Lot No. 731-L-50.

55. Unknown Heirs of Frank J. Matko and Unknown Heirs of Joseph Miklic

GD-23-013531—\$3,898.02
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2300, Page 547, and Deed Book Volume 2160, Page 722. Block & Lot No. 732-C-98.

56. Kerry Mattern

GD-23-013358—\$12,090.24
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Parcel #1: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 16921, Page 22. Block & Lot No. 731-L-210.

Parcel #2: Having erected thereon a one and a half story frame house known as 35 Valley View Drive, Springdale, PA 15144. Deed Book Volume 16921, Page 16. Block & Lot No. 731-L-196.

Stowe

3. Unknown Surviving Heirs of Alice Ali

MG-22-000401—\$90,777.21
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 810 Woodward Avenue, McKees Rocks, Pennsylvania 15136. Deed Book Volume 11635, Page 114. Block and Lot Number 0073-P-00003-0000-00.

11. Cathleen M. Harbaugh

MG-23-000227—\$115,561.72
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 1109 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 16502, Page 271. Block and Lot Number 73-K-244.

Swissvale

19. Michael F. Valko, Jr., as Known Heir of Mary Valko, Deceased and All Unknown Heirs of Mary Valko, Deceased

GD-23-005839—\$5,101.16
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 91 Lilmont Drive, Pittsburgh, PA 15218. Deed Book 3996, Page 713. Block and Lot Number 235-L-308.

Turtle Creek

86. Jennifer D. Diemer and Sarah E. Diemer

MG-23-000908—\$76,012.97
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 517 James St., Turtle Creek, PA 15145. Deed Book Volume 16534, Page 312. Block and Lot Number 0455-H-00039-0000-00.

West Deer

41. William Nickholds, Ronald Nickholds and Kenneth Nickholds, Deceased as Known Heirs of Alfred A. Nickholds, Deceased and Jeremy Nickholds and Kara Nickholds, as Known Heirs of Kenneth Nickholds, Deceased and All Unknown Heirs of Alfred A. Nickholds, Deceased and Mary Margaret Nickholds, Deceased

GD-23-009460—\$34,014.34
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon vacant land being known as Clendenning Road, Gibsonia, PA 15044. Deed Book 3055, Page 365. Block and Lot Number 1833-L-126.

West Homestead

101. FFI Group LLC

GD-23-012418—\$6,859.37
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a two story frame house known as 473 New 8th Avenue, Homestead, PA 15120. Deed Book Volume 13341, Page 317. Block & Lot No. 90-H-230.

103. George Afanasieff, with Notice to Heirs and Assigns & Rose M. Afanasieff, with Notice to Heirs and Assigns

GD-23-012293—\$2,655.24
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a two story frame house known as 225 West 10th Avenue, Homestead, PA 15120. Deed Book Volume 3409, Page 48. Block & Lot No. 131-A-34.

West Mifflin

53. Harry Digby and Donald Fisher

GD-21-004386—\$5,546.16
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 commercial garage being known as 800 Thompson Run Road, West Mifflin, PA 15122. Deed Book Volume 6673, Page 492. Block & Lot No. 242-A-30.

67. Casey Eiler

GD-24-000070—\$133,820.32
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known as 4820 Briery Drive E., West Mifflin, PA 15122. DBV 18169, PG. 226, Block & Lot No. 184-D-61.

97. Stephen Fait, in His Capacity as Heir of John L. Fait a/k/a John L. Fait, Sr.; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under John L. Fait a/k/a John L. Fait, Sr.

MG-23-000199—\$50,870.54
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4308 Outlook Drive, West Mifflin, PA 15122. Deed Book Volume 13206, Page 220. Block and Lot 0238-L-00053-0000-00.

West View

75. Kevin M. Beyerl and Jennifer J. Beyerl

MG-23-000357—\$77,932.41
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 228 Ridgewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 12691, Page 496. Block and Lot 0280-G-00020-0000-00.

White Oak

40. Danielle M. Small

MG-23-000506—\$49,455.92
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1103 California Avenue, McKeesport, Pennsylvania 15131 a/k/a 1103 California Avenue, White Oak, Pennsylvania 15131. Deed Book Volume 16984, Page 269. Block and Lot Number 0460-R-00096-0000-00.

102. Jeffrey B. Spitz

GD-23-012289—\$7,508.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Parcel #1: Having erected thereon a one story masonry frame house being known as 3203 Muse Lane, McKeesport, PA 15131. Deed Book Volume 7871, Page 152. Block & Lot 648-M-328.

Parcel #2: Being thereon vacant residential land known as Muse Lane, McKeesport, PA 15131. Deed Book Volume 9151, Page 529. Block & Lot 648-M-323.

Wilkins

8. Amber L. Chernick and Daniel W. Lekovitch

MG-22-000657—\$56,783.44
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 429 Elwood Drive, Pittsburgh, PA 15235. Deed Book 16375, Page 594. Block and Lot Number 541-E-4.

Wilksburg

23. Mandi Al Khalidi

GD-22-009677—\$21,032.21
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 2071 Boggs Ave., Pittsburgh, PA 15221. Deed Book 13240, Page 67. Block and Lot Number 297-F-74.

59. Calvin L. Snead

GD-23-005676—\$14,839.97
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1332 Wood St., Pittsburgh, PA 15221. Deed Book 19200, Page 479. Block and Lot Number 175-H-300.

62. Pinky Inc., LLC

GD-22-010701—\$32,709.59
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 1856 Montier Street, Pittsburgh, PA 15221. Deed Book 18180, Page 291. Block and Lot Number 232-H-273.

78. Desiree Simmons

MG-23-000002—\$64,386.38
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having currently erected thereon a single family dwelling being known as 2232 Chalfant Street, Pittsburgh, PA 15221, Deed Book 12082, Page 410, Block and Lot 0297-B-00155-0000-00.

80. Carol McCown

GD-22-003619—\$31,388.11
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 1448 Franklin Ave., Pittsburgh, PA 15221. Deed Book 17392, Page 575. Block and Lot Number 233-H-24.

Pittsburgh—2nd Ward

99. Eric Harris

MG-23-001080—\$490,500.87
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Pittsburgh: Having erected thereon a condominium unit being known and numbered as 350 Oliver Avenue, Unit 905, Pittsburgh, Pennsylvania 15222. Deed Book Volume 18948, Page 259. Block and Lot Number 0002-A-00127-0905-00.

Pittsburgh—9th Ward

77. David T. Jockel

MG-23-000794—\$29,037.95
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 214 Taylor St., Pittsburgh, PA 15224. Deed Book Volume 12640, Page 374. Block and Lot 0049-S-00232-0000-00.

84. The Unknown Heirs, Executors and/or Administrators of the Estate of Mary Louise Parra, Thomas R. Lesko and Trisanne Lesko n/k/a Trisanne Lesko Nahas

MG-23-000721—\$15,053.37
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 9th Ward: Having erected thereon a dwelling known as 4213 Bessemer Street, Pittsburgh, PA 15201. DBV 8712, PG. 102, Block & Lot No. 49-F-352.

Pittsburgh—12th Ward

33. Barbara L. Caldwell a/k/a Barbara L. Aboagye a/k/a Barbara Aboagye

GD-23-007649—\$31,533.69
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1712 Laporte Street, Pittsburgh, PA 15206. Deed Book 12115, Page 532. Block and Lot Number 173-C-234.

Pittsburgh—16th Ward

37. Kathleen L. Jones a/k/a Kathleen L. Abell

MG-23-000015—\$84,220.33
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2636 Cobden St., Pittsburgh, PA 15203. Deed Book Volume 11219, Page 620. Block and Lot 0013-H-00086-0000-00.

Pittsburgh—20th Ward

22. Marcus T. Blackwell

MG-23-001150—\$35,561.13
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1100 Crucible Street, Pittsburgh, Pennsylvania 15220. Deed Book Volume 15471, Page 199, Instrument 2013-36330, Block and Lot Number 20-P-174.

Pittsburgh—23rd Ward

2. Thomas J. Rosselot and Elaine K. Rosselot

MG-23-000316—\$132,922.19
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward, City of Pittsburgh: Having erected thereon a two story residential rowhouse known as 1023 Vinal Street, Pittsburgh, PA 15212, Deed Book Volume 11743, Page 531, Block & Lot No. 24-K-353.

Pittsburgh—26th Ward

16. David I. Schuilenburg

MG-23-000264—\$64,388.58
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 26: Having erected thereon a dwelling being known and numbered as 3614 Colby Street, Pittsburgh, PA 15214-2110, Document Number 2010-21328, Deed Book Volume 14346, Page 482. Block and Lot Number 0116-G-00258-0000-00.

35. Alan L. Mitchell as Executor of the Estate of Nina I. Mayfield, Deceased

MG-23-001057—\$95,340.12
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4503 Cerise Street, Pittsburgh, PA 15214. Deed Book 13616, Page 533. Block and Lot Number 163-F-212.

Pittsburgh—28th Ward

64. Karen Ann Robbins a/k/a Karen A. Ellison

MG-23-000863—\$72,128.73
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 308 Stratmore Street, Pittsburgh, PA 15205. Deed Book Volume 11882, Page 277. Block and Lot Number 40-G-92.

Pittsburgh—29th Ward

74. John McGrath, in His Capacity as Heir of Ruth E. McGrath; Donald McGrath, in His Capacity as Heir of Ruth E. McGrath; Craig McGrath, in His Capacity as Heir of Kathleen McGrath, Deceased Heir of Ruth E. McGrath; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ruth E. McGrath

MG-22-000556—\$90,035.46

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

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2723 Steiner Street, Pittsburgh, PA 15227. Deed Book Volume 12711, Page 576. Block and Lot 0094-F-00350-0000-00.

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.sheriffallegheycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

April 11, 2024

April 12, 19, 26, 2024

Find out what's happening in the Pittsburgh Legal Community

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
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ACBA.org/calendar

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:

Buzzelli, Samuel P., deceased, of Pittsburgh, PA. No. 01950 of 2024. Lisa DeJesus, Extr., c/o Justin D. Okun, Esq., Farrell Weaver & Okun, 100 Ross Street, Suite 1, Pittsburgh, PA 15219.

24-01332 Apr 12, 19, 26, 2024

Conrad, Allen, deceased, of Elkins, PA. No. 01856 of 2024. Justin D. Okun, Admr. and Atty., Farrell Weaver & Okun, 100 Ross Street, Suite 1, Pittsburgh, PA 15219.

24-01333 Apr 12, 19, 26, 2024

Cooper, Amy E. a/k/a Amy Cooper, deceased, of Mt. Lebanon Township, PA. No. 02235 of 2024. Brian W. Joseph, Admr., 6507 Shorewood Drive, Arlington, TX 76016 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-01334 Apr 12, 19, 26, 2024

Fontana, Anna, deceased, of Pittsburgh, PA. No. 02242 of 2024. Michael A. Laporte, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.

24-00725w Apr 12, 19, 26, 2024

Gaffield, Derrick Richard, deceased, of Penn Hills, PA. No. 02230 of 2024. Alex Gaffield, Admr., 7225 Shannon Road, Verona, PA 15147 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

24-01326 Apr 12, 19, 26, 2024

Hartman, Nancy W. a/k/a Nancy Hartman a/k/a Nancy Jean Hartman, deceased, of McCandless Township, PA. No. 01691 of 2024. Susan H. Hvizdalek, Extr., 10482 Olde Villa Drive, Gibsonia, PA 15044 or to Jennifer L. Rawson, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.

24-01338 Apr 12, 19, 26, 2024

Jaconetta, Mary K., deceased, of Pittsburgh, PA. No. 00456 of 2024. James R. Jaconetta, Extr., 805 Hodgson Avenue, Pittsburgh, PA 15205 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

24-01331 Apr 12, 19, 26, 2024

Johnson, Linda Lou a/k/a Linda Johnson a/k/a Linda L. Johnson, deceased, of Pittsburgh, PA. No. 01675 of 2024. Brooke B. McMorrow, Admr. and Atty., McMorrow Law LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.

24-01328 Apr 12, 19, 26, 2024

Klemash, Bruce Allen, deceased, of South Fayette Township, PA. No. 02032 of 2024. Paul Louis Klemash, Admr., 41 Ridgewood Drive, McDonald, PA 15057 or to Brooke B. McMorrow, Esq., McMorrow Law, LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.

24-01327 Apr 12, 19, 26, 2024

Pultz, Daniel M. a/k/a Daniel Murphy Pultz, deceased, of Pittsburgh, PA. No. 00160 of 2024. Holly W. Pultz, Extrx., 918 Beech Ave., Pittsburgh, PA 15233 or to Samuel F. Zets, Esq., One Oxford Centre, 301 Grant St., Ste. 830, Pittsburgh, PA 15219.

24-01337 Apr 12, 19, 26, 2024

Smutny, Beverly Joan a/k/a Beverly J. Smutny, deceased, of Pittsburgh, PA. No. 02189 of 2024. Marcia L. Schweitzer, Extrx., 5575 Beverly Court, Bethel Park, PA 15102.

24-01336 Apr 12, 19, 26, 2024

Anthony, Charlene, deceased, of Pittsburgh, PA. No. 01244 of 2024. Brian Anthony, Admr., 2119 Harbor Street, Pittsburgh, PA 15212 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

24-01266 Apr 5, 12, 19, 2024

Bailey, Marlene G., deceased, of Pittsburgh, PA. No. 01912 of 2024. Robert J. Bailey, Extrx., 2904 Knowlson Avenue, Pittsburgh, PA 15226 or to James E. Deasy, Esq., 4911 Oakridge Drive, Pittsburgh, PA 15227.

24-01269 Apr 5, 12, 19, 2024

Furst, Vincenza, deceased, of McCandless, PA. No. 0211 of 2024. Carl Yamamoto-Furst, Extrx., 8 Mountain Trail, Croton On Hudson, NY 10520 or to James M. Herb, Esq., 464 Perry Hwy., Pittsburgh, PA 15229.

24-01265 Apr 5, 12, 19, 2024

Kuznar, Eugene, deceased, of Turtle Creek, PA. No. 01400 of 2024. Barry Worthington, Extrx., 10 Lilly Lane, Manor, PA 15665 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

24-01263 Apr 5, 12, 19, 2024

Lasko, Lawrence Hooper a/k/a Randy H. Lasko, deceased, of McCandless, PA. No. 01730 of 2024. David L. Harnish, Extrx. and Atty., D. L. Harnish & Associates, LLC, Brooktree Office Park, 7500 Brooktree Road, Suite 118, Wexford, PA 15090.

24-01270 Apr 5, 12, 19, 2024

Nemeth, Rosemary a/k/a Rosemary Pugliese Nemeth, deceased, of Oakdale, PA. No. 07920 of 2021. Kelly Dawn Hunsberger, Extrx., 217 Winslow Drive, Oakdale, PA 15071 or to Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Road, Canonsburg, PA 15317.

24-01262 Apr 5, 12, 19, 2024

Poslusny, Stephen M. a/k/a Stephen Michael Poslusny, deceased, of Glenshaw, PA. No. 2038 of 2024. Karen A. Goliat, Extrx., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00687w Apr 5, 12, 19, 2024

Ratajack, Mary J., deceased, of Collier Township, PA. No. 02166 of 2024. Cindy Oskamp, Extrx., 161 Firenze Drive, Oakdale, PA 15071 or to Wayne M. Chiurazzi, Esq., The Chiurazzi Law Group, 101 Smithfield Street, Pittsburgh, PA 15222.

24-00684w Apr 5, 12, 19, 2024

Scureman, Marion Fry a/k/a Marion F. Scureman, deceased, of Bridgeville, PA. No. 01851 of 2024. John Michael Scureman, Extrx., 422 Independence Way, Canonsburg, PA 15317 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

24-01268 Apr 5, 12, 19, 2024

Stanton, L. Ernestine a/k/a Ernestine Stanton a/k/a L.E. Stanton a/k/a Lorraine Ernestine Stanton, deceased, of Monroeville, PA. No. 02071 of 2024. Jennifer L. Stanton, Extrx., Knox Law Firm, 120 West 10th Street, Erie, PA 16501 or to Edward C. Spontak,

Esq., Knox McLaughlin Gornall & Sennett, P.C., 310 Grant Street, Suite 3600, Pittsburgh, PA 15219.

24-00685w Apr 5, 12, 19, 2024

Tabor, Jennifer C., deceased, of Bethel Park, PA. No. 01855 of 2024. Michael Allen, Extrx., 5495 Library Road, Unit 9, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

24-01267 Apr 5, 12, 19, 2024

Thompson, Anne E. a/k/a Anne Thompson, deceased, of North Versailles Borough, PA. No. 01396 of 2024. Stephen E. Thompson, Extrx., 1047 Redoak Drive, Harrison City, PA 15636 or to L. Christian DeDiana, Esq., 533 Rugh St., Ste. 3, Greensburg, PA 15601.

24-01264 Apr 5, 12, 19, 2024

Weber, Leo G., deceased, of Pittsburgh, PA. No. 01889 of 2024. Darlene Interthal, Extrx., 599 Friday Road, Pittsburgh, PA 15209 or to Jeffrey D. Ries, Esq., 381 Daily Drive, Irwin, PA 15642.

24-00686w Apr 5, 12, 19, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-2087. In re: Petition of Alyssa Nicole Gasparro, for change of name to Alyssa Nicole Hempfield-Best. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 24, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-00711w Apr 12, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-001617. In re: Petition of Danielle Wiley, parent(s) and Legal guardian(s) of Nikolas K.A. Pollek for change of name to Nikolas K.A. Wiley. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 24, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Shannon D. Sacca, Bononi & Company, P.C., 417 Frick Building, 437 Grant Street, Pittsburgh, PA 15219, Ph: 412-832-0606, Attorney for Petitioner.

24-00726w Apr 12, 2024

Revocable Trust Notice

The Trustee named below gives notice of the death of Robert Lee Skaggs a/k/a Robert L. Skaggs on December 13, 2023, of Allegheny County, PA. The Robert L. Skaggs Revocable Living Trust was established on August 16, 2021. The Trustee requests all persons having claims against the decedent to make the same known in writing to him or his attorney and all persons indebted to the decedents to make payment without delay: Christine A. Phillips, Trustee, c/o Jennifer Rose, CELA and Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-01335 Apr 12, 19, 26, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-23-011040

South Allegheny School District, Plaintiff,
v.

The Unknown Heirs of Nancy McLaughlin, Deceased, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 556-B-216, more commonly known as 810 Elizabeth St., McKeesport, PA 15133 in Borough of Liberty.

Notice

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

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

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

Lawyer Referral Service

The Allegheny County Bar Association

400 Koppers Building

436 Seventh Avenue

Telephone: (412) 261-5555

Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

24-01341 Apr 12, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-23-014288

Wilksburg School District and Wilksburg Borough, Plaintiffs,

v.

The Unknown Heirs of William B. Hamiel, Deceased, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 232-J-204, more commonly known as 1433 Foliage St., Pittsburgh, PA 15221 in the Wilksburg Borough.

Notice

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

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Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

24-01343 Apr 12, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-23-014100

South Allegheny School District, Plaintiff,
v.

The Unknown Heirs of Irene Crouch, Deceased, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 465-A-129, more commonly known as 1822 Trimble Ave., McKeesport, PA 15133 in Borough of Port Vue.

Notice

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

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24-01345 Apr 12, 2024

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Scott Amber vs FCA US LLC; AR-24-002006; Contract - Buyer Plaintiff; Complaint; Atty(s): Gorberg David J

Allegheny County Central Tax Collection District vs Conrad Christopher D; AR-24-002007; Allegheny County Tax; Complaint; 10136.71; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Kaercher Scott F.; AR-24-002008; Allegheny County Tax; Complaint; 2397.58; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Kuc Stacie L.; AR-24-002009; Allegheny County Tax; Complaint; 3192.15; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Bergman Sheana M.; AR-24-002010; Allegheny County Tax; Complaint; 3624.65; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Mugabe David; AR-24-002011; Allegheny County Tax; Complaint; 5010.69; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Olivera Carlos A.; AR-24-002012; Allegheny County Tax; Complaint; 2415.85; Atty(s): Monti Richard A., Scherer David L.

(Continued on Page 12, Column 1)

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 11, Column 4)

Allegheny County Central Tax Collection District vs Talliferro Juanita; AR-24-002013; Allegheny County Tax; Complaint; 5132.03; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Friedel Jessica; AR-24-002014; Allegheny County Tax; Complaint; 1598.85; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Malachi Rory; AR-24-002015; Allegheny County Tax; Complaint; 1723.65; Atty(s): Monti Richard A., Scherer David L.

Discover Bank vs Dickens Daynelle; AR-24-002016; Contract - Credit Card; Exhibits; 9526.41; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

Allegheny County Central Tax Collection District vs Rather Samantha; AR-24-002017; Allegheny County Tax; Complaint; 1306.05; Atty(s): Monti Richard A., Scherer David L.

Discover Bank vs Carroll Sandy; AR-24-002018; Contract - Credit Card; Exhibits; 5159.86; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

PNC Bank National Association vs Scruggs Nicole L.; AR-24-002019; Contract - Credit Card; Exhibits; 5360.17; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

PNC Bank National Association vs Semko Sharon A.; AR-24-002020; Contract - Credit Card; Exhibits; 13304.16; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

PNC Bank National Association vs Scott Sr. Dante D.; AR-24-002021; Contract - Debt Collection; Exhibits; 2722.90; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

Stallworth Jr. David vs Kirkland Kennesha; AR-24-002022; Defamation; Order of Court - IFP Granted; 5000.00; Atty(s): Self-Represented

PNC Bank National Association vs Taylor Christopher B.; AR-24-002023; Contract - Credit Card; Exhibits; 2633.54; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

Discover Bank vs Evanovich Michael A.; AR-24-002024; Contract - Credit Card; Exhibits; 16877.90; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

PNC Bank National Association vs Dedousis Kristina N.; AR-24-002025; Contract - Credit Card; Exhibits; 19470.80; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

PNC Bank National Association vs Prosser IV Lee W.; AR-24-002026; Contract - Credit Card; Exhibits; 2387.19; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew, Roeck Erica Gesing

Discover Bank vs Christensen Ashley; AR-24-002027; Contract - Credit Card; Exhibits; 6696.33; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

American Express National Bank vs Townes Steve; AR-24-002028; Contract - Debt Collection; Complaint; 17176.77; Atty(s): Doyle Amy F

JPMorgan Chase Bank N.A. vs Grosick Lucas A.; AR-24-002029; Contract - Credit Card; Exhibits; 7744.26; Atty(s): Lauer Ian M, Goodchild Julie E., Edelman David William

PNC Bank National Association vs Stephenson Casie L.; AR-24-002030; Contract - Credit Card; Exhibits; 36000.97; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

American Express National Bank vs Alidem Aid LLC, Avotri Edem; AR-24-002031; Contract - Debt Collection; Exhibits; 27949.42; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew, Roeck Erica Gesing

Baltimore Angela vs MABA USA LLC; AR-24-002032; Other Tort; Defendant's Appeal of MDJ; 137.05; Atty(s): Self-Represented

American Express National Bank vs Matchplus Emarketing Group LLC, Kubicek Alexander; AR-24-002033; Contract - Debt Collection; Exhibits; 16052.60; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew

Cintas Corporation vs JNK Automotive Mobile LLC; AR-24-002034; Contract - Other; Complaint; 25985.51; Atty(s): Jacobs Katie R, Roeback Cameron N.

Hunting Ridge Community Services Association vs Meyers Nathan D.; AR-24-002035; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

Mincin James vs Csurilla Janeen R., Wehner Greg A.; AR-24-002036; Other Tort; Defendant's Appeal of MDJ; Atty(s): Self-Represented

Selective Insurance Company of the Southeast vs Miliner Chanelle; AR-24-002037; Motor Vehicle Accident; Complaint; 20321.68; Atty(s): McElhaney Travis L

Dopsovic Andrew Michael vs American Honda Motor Company Inc.; AR-24-002038; Contract - Other; Complaint; Atty(s): Rapkin Robert A

Acuity vs Rock Solid Construction & Remodeling LLC; AR-24-002039; Contract - Other; Complaint; 4721.92; Atty(s): Keifer III Esq. Richard W

Wiles Jennifer vs Carter Portia, Scott Edward, Scott Patricia; AR-24-002040; Against Property Owner; Complaint; Atty(s): Carstens Finnian M

Taylor April vs Dollar General Corporation; AR-24-002041; Against Property Owner; Complaint; Atty(s): Apeessos G. Christopher

Truist Bank vs Stoney Chester E.; AR-24-002042; Contract - Debt Collection; Complaint; 33270.83; Atty(s): Pomy Matthew Weston

Truist Bank vs Wall Deneeya, Wall Matthew; AR-24-002043; Contract - Debt Collection; Complaint; 14619.15; Atty(s): Pomy Matthew Weston

Discover Bank vs Anthony Tanya L.; AR-24-002044; Contract - Debt Collection; Exhibits; 5104.66; Atty(s): Pomy Matthew Weston

Discover Bank vs Klein Tracy S.; AR-24-002045; Contract - Debt Collection; Exhibits; 19745.40; Atty(s): Pomy Matthew Weston

Discover Bank vs Lion Joshua J.; AR-24-002046; Contract - Debt Collection; Exhibits; 13693.43; Atty(s): Pomy Matthew Weston

Discover Bank vs Little Veronica; AR-24-002047; Contract - Debt Collection; Exhibits; 8108.88; Atty(s): Pomy Matthew Weston

Discover Bank vs Obringer Nathan; AR-24-002048; Contract - Debt Collection; Exhibits; 15912.86; Atty(s): Pomy Matthew Weston

Discover Bank vs Longo Evelyn A; AR-24-002049; Contract - Debt Collection; Exhibits; 14579.68; Atty(s): Pomy Matthew Weston

Discover Bank vs Simeone Jason; AR-24-002050; Contract - Debt Collection; Exhibits; 2033.76; Atty(s): Pomy Matthew Weston

Discover Bank vs Zeckowski Jr. Richard; AR-24-002051; Contract - Debt Collection; Exhibits; 7312.25; Atty(s): Pomy Matthew Weston

Discover Bank vs Rozanski Ryan; AR-24-002052; Contract - Debt Collection; Exhibits; 23307.98; Atty(s): Pomy Matthew Weston

Discover Bank vs Bracy Jaerin C.; AR-24-002053; Contract - Credit Card; Exhibits; 1512.38; Atty(s): Pomy Matthew Weston

Discover Bank vs Burke Darrien; AR-24-002054; Contract - Credit Card; Exhibits; 6501.81; Atty(s): Pomy Matthew Weston

Discover Bank vs Cager Malcolm; AR-24-002055; Contract - Credit Card; Exhibits; 9185.45; Atty(s): Pomy Matthew Weston

Discover Bank vs Styen Patricia A; AR-24-002056; Contract - Debt Collection; Exhibits; 15966.11; Atty(s): Pomy Matthew Weston

Discover Bank vs Evans Erika; AR-24-002057; Contract - Credit Card; Exhibits; 8356.22; Atty(s): Pomy Matthew Weston

Discover Bank vs Fink Kenneth J; AR-24-002058; Contract - Credit Card; Exhibits; 8259.97; Atty(s): Pomy Matthew Weston

Discover Bank vs Lillie Jacqueline; AR-24-002059; Contract - Credit Card; Exhibits; 11708.34; Atty(s): Pomy Matthew Weston

Discover Bank vs Julian Karen S; AR-24-002060; Contract - Credit Card; Exhibits; 9338.63; Atty(s): Pomy Matthew Weston

Discover Bank vs McCracken Joe; AR-24-002061; Contract - Credit Card; Exhibits; 8102.82; Atty(s): Pomy Matthew Weston

Discover Bank vs Pometto Phyllis; AR-24-002062; Contract - Credit Card; Exhibits; 5533.35; Atty(s): Pomy Matthew Weston

Discover Bank vs Seich Justin A; AR-24-002063; Contract - Credit Card; Exhibits; 2710.79; Atty(s): Pomy Matthew Weston

Discover Bank vs Rodriguez Marcano Zoila L.; AR-24-002064; Contract - Credit Card; Exhibits; 3760.55; Atty(s): Pomy Matthew Weston

Discover Bank vs Spor Rosemarie; AR-24-002065; Contract - Credit Card; Exhibits; 4252.83; Atty(s): Pomy Matthew Weston

Discover Bank vs Sturm Cody M.; AR-24-002066; Contract - Credit Card; Exhibits; 18569.22; Atty(s): Pomy Matthew Weston

Discover Bank vs Varner Lisa D.; AR-24-002068; Contract - Credit Card; Exhibits; 7896.27; Atty(s): Pomy Matthew Weston

Discover Bank vs Waseem Taha; AR-24-002069; Contract - Credit Card; Exhibits; 5887.30; Atty(s): Pomy Matthew Weston

Discover Bank vs Clark Justin; AR-24-002070; Contract - Credit Card; Exhibits; 6958.86; Atty(s): Pomy Matthew Weston

Spring Oaks Capital SPV LLC vs Streets Ronald J.; AR-24-002071; Contract - Credit Card; Exhibits; 3282.02; Atty(s): Weinberg Frederic I., Flink Joel M

Spring Oaks Capital SPV LLC vs Sunderman Sandra; AR-24-002072; Contract - Credit Card; Exhibits; 1746.05; Atty(s): Weinberg Frederic I.

Spring Oaks Capital SPV LLC vs Nabors Lance; AR-24-002073; Contract - Credit Card; Exhibits; 2239.06; Atty(s): Weinberg Frederic I.

Spring Oaks Capital SPV LLC vs Mortal Nathan; AR-24-002074; Contract - Debt Collection; Exhibits; 1994.88; Atty(s): Weinberg Frederic I., Flink Joel M

Spring Oaks Capital SPV LLC vs Cope Jr. Frank; AR-24-002075; Contract - Credit Card; Exhibits; 3856.25; Atty(s): Weinberg Frederic I., Flink Joel M

Bank of America N.A. vs Coperich Jennifer Nichole; AR-24-002076; Contract - Credit Card; Exhibits; 8453.23; Atty(s): Weinberg Frederic I., Flink Joel M

Heindel-Nelson Lisa vs Bailey David; AR-24-002077; Other Tort; Defendant's Appeal of MDJ; 1158.25; Atty(s): Self-Represented

Bank of America N.A. vs Caluk Suada; AR-24-002078; Contract - Credit Card; Exhibits; 9052.04; Atty(s): Weinberg Frederic I.

Bank of America N.A. vs Graf III Norbert John; AR-24-002079; Contract - Credit Card; Exhibits; 7713.46; Atty(s): Weinberg Frederic I., Flink Joel M

Bank of America N.A. vs Small Zachary David; AR-24-002080; Contract - Credit Card; Exhibits; 6145.20; Atty(s): Weinberg Frederic I., Flink Joel M

Bank of America N.A. vs Small Zachary David; AR-24-002081; Contract - Credit Card; Exhibits; 10356.29; Atty(s): Weinberg Frederic I., Flink Joel M

Bigatel Nicholas, Lewis Courtney vs FCA US LLC; AR-24-002082; Contract - Other; Complaint; Atty(s): Silverman Robert M

Ramsey Tyisha vs Underwood Aaron; AR-24-002083; Contract - Debt Collection; Complaint; 2000.00; Atty(s): Self-Represented

State Farm Mutual Automobile Insurance Company vs P.R.N. Transit Service Inc., Mizerski John; AR-24-002084; Motor Vehicle Accident; Complaint; 5279.77; Atty(s): Allen Robert W.

Ramsey Tyisha vs Gibson Laroy; AR-24-002085; Contract - Debt Collection; Complaint; 200.00; Atty(s): Self-Represented

Nguyen Alan Tuan vs General Motors LLC; AR-24-002086; Contract - Other; Complaint; Atty(s): Silverman Robert M

American Express National vs Rothaar Bryon; AR-24-002087; Contract - Credit Card; Exhibits; 14865.81; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew, Roeck Erica Gesing

American Express National vs Rothaar Bryon; AR-24-002087; Contract - Credit Card; Exhibits; 14865.81; Atty(s): Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne, Edenhofner Matthew, Roeck Erica Gesing