

# The Pittsburgh Legal Journal

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## CIVIL DIVISION

### General Docket

**Xu Hui** vs Lima Anthony Fibian; GD-25-000369; Legal Liability; Complaint; 7660000.00; Atty(s): Self-Represented

**Elizabeth Township** vs Hiles Raymond; GD-25-000370; Municipal Lien; Certificate of Location; 9834.21; Atty(s): Ries Jeffrey D

**Duckett Raymond** vs Zarilla Nicolas, Zarilla Patsy; GD-25-000371; Motor Vehicle Accident; Complaint; Atty(s): Ryan Timothy James

**Elizabeth Township** vs Knoll Lois J.; GD-25-000372; Municipal Lien; Certificate of Location; 10318.15; Atty(s): Ries Jeffrey D

**Elizabeth Township** vs Anderson Kathryn B, Merlin Sandra K; GD-25-000373; Municipal Lien; Certificate of Location; 10128.87; Atty(s): Ries Jeffrey D

**Kohl Deven** vs Weiss Jeffery; GD-25-000374; Motor Vehicle Accident; Complaint; 50000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

**Craumbles Jr. DeJuan Antane;** GD-25-000375; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Canterbury Place** vs Goins Daria D.; GD-25-000376; Contract - Debt Collection; Complaint; 61456.00; Atty(s): Mall James R., Rankin-Wahlers Jaden

**White John R, White Kristy L** vs Green Sara K.; GD-25-000377; Intentional Tort; Praeipce for Writ of Summons; Atty(s): Krawiec Vincent James

**SRS Distribution Inc.** vs Hepler Contracting LLC, Hepler Nicholas; GD-25-000378; Contract - Debt Collection; Complaint; 89200.44; Atty(s): Flafl Jr. Edward N.

**AAS Debt Recovery Inc.** vs DePasqua John, DePasqua Susan; GD-25-000379; DSB (for money commercial); Notice of Judgment & Documents; 47136.09; Atty(s): Elek Stephen M

**Latta Andrew D., Latta Gina Marie** vs Koppers Inc., United States Steel Corporation, Safety Kleen Systems Inc.; GD-25-000380; Toxic Tort - DES; Complaint; Atty(s): D'Amico Michael J

**Gallagher Giancola LLC** vs Hess David J., Frank P. Hess & Co. Inc.; GD-25-000381; Other Professional Liability; Praeipce for Writ of Summons; Atty(s): Attisano Marco S.

**Tambellini Jillian M, Tambellini Shawn** vs Brown Maggie; GD-25-000382; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Inman Christopher C.

**Genetic Inc., Janectic Mike** vs Ally Bank; GD-25-000383; Contract - Other; Praeipce for Writ of Summons; 50000.00; Atty(s): Mazack Michael C

## CIVIL DIVISION

### Arbitration Awards

**Novik** vs Brunni; LT-24-001685; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for possession. Dated 01/16/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40757

**L.W. Molnar & Associates, L.P.** vs Smythe; LT-24-001697; P-atty: Joshua B. Winters; D-atty: Nicholas Andrew Brady; Award for Plaintiff on claim for possession based on non-payment of rent. Dated 01/16/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40759

**CP Development** vs Davis; LT-24-001722; P-atty: Marc Vincent Taiani; D-atty: Pro Se; Non Jury Verdict Dated 01/16/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$12,105.85 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 424 Franklin Ave., Apt. 1, Pittsburgh, PA 15221. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Deutsch** vs Thompson; LT-24-001740; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/16/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,085.30 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1524 Woodland Ave., Pittsburgh, PA 15212. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Discover Bank** vs Lee; AR-24-004035; P-atty: Erica Gensing Roeck; D-atty: James L. Welsh, III; Award for Plaintiff in the amount of \$18,981.41. Dated 01/17/25. As per Rule 236 Notice, copies sent to all parties 01/17/25. Arbitration Board #40761

**Grassi, et al** vs Steinberg; AR-24-004263; P-atty: James M. Berent; D-atty: Jeffrey P. Myers; Award for Defendant Dated 01/17/25. As per Rule 236 Notice, copies sent to all parties 01/17/25. Arbitration Board #40760

**Wells Fargo Bank, N.A.** vs Yusupov; AR-24-005907; P-atty: Nicole M. Francese; D-atty: Brittany Nicole Weston; Award for Plaintiff in the amount of \$10,727.69. Dated 01/17/25. As per Rule 236 Notice, copies sent to all parties 01/17/25. Arbitration Board #40761

## ORPHANS' COURT

### Letters

**Donna G. Green, deceased;** Anne E. Green, Admrx.; Atty: Brian F. Levine; 04652 of 2096.

**Melissa Lois Vaughn, deceased;** Jennifer Vaughn, Admrx.; Atty: Matthew Morella; 07950 of 2024.

**Kathryn Kolos, deceased;** Thomas Allen Kolos, Sr., Admr.; Atty: Michael Deriso; 07953 of 2024.

**Brian Michael Adamski, deceased;** Taylor Alexis Jordan, Admrx.; Atty: Dennis M. Blackwell; 07954 of 2024.

**Tammy S. Buchanan, deceased;** Samantha M. Radzanowski, Admrx.; Atty: Kenneth M. Baldonieri; 07961 of 2024.

**Christina Maria Yancy, deceased;** Theresa Maria Yancy, Admrx.; Atty: Carol Sikov Gross; 07965 of 2024.

**Joyce A. Costa, deceased;** Richard M. Costa, Admr.; Atty: Harold A. English; 07969 of 2024.

**Corlie Burdette, deceased;** Bonnie Shanko, Admrx.; Atty: Jeanne Marie Marquette; 07974 of 2024.

**Benjamin Justin Brallier, deceased;** Sarah Brallier, Admrx.; Atty: Christopher Joseph Cimballa; 08015 of 2024.

**Dorothy E. Byrd, deceased;** Sheryl L. Byrd, Admrx., Barbara E. Byrd, Admrx.; 08016 of 2024.

**Carl E. Denson, Sr., deceased;** Florence L. Denson, Admrx.; Atty: Thomas A. Will; 08023 of 2024.

**Janeen G. Wojdyla, deceased;** Edward Paul Wojdyla, Admr.; Atty: Eric J. Randolph; 08028 of 2024.

**Carmen L. Stonge, deceased;** Sandra L. Stonge, Admrx.; Atty: Marc Rosenwasser; 08035 of 2024.

**Joan Cameron Temple, deceased;** Bryn Mawr Trust Company, Admr.; Atty: Nicole L. Phatak; 06478 of 2024.

**Anthony Michael Carles, deceased;** John A. Carles, Admr.; Atty: D. Scott Lautner; 08038 of 2024.

**Kenneth Stephen Szafranski, deceased;** Stella E. Szafranski, Admrx.; Atty: Jeffrey P. Derrico; 08041 of 2024.

**William Henry Baumann, Jr., deceased;** Brian L. Barr, Admr.; Atty: Grace M. Weichler; 08048 of 2024.

**Susan Coglio, deceased;** John P. Coglio, Jr., Admr.; Atty: Ryan R. Mick; 08058 of 2024.

**Marlene Ann Pfeiffer, deceased;** Gregory Bisesi, Admr.; Atty: Daniel M. Flynn; 08069 of 2024.

**Gloria Depasquale, deceased;** James Keith Irwin, Admr.; 08071 of 2024.

**Ralph W. Wilhelm, deceased;** Michele Bradley, Admrx.; 08085 of 2024.

## BANKRUPTCY COURT

### Western District

**Gaynell Chrissis;** ALLEGHENY-PA; 25-20024; Atty: Lawrence Willis; Chapter: 13; Filed 01/04/2025; Judge Bohm

**Duane M. McAllen;** ALLEGHENY-PA; 25-20025; Atty: Lawrence Willis; Chapter: 13; Filed 01/04/2025; Judge Deller

**John D. Napper;** ALLEGHENY-PA; 25-20026; Atty: Rodney D. Shepherd; Chapter: 13; Filed 01/05/2025; Judge Bohm

**Jennifer Martino;** ALLEGHENY-PA; 25-20027; Atty: Michael S. Geisler; Chapter: 13; Filed 01/05/2025; Judge Deller

**Charles Mahofski;** WESTMORELAND-PA; 25-20028; Atty: Michael S. Geisler; Chapter: 13; Filed 01/05/2025; Judge Taddonio

**Jay A. Greenwalt and Kathleen M. Greenwalt;** ALLEGHENY-PA; 25-20029; Atty: Christian M. Rieger; Chapter: 13; Filed 01/05/2025; Judge Bohm

**Jeannette A. Askew;** ALLEGHENY-PA; 25-20030; Atty: Pro Se; Chapter: 13; Filed 01/05/2025; Judge Bohm

**Richard B. Viele;** VENANGO-PA; 25-10008; Atty: Daniel P. Foster; Chapter: 7; Filed 01/06/2025; Judge Melaragno

**Sharon C. Pereira and Antonio O. Pereira;** MERCER-PA; 25-10009; Atty: Jennifer Brown; Chapter: 13; Filed 01/06/2025; Judge Melaragno

**Diann L. Bolharsky;** CRAWFORD-PA; 25-10010; Atty: Daniel P. Foster; Chapter: 7; Filed 01/06/2025; Judge Melaragno

**Jason Carnevale;** ALLEGHENY-PA; 25-20031; Atty: Matthew S. Feinman; Chapter: 7; Filed 01/06/2025; Judge Taddonio

**Paul R. Rogers and Nicole M. Motta;** ALLEGHENY-PA; 25-20032; Atty: Kenneth Steidl; Chapter: 7; Filed 01/06/2025; Judge Taddonio

**Zachary M. Crisafio and Macayla L. Crisafio;** WASHINGTON-PA; 25-20033; Atty: Kenneth Steidl; Chapter: 7; Filed 01/06/2025; Judge Bohm

**Robert C. Weber;** BEAVER-PA; 25-20034; Atty: Michael C. Eisen; Chapter: 7; Filed 01/06/2025; Judge Taddonio

**Billy L. Parsons and Danielle V. Parsons;** ALLEGHENY-PA; 25-20035; Atty: Kenneth Steidl; Chapter: 7; Filed 01/06/2025; Judge Bohm

**Daren D. Fee and Kimberly A. Fee;** WASHINGTON-PA; 25-20036; Atty: Bryan P. Keenan; Chapter: 13; Filed 01/06/2025; Judge Bohm

**Gregory Raymond Lippyance;** WESTMORELAND-PA; 25-20037; Atty: Corey J. Sacca; Chapter: 7; Filed 01/06/2025; Judge Taddonio

**Lois Neiderhiser;** WESTMORELAND-PA; 25-20038; Atty: Corey J. Sacca; Chapter: 7; Filed 01/06/2025; Judge Bohm

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## CIVIL DIVISION

## General Docket

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**Genetic Inc., Janectic Mike** vs Discover Bank; GD-25-000384; Contract - Other; Praecepte for Writ of Summons; 50000.00; Atty(s): Mazack Michael C

**U.S. Bank National Association** vs Goodman Christopher A., Joseph Lindsey E.; GD-25-000385; Mortgage Foreclosure; Certificate of Location; 77446.23; Atty(s): Hunsberger Adrienna

**Anderson Nichole, Gardenhire Jordan** vs State Farm Automobile Insurance Company; GD-25-000386; Contract - Other; Complaint; Atty(s): Chiurazzi Wayne M, Wertman Edward W.

**Wilkinsburg Borough School District, Wilkinsburg Borough** vs Weis Property LLC; GD-25-000387; Sci Fa sur Tax Lien; Certificate of Location; 8898.21; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

**Evans James** vs Phillips D.O. Stephen H., Mount Nittany Medical Center Health Services Inc., Mount Nittany Health System, Najj M.D. Muhammad, SCI Houtzdale, Wexford Health Sources Inc.; GD-25-000388; Medical/Hospital Liability; Verification to Complaint; Atty(s): Kaminsky Brett Jason, Layser Derek R, Lekh Katherine

**Seibert Kelsey** vs PPG Industries Inc; GD-25-000389; Employment Dispute - Other; Complaint; 1000000.00; Atty(s): Horowitz Andrew J., Fox Bruce C, Moran Salena

**Coffey Sadie** vs Wickert Jennifer; GD-25-000390; Motor Vehicle Accident; Complaint; 50001.00; Atty(s): Moskal Dennis M.

**Elizabeth Township** vs Donkin Cecil; GD-25-000391; Municipal Lien; Certificate of Location; 9353.28; Atty(s): Ries Jeffrey D

**Fry Christopher** vs Liberty 3MF LP, Fry Jason, Pheigaru James; GD-25-000392; Contract - Other; Complaint; 683907.90; Atty(s): Cafardi Christopher A, Maravich Craig E

**Jackson Kaylea** vs Wilkerson Nasstylejah N, Stephenson Ashley A; GD-25-000393; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Engel C. J.

**Bahta Julie** vs CSAA Insurance Group; GD-25-000394; Motor Vehicle Accident; Complaint; Atty(s): Ruditys Brian

**Hall James** vs Sears Richard; GD-76-028361; Pre-computer case; Motion to Vacate; Atty(s): Self-Represented

**U.S. Bank National Association** vs Stevenson Florine; MG-25-000026; Mortgage Foreclosure; Complaint; 147435.51; Atty(s): Miller William E

**U.S. Bank National Association** vs Estate of Roberta Wade White aka Roberta White deceased, White Elliot, White-Burnett Lisa, White Philip, White Eric; MG-25-000027; Mortgage Foreclosure; Certificate of Location; 28205.90; Atty(s): Miller William E

**Planet Home Lending LLC** vs Mays Shannon Lee, United States of America; MG-25-000028; Mortgage Foreclosure; Certificate of Location; 323815.58; Atty(s): Fein Jill M.

**Freedom Mortgage Corporation** vs Shaffer Lisa; MG-25-000029; Mortgage Foreclosure; Complaint; Atty(s): Greenberg Jared

**C.A. Curtze Company** vs Spotted Chai LLC, Hughes Courtney, Feltovich Alexander; GD-25-000395; Confession of Judgment; Praecepte for Appearance; Atty(s): Wechsler Daniel A

**Pittsburgh Water and Sewer Authority** vs Ansoe John; GD-25-000396; Municipal Lien; Certificate of Location; 1022.68; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Cullen Capital LLC; GD-25-000397; Municipal Lien; Certificate of Location; 2066.23; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Kemp Roland; GD-25-000398; Municipal Lien; Certificate of Location; 1050.51; Atty(s): Walaan Monica Samir, Farley Conor D.

**Specialty Lenders Ltd.** vs Cigar Bar Mount Lebanon LLC; GD-25-000399; DSB (for money commercial); Notice of Judgment & Documents; Atty(s): Kile Brian M

**Pittsburgh Water and Sewer Authority** vs Geter Jr. Sloan; GD-25-000400; Municipal Lien; Certificate of Location; 1265.92; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Nelson Marva; GD-25-000401; Municipal Lien; Certificate of Location; 10220.87; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs A & M Real Estate of Pittsburgh LLC; GD-25-000402; Municipal Lien; Certificate of Location; 16535.09; Atty(s): Walaan Monica Samir, Farley Conor D.

**Specialty Lenders Ltd.** vs Kitchen at Frosty Valley LLC; GD-25-000403; DSB (for money commercial); Notice of Judgment & Documents; Atty(s): Kile Brian M

**Pittsburgh Water and Sewer Authority** vs Lewis Lois, Thomas Dorothy M.; GD-25-000404; Municipal Lien; Certificate of Location; 10304.06; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Tendin Henry; GD-25-000405; Municipal Lien; Certificate of Location; 15792.07; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Walker Wesley C.; GD-25-000406; Municipal Lien; Certificate of Location; 3549.82; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Thigpen Christopher; GD-25-000407; Municipal Lien; Certificate of Location; 2048.74; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Hornezes Louise; GD-25-000408; Municipal Lien; Certificate of Location; 1778.93; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Beyerl Audrey; GD-25-000409; Municipal Lien; Certificate of Location; 1392.45; Atty(s): Walaan Monica Samir, Farley Conor D.

**C.A. Curtze Company** vs Phenom-A-Que LLC, Stotts Anthony; GD-25-000410; DSB (for money commercial); Praecepte for Appearance; Atty(s): Wechsler Daniel A

**CBC Settlement Funding LLC, M. D.;** GD-25-000411; Miscellaneous Petition; Confidential Information Form; Atty(s): Reitz Ronald E

**Pittsburgh Water and Sewer Authority** vs Land Elijah Donald; GD-25-000412; Municipal Lien; Certificate of Location; 1637.34; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Boglitz Louis, Boglitz Marie; GD-25-000413; Municipal Lien; Certificate of Location; 1187.77; Atty(s): Walaan Monica Samir

**Greenwoods Equipment Finance LLC** vs Lisa Weinberg DMD, Weinberg Lisa; GD-25-000414; Contract - Debt Collection; Complaint; 159816.76; Atty(s): Scuteri Sergio I.

**Pittsburgh Water and Sewer Authority** vs Reinhardt John, Neill Nancy; GD-25-000415; Municipal Lien; Certificate of Location; 882.81; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Harangozo Emily; GD-25-000416; Municipal Lien; Certificate of Location; 1020.77; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Fielding Walter, Fielding Lillian; GD-25-000417; Municipal Lien; Certificate of Location; 891.50; Atty(s): Walaan Monica Samir, Farley Conor D.

**Tri-Cog Land Bank;** GD-25-000419; Petition to Strike Tax Lien; Certificate of Location; Atty(s): Leyland Jacob

**Tri-Cog Land Bank;** GD-25-000420; Petition to Strike Tax Lien; Certificate of Location; Atty(s): Leyland Jacob

**Riniti Lezlie** vs Hyatt Corporation; GD-25-000421; Other Tort; Complaint; Atty(s): Frost Eric M

**Bitcoin Depot Operating LLC** vs Gillen Gregory; GD-25-000422; Contract - Other; Complaint; Atty(s): Saloman Mark Andrew

**Allegheny County** vs Gibson Robert F., Gibson Przyborski Carol Ruth, Gibson Norma, Frame Nancy J., Naugle Catherine L., Ferris Jennifer A., Gibson James A., Gibson David C.; GD-25-000423; Declaration of Taking; Petition Initiating Case; Atty(s): Louik Howard M

**Cook Pasha R., Flavius Daiona** vs Howard Ruth V.; GD-25-000424; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Engel C. J.

**Nelson Shirley** vs Villi Nicholas, Custom Turf Inc.; GD-25-000425; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley

**Davy Austin** vs Coleman Eleanor, City of Pittsburgh; GD-25-000426; Against Property Owner; Complaint; Atty(s): Kelly Gielarowski Lauren M., Kelly Lawrence M, Kelly Gianna M.

**Allegheny County** vs Robinson Thomas C.; GD-25-000427; Declaration of Taking; Petition Initiating Case; Atty(s): Louik Howard M, Guy-McCorkle Rosalyn L.

**Allegheny County** vs Coheneur Abram J.; GD-25-000428; Declaration of Taking; Petition Initiating Case; Atty(s): Louik Howard M, Guy-McCorkle Rosalyn L.

**Allegheny County** vs Griffin Andrew; GD-25-000429; Declaration of Taking; Petition Initiating Case; Atty(s): Louik Howard M, Guy-McCorkle Rosalyn L.

**Allegheny County** vs Boscia II Karl W.; GD-25-000430; Declaration of Taking; Petition Initiating Case; Atty(s): Louik Howard M, Guy-McCorkle Rosalyn L.

**James Cassidy** vs Lahg Mohammed; GD-25-000431; Motor Vehicle Accident; Complaint; Atty(s): Balzarini Laura E

**Nisource Corporate Services Company** vs BD Laplace LLC; GD-25-000432; Contract - Debt Collection; Complaint; 61590.81; Atty(s): Molczan William T

**Beck Lois, Beck James** vs Flynn Restaurant Group LLC, Washington Mall JCP Associates LTD; GD-25-000433; Against Property Owner; Complaint; Atty(s): Balzarini Laura E

**Munhall Sanitary Sewer Municipal Authority** vs Jaminiranjan Patel R.; GD-25-000434; Municipal Lien; Certificate of Location; 716.05; Atty(s): Ries Jeffrey D

**Ciesielski Judy, Ciesielski Mark** vs Jones Anthony V.; GD-25-000436; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Dipre Kyle A.

**Grossman Yuri, Watts Rachael;** GD-25-000437; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Beverly Heights Presbyterian Church** vs Presbytery of the Alleghenies; GD-25-000438; Declaratory Judgment; Emergency Motion; Atty(s): Rankin-Wahlers Jaden, Kosir Jr. Frank

**Matrix Property Management Company LLC** vs Ciggy's Tobacco Delmont LLC, Chatta Azeem; GD-25-000439; Landlord/Tenant Dispute; Complaint; 95700.00; Atty(s): Haak Mark F

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CIVIL DIVISION

Arbitration Awards  
(Continued from Page 1, Column 2)

**Velocity Investments, LLC** vs Korshlak; AR-24-005908; P-atty: Demetrios H. Tsarouhis; D-atty: Gregory T. Artim; Award for Defendant Dated 01/17/25. As per Rule 236 Notice, copies sent to all parties 01/17/25 Arbitration Board #40761

**Wells Fargo Bank, N.A.** vs Mendizabal; AR-24-005909; P-atty: Nicole M. Francese; Award Ex Parte for Plaintiff \$7,132.99. Defendant failed to appear at 10:35 a.m. Dated 01/17/25. As per Rule 236 Notice, copies sent to all parties 01/17/25. Arbitration Board #40761

**LNVN Funding, LLC** vs Broadway; AR-24-005920; P-atty: Ian Zev Winograd; Award Ex Parte for Plaintiff and against Defendant in the amount of \$14,969.68. Defendant failed to appear at 10:32 a.m. Dated 01/17/25. As per Rule 236 Notice, copies sent to all parties 01/17/25. Arbitration Board #40761

**Velocity Investments, LLC** vs Lucas; AR-24-005961; P-atty: Demetrios H. Tsarouhis; D-atty: Self-Represented; Award Ex Parte for Plaintiff and against Defendant in the amount of \$4,169.10. Defendant failed to appear at 10:39 a.m. Dated 01/17/25. As per Rule 236 Notice, copies sent to all parties 01/17/25. Arbitration Board #40761

**Ware, II** vs Giant Eagle, Inc.; GD-18-011513; P-atty: John R. Parroccini; D-atty: James F. Rosenberg; Non Jury Verdict Dated 01/17/25. The Judge in the above entitled case finds in favor of the defendant Giant Eagle. Wagner J see order for specifics As per Rule 236 Notice, copies sent to all parties 01/17/25.

**PNC Bank National Association** vs Bailey; AR-23-002015; P-atty: Erin Grady, Michael F. McGuigan; Award Ex Parte for Plaintiff and against Defendant in the amount of \$17,503.10. Defendant failed to appear at 10:38 a.m. Dated 01/17/25. As per Rule 236 Notice, copies sent to all parties 01/17/25. Arbitration Board #40761

**Discover Bank** vs Thornton; AR-24-001419; P-atty: Kirsten R. Armstrong, Erin Grady; Award Ex Parte for Plaintiff and against Defendant in the amount of \$10,074.19. Defendant failed to appear at 10:34 a.m. Dated 01/17/25. As per Rule 236 Notice, copies sent to all parties 01/17/25. Arbitration Board #40761

Conservatorship

**Rising Tide Partners** vs GCL Associates LP #1; CS-24-000082; Conservatorship; Praecepte for Lis Pendens; Atty(s): Lampl Sy O.

**Steel Town Holdings LLC** vs Shiv Property Development Inc.; CS-24-000083; Conservatorship; Certificate of Location; Atty(s): Kalina Matthew J.

**Sharpsburg Borough** vs Lotus Systems Inc.; CS-24-000084; Conservatorship; Certificate of Location; Atty(s): Kalina Matthew J.

**Weapon X Inc.** vs Highland Park Community Development Corporation; CS-24-000085; Conservatorship; Praecepte for Lis Pendens; Atty(s): Kalina Matthew J.

**Reichenbach Rebecca** vs Olsavsky Priscilla, Unknown Heir, Administrators Executors and Assigns; CS-24-000086; Conservatorship; Praecepte for Lis Pendens; Atty(s): Lampl Sy O.

COURT NOTICES

Court of Common Pleas of Allegheny County

JUVENILE COURT MOTIONS SCHEDULE

February 2025

February 3 - Judge Bush

February 4 - Judge Bush

February 5 - Judge Bush

February 6 - Judge Bush

February 7 - Judge Bush

February 10 - Judge Cozza

February 11 - Judge Cozza

February 12 - Judge Cozza

February 13 - Judge Cozza

February 14 - Judge Cozza

February 17 - Holiday

February 18 - Judge Watson

February 19 - Judge Watson

February 20 - Judge Watson

February 21 - Judge Watson

February 24 - Judge Woodruff

February 25 - Judge Woodruff

February 26 - Judge Woodruff

February 27 - Judge Woodruff

February 28 - Judge Woodruff 25-00004

Court of Common Pleas of Allegheny County

Orphans' Court Judges Motions Schedule for the Month of February 2025

Week of

February 3 - Judge McCarthy

February 10 - Judge McGough

February 17 - Judge Marmo

February 24 - Judge McCarthy 25-00101

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

February 2025

February 3 - McCrady, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM

February 4 - Bubash, J. in Courtroom 425 at 2:00 PM

February 5 - Sweeney, J. in Courtroom 425 at 2:00 PM

February 6 - Eaton, J. in 814 City-County Building at 2:00 PM

February 7 - No Motions

February 10 - Middleman, J. in Courtroom 425 at 2:00 PM

February 11 - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM

February 12 - Korbelt, J. in Courtroom 425 at 2:00 PM

February 13 - Woodruff, J. in Courtroom 320 at 9:30 AM

February 14 - No Motions

February 17 - Court Holiday

February 18 - Bush, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM

February 19 - Cozza, J. in Courtroom 320 at 10:00 AM

February 20 - Middleman, J. in Courtroom 425 at 2:00 PM

February 21 - No Motions

February 24 - Costa, J. in Courtroom 425 at 2:00 PM

February 25 - Bubash, J. in Courtroom 425 at 2:00 PM

February 26 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

February 27 - Sizemore, J. in Courtroom 320 at 9:30 AM and Korbelt, J. in Courtroom 425 at 2:00 PM

February 28 - No Motions 25-00175

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, FEBRUARY 24, 2025**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, APRIL 7, 2025**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY**  
CALENDAR CONTROL JUDGE  
25-00158

COURT SCHEDULES

Daily Jury and Non-Jury Trial List

Judge Patrick M. Connelly  
City-County Building  
Room 711  
9:00 a.m.

Monday  
January 27, 2025

Jury Trials

(181A) 206085 GD-23-10410  
Henry Milton, et al vs A. R. Wilfley and Sons, et al; P-Atty: **Michael James Gallucci**; D-Atty: **Concetta Angela Silvaggio**; 1x

(181F) 205592 GD-17-17602  
John Barron, Jr. vs Frank Rudge, et al; P-Atty: **David Bradley Spear, Gabrielle K. Shaulis**; D-Atty: **Beverly A. Block, Pro Se, Robert Allen Goldman**; 3x

Non-Jury Trials

(183) AR-23-4522  
Citibank vs Marciana Rossi; P-Atty: **Robert M. Kline**; D-Atty: **Pro Se**; 1x

Criminal Division

Allegheny County Courthouse  
9:00 a.m.

Wednesday  
January 29, 2025

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-0007146-23**; Christopher Buckley; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bobby Joe Chambers Jr.**

**CR-0004216-24**; Shaniqua Clemmons; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

**CR-0004199-24**; Bryan Michael Patsko; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

**CR-0001825-24**; Jason Royal Smith; Rape of Child; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Charles Phillip Hoebler**

**CR-0007717-23**; Ryan Scott Wirbicki; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

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**Judge Kelly Bigley  
Courtroom 525**

**CR-0006160-24;** Marc Anicet Jr.; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Oliver Stiffler**

**CR-0005209-22;** John Harold Taylor; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

**CR-0007811-22;** Noah Woods; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

**Judge Susan Evashavik Dilucente  
Courtroom 530**

**CR-0001373-21;** Brian D. Alley; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**CR-0006755-24;** Rashawn Austin; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**CR-0004858-24;** Javonta Omari Belton; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0005479-24;** Beebek Kharel; Lure Child Into Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0005406-24;** Justin J. Warman; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**CR-0005660-24;** Michael Wilson III; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**Judge Thomas Flaherty  
Courtroom 324**

**CR-0000361-24;** Sean Barnes; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**CR-0000359-24;** Sean Barnes; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**CR-0005512-24;** Zavian Williams; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**CR-0006586-24;** Zavian Williams; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**CR-0004365-24;** Jason Michael Yokel; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**Judge Elliot Howsie  
Courtroom 533**

**CR-0005843-22;** Shamimeik Bell; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0005819-24;** Eugenia Brown; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

**CR-0003266-24;** Scott David Cousins; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

**CR-0003333-24;** Eric Griffin; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

**CR-0005948-24;** James A. Hunt; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

**CR-0006194-24;** Wain E. Maszkiewicz; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

**CR-0005908-24;** Jeffrey McGeary; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David D. Pardini**

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

**CR-0005745-24;** Muhammad Ali; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron David Sontz**

**CR-0005741-24;** Eli Baumbach; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Julia Marie Gitelman**

**CR-0002103-24;** Leonard Arthur Cotton; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0004648-24;** Craig Thomas Fehn; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**CR-0005744-24;** Cole Hunter Florkewicz; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Gary D. Ludin**

**CR-0005738-24;** Donald Mark Johnson; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

**CR-0005364-24;** Nathan Dale Michael; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Oliver Stiffler**

**CR-0009488-23;** Ronald Wayne Miller; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0005317-24;** Abiola Morakinyo; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Joseph Marsili**

**CR-0005989-24;** Cory Michael Roma; Riot-Intent To Commit Felony; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

**CR-0008812-23;** Shataya Sheffey; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

**CR-0005205-24;** Darnell S. Smith; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**Judge Jill E. Rangos  
Courtroom 327**

**CR-0005110-24;** Branden Dewayne Cohen; Assault by Prisoner—Deadly Force/Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

**CR-0004412-24;** Shimesha Cowell; DUI: Controlled Substance - Combination Alcohol/Drug - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas Anthony Will**

**CR-0008577-23;** Antonio Maurice Falls; Robbery-Inflict Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**CR-0005880-24;** Leal Davon Jackson; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

**CR-0004069-24;** Anthony Michael Johnson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0004287-24;** Anthony Michael Johnson; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

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

**CR-0004543-24;** Darius Malloy; Alter/Obliterate Mark Of Identification; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0005096-21;** Joshua Yarbough; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**CR-0005095-21;** Joshua Yarbough; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Vinski Jr.**

**Judge Kevin G. Sasinowski  
Courtroom 506**

**CR-0006528-24;** Brandon Jackson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0006529-24;** Brandon Jackson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0006527-24;** Elissa Jackson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0005090-22;** Ezaria Kenebrew; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

**CR-0003759-24;** Davie Mitchell; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**CR-0002291-24;** Kelly Lynne O'Malley; Hinder App/Prosec-Harbor Or Conceal; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0004913-24;** Joseph Orszulak; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric A. Fischer**

**CR-0003826-24;** Kevin Tansley; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0005974-24;** Raymarr Young; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**Judge Jennifer Satler  
Courtroom 527**

**CR-0007963-23;** Ansh Biswa; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

**CR-0001718-24;** David Alan Gooch; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

**CR-0008820-23;** Marcus Alan Kennedy; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0003389-24;** James R. McGregor Jr.; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0003772-24;** Danielle Lee Warneke; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas Anthony Will**

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

**Judge David L. Spurgeon  
Courtroom 321**

**CR-0004649-24;** Jose Calderon; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Terrence Michael Ging**

**CR-0001838-24;** Ahmad Ali Claude Craig; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

**CR-0005432-24;** Tyrone Edwards; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**CR-0004063-21;** Eric Harvey; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003794-24;** Morgan Elias Hunt; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**CR-0002956-24;** Thomas Martin Kightlinger; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

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

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

**CR-0002947-24;** Jevonte Theron Pitts; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Yavonne Hayden**

**CR-0005638-21;** Megan Snyder; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

**CR-0002545-22;** Megan Snyder; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

**CR-0002075-21;** Megan Snyder; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

**CR-0005382-24;** Arlene Tansmore; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**CR-0004472-24;** Armon Naieem Thompkins; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Haber**

**CR-0001325-23;** Armon Naieem Thompkins; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

**CR-0008338-23;** Armon Naieem Thompkins; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Haber**

**CR-0001717-24;** Daniel W. Vietmeier; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0004151-24;** Isaac Williams; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**Judge Randal B. Todd  
Courtroom 310**

**CR-0004488-24;** Charles Eli Colburn IV; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0007087-23;** Ronald Wayne Gadsden; Organized retail theft; ADA: **Alexander David Cashman;** D-atty: **Stanley Tyrone Booker**

**CR-0003025-22;** Carrington Cruize Henry; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

**CR-0007088-23;** Keith Long; Organized retail theft; ADA: **Alexander David Cashman;** D-atty: **Michael Edward Waltman**

**CR-0005998-21;** Patrick J. Lucas; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0003172-20;** Patrick J. Lucas; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0000731-21;** Patrick J. Lucas; Dec Bus Pract - Sale Less Than Quant; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0002405-23;** Gregory M. McWilliams; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0006101-24;** Armon Naieem Thompkins; Discharge Of A Firearm Into Occupied Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

## 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, February 3, 2025 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

### CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, FEBRUARY 3, 2025 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, FEBRUARY 4, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, FEBRUARY 10, 2025 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class  
County New Chapter 475.

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

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

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

identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

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

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

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

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

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

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

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

### Baldwin Borough

41. Miriam Page and Todd Lind  
MG-24-000679—\$135,148.75  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

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

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

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

Having erected thereon a dwelling known and numbered as 4917 East Willock Road, Pittsburgh, PA 15227. DBV 17572, PG. 25, B/L #246-J-34.

### Bellevue

**15. Michael A. Persia**  
GD-23-007216—\$2,972.84  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two story frame house being known as 129 Teece Ave., Pittsburgh, PA 15202. Deed Book Volume 11125, Page 616. Block & Lot No. 161-J-112.

### Ben Avon Hts.

**27. Phiri3mik LLC**  
GD-23-011669—\$2,874.36  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon Heights: Having erected thereon a one-story brick house being known as 6 Stratford Road, Pittsburgh, PA 15202. Deed Book Volume 18581, Page 331. Block & Lot No. 214-C-92.

### Bethel Park

**28. Wesley W. Ritterbusch**  
GD-23-011444—\$2,508.93  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one and a half story frame house known as 5493 Main Street, Bethel Park, PA 15102. Deed Book Volume 17483, Page 300. Block & Lot No. 567-H-102.

**51. Adam Brent Kauer and Julie Paige Caldwell**  
MG-24-000651—\$178,807.52  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3129 South Park Road, Bethel Park, Pennsylvania 15102. Deed Book Volume 17008, Page 260. Block and Lot Number 0476-N-00060-0000-00.

### Brentwood

**48. Denise Williams**  
MG-24-000715—\$138,358.14  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3400 Shadewell Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 16653, Page 558, Instrument Number 2016-40725, Block and Lot Number 188-A-197.

### Carnegie

**34. Scott Ross, II and Brandi T. Daugherty**  
MG-24-000287—\$97,219.94  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 18

Watson Street, Carnegie, Pennsylvania 15106. Deed Book Volume 16064, Page 487, Block and Lot Number 104-R-172.

### Castle Shannon

**20. Lawrence J. McNeilis, Administrator of the Estate of Edward J. McNeilis, Deceased**  
GD-24-000262—\$3,155.90  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a one-story brick house being known as 795 Killarney Drive, Pittsburgh, PA 15234. Deed Book Volume 9927, Page 403. Block & Lot No. 139-J-84.

### Dormont

**40. Thomas W. Dickey, Executor of the Estate of Patricia J. Hoffman, Deceased**  
GD-24-000479—\$4,129.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a one-story brick house being known as 1100 Tennessee Avenue, Pittsburgh, PA 15216. Deed Book Volume 8601, Page 539. Block & Lot No. 97-E-156.

### Duquesne

**3. Charles Chambers**  
GD-22-012521—\$7,612.21  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 1019 Kennedy Avenue, Duquesne, PA 15110. Deed Book 12370, Page 282. Block and Lot Number 305-L-270.

### Elizabeth Borough

**69. Linda McEvoy**  
MG-16-000820—\$100,044.72  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two-story residential dwelling known and numbered as 923 7th Ave., Elizabeth, PA 15037. Deed Book Volume 11680, Page 443. Block & Lot No. 1272-C-270.

### Elizabeth Township

**9. Tracy M. Hill and Kevin R. Hill**  
MG-24-000458—\$45,732.81  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 212 Shaffer Avenue, Elizabeth, PA 15037. Deed Book 10520, Page 127. Block and Lot Number 1132-K-56.

**22. Brian M. Grice**  
GD-21-011717—\$5,332.68  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one-story brick house being known as 201 Clover Drive,

Elizabeth, PA 15037. Deed Book Volume 17218, Page 47. Block & Lot No. 1130-R-275.

### Glassport

**65. MTM Development**  
GD-23-010955—\$8,754.83  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family dwelling being known and numbered as 813 Vermont Ave., Glassport, PA 15045. Deed Book 18618, Page 458. Block and Lot Number 558-G-89.

### Green Tree

**12. Gregory L. Countouris**  
GD-22-011806—\$3,887.88  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a two-story brick house being known as 42 Pocono Drive, Pittsburgh, PA 15220. Deed Book Volume 12933, Page 50. Block & Lot No. 17-K-136.

### Hampton

**39. Virginia A. Hansel, With Notice to Heirs and Assigns**  
GD-23-006889—\$4,613.41  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one and a half story frame house being known as 4978 South Pioneer Road, Gibsonsia, PA 15044. Deed Book Volume 4988, Page 117, Block & Lot No. 1212-E-245.

### Harrison

**25. Claudia M. Stewart**  
GD-23-010766—\$3,338.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one-story concrete block house being known 1011 Beacon Street, Natrona Heights, PA 15065. Deed Book Volume 16048, Page 581. Block & Lot No. 1678-S-161.

**53. Darren John Brower**  
GD-24-005502—\$32,104.09  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and Township of Harrison: Having erected thereon a dwelling being known and numbered as 29 Spruce Street, Natrona Heights, PA 15065. Deed Book Volume 12146. Block and Lot Number 1368-L-300.

### Indiana

**23. HP Property Pro LLC**  
GD-23-001802—\$5,106.76  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one-story frame house being known as 337 Grandview Drive, Indianola, PA 15051. Deed Book Volume 16108, Page 161. Block & Lot No. 725-P-42.

### Ingram

**21. Marla Frankenberg, Michael Richards and Joseph Richards, Known Heirs of Magdalyn Pearl Richards f/k/a Magdalyn Pearl Ruzycski f/k/a M. Pearl Ruzycski, Deceased and the Unknown Heirs of Magdalyn Pearl Richards f/k/a Magdalyn Pearl Ruzycski f/k/a M. Pearl Ruzycski, Deceased**

GD-16-010734—\$8,928.52  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two-story brick house being known as 161 West Prospect Avenue, Pittsburgh, PA 15205. Deed Book Volume 4055, Page 491, Block & Lot No. 70-L-167.

### Jefferson Hills

**4. Carl L. Hanford and Debbie L. Hanford a/k/a Debbie L. Thompson**  
GD-23-012483—\$289,489.50  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Parcel #1: Having erected thereon a commercial building known as 1501 State Route 51, Clairton, PA 15025, Deed Book Volume 13413, Page 486, Block & Lot No. 766-L-200.

Parcel #2: Being vacant land known as Wray Large Road, Clairton, PA 15025, Deed Book Volume 13413, Page 486, Block & Lot No. 766-L-259.

### Liberty

**11. Teresa Ann Helmick**  
MG-24-000366—\$102,614.87  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 3113 Woodrow Street, McKeesport, PA 15133. Deed Book Volume 18640, Page 528. Block and Lot Number 556-H-12.

**43. Michael Spargal**  
MG-24-000387—\$67,182.33  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2708 E Street, McKeesport, PA 15133. Document Number 2010-20872, Deed Book Volume 14342, Page 260. Block and Lot Number 0465-R-00309-0000-00.

### Marshall

**7. Richard C. Zupanc and Gloria P. Kennedy**  
MG-22-000931—\$776,116.40  
Ian Yorke, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Marshall: Having erected thereon a dwelling being known and numbered as 102 Greenbriar Drive, Wexford, PA 15090, Deed Book Volume 12202, Page 530. Block and Lot Number 1822-F-00007-0000-00.

### Town of McCandless

**70. Jason A. Andrews**  
MG-23-000273—\$1,141,258.71  
J. Michael McCague, Esq.  
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless:

Having erected thereon a single family dwelling being known and numbered as 9200 Tanbark Drive, Pittsburgh, PA 15237. Deed Book Volume 14936, Page 249, Block and Lot Number 824-J-277.

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### City of McKeesport

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#### 2. Lawrence Yearwood and John Olowu

GD-23-000522—\$19,472.68  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 611 Shaw Avenue, McKeesport, PA 15132. Deed Book 18437, Page 576. Block and Lot Number 307-K-133.

#### 32. Julian Thomas and Stephanie Thomas

GD-23-006967—\$4,953.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 12: Having erected thereon a one-story brick industrial building being known as 528 Eden Park Boulevard, McKeesport, PA 15132. Deed Book Volume 18589, Page 20. Block & Lot No. 464-S-191.

#### 45. J. Elks, Inc.

GD-19-015552—\$4,591.94  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a two story frame house, known as 442 29th Street, McKeesport, PA 15132. Deed Book Volume 11264, Page 148. Block & Lot No. 464-B-48.

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### Monroeville

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#### 13. Global Hardwork Inc.

GD-23-002206—\$9,945.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two story brick house known as 4507 Coffey Street, Monroeville, PA 15146. Deed Book Volume 15843, Page 257. Block & Lot No. 861-A-348.

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### North Fayette

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#### 30. Dorea J. Dempe Hill and James Pounds

GD-17-005264—\$5,895.01  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a one-story frame house being known as 7998 Noblestown Road, McDonald, PA 15057. Deed Book Volume 15675, Page 202. Block & Lot No. 683-F-2.

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### North Versailles

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#### 8. Johnathon Jones and Salina Bowser

MG-24-000619—\$91,202.99  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 889 Joan Drive, North Versailles, Pennsylvania 15137. Deed Book Volume 17367, Page 515. Block and Lot Number 0548-M-00115-0000-00.

#### 37. Jerry J. Jones and Kasey Amanda Jones

GD-24-009721—\$70,501.12  
Benjamin Hoen, Esq.  
216-739-5100

All the right, title, interest and claim of Jerry J. Jones and Kasey Amanda Jones of, in and to all the following described real estate: Situated in the Township of North Versailles, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 419 West Carter Drive, North Versailles, PA 15137. Described at Deed Book 16362, Page 360, Parcel Number 0376-P-00326-0000-00.

#### 58. Cynthia Lee Bartges

GD-17-008214—\$1,939.09  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story frame house being known as 204 Broadway Extension, North Versailles, PA 15137. Deed Book Volume 11080, Page 353. Block & Lot No. 458-M-259.

#### 66. Immanuel E. Murin

MG-19-000614—\$62,642.33  
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 123 Thomas Avenue, North Versailles, PA 15137. Deed Book Volume 14098, Page 488. Block and Lot Number 547-K-326.

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### Penn Hills

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#### 59. Daniel M. Guy and William Smith

GD-05-024004—\$20,633.69  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story commercial building being known as 11-19 Torrance St., Pittsburgh, PA 15235. Deed Book Volume 17208, Page 322. Block & Lot No. 173-M-303.

#### 62. Tonceia Parker

GD-22-000733—\$8,514.94  
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 237 Emrose Drive, Pittsburgh, PA 15235. Deed Book 16338, Page 26. Block and Lot Number 369-K-243.

#### 67. Nelson Norris, Jr. and Vivian V. Norris f/k/a Vivian V. Nelson

GD-24-000938—\$67,454.50  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 9620 Emerson Street, Pittsburgh, PA 15235. Deed Book Volume 10202, Page 344, Block and Lot Number 0295-P-0246.

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### Pennsbury Village

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#### 57. Richard M. Hartin

GD-24-001563—\$3,322.01  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Village of Pennsbury: Having erected thereon a two story brick condominium unit in Pennsbury Village known as 742 Carriage Circle, Pittsburgh, PA

15205. Deed Book Volume 18306, Page 477. Block & Lot No. 150-S-96-423.

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### Pitcairn

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#### 50. Unknown Heirs, Successors, Assigns and All Persons, Firms, Associations Claiming Right, Title or Interest from or under Lydia M. Austin, Deceased

MG-24-000504—\$55,025.84  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 428 Eleanor Street, Pitcairn, Pennsylvania 15140. Deed Book Volume 12242, Page 593, Instrument Number. 2004-37803, Block and Lot Number 747-A-90.

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### Reserve

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#### 33. Lori E. Jockel

GD-24-001854—\$3,168.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a one-story frame house being known as 1709 Luty Avenue, Pittsburgh, PA 15212. Deed Book Volume 11046, Page 213. Block & Lot No. 47-H-301.

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### Ross

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#### 18. Marc D. Pivirotto

GD-23-010023—\$3,556.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story frame house known as 8 Pioneer Avenue, Pittsburgh, PA 15229. Deed Book Volume 15479, Page 327. Block & Lot No. 279-P-191.

#### 54. Scottsdale REI LLC

GD-23-010279—\$242,958.01  
Padgett Law Group  
850-422-2520

All the following described real estate situated in Ross Township, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a two-family residential dwelling being known and numbered as 74 Union Avenue, Pittsburgh, PA 15202. Deed Book Volume DE 18714, Page 125, Instrument Number 2021-42072. Block and Lot Number 215-K-300.

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### South Park

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#### 38. Catherine A. King, With Notice to Heirs and Assigns

GD-22-007532—\$2,866.84  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one story brick house, known as 977 Holly Lynne Drive, Pittsburgh, PA 15236. Deed Book Volume 14286, Page 363. Block & Lot No. 473-A-80.

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### Swissvale

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#### 19. Shawn P. Hagan, Individually and as Executor of the Estate of Gloria A. Hagan, Deceased

GD-16-007137—\$11,993.96  
Joseph W. Gramc, Esq.  
412-281-0587

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

Having erected thereon a two-story frame house being known as 7929 Graff Avenue, Pittsburgh, PA 15218. Deed Book Volume 8174, Page 104, Block & Lot No. 234-N-331.

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### Turtle Creek

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#### 16. Need A Haul LLC

GD-24-002070—\$2,727.42  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two-story commercial building being known as 1201 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 19071, Page 326. Block & Lot No. 455-M-61-1.

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### Verona

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#### 63. Marilyn N. Anker

GD-22-007506—\$13,300.45  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family dwelling being known and numbered as 544 Vogels Lane, Verona, PA 15147. Deed Book 15547, Page 183. Block and Lot Number 364-R-317.

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### Wall

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#### 44. Edward Nathan Gray

MG-24-000615—\$114,188.15  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a dwelling being known and numbered as 533 Ross Street, Wall, PA 15148. Document Number 2022-20655, Deed Book Volume 18960, Page 381. Block and Lot Number 0643-D-00270-0000-00.

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### West View

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#### 49. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under R. Meghan White a/k/a Meghan White, Deceased

MG-24-000639—\$91,005.32  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 52 Chalfonte Avenue, Pittsburgh, Pennsylvania 15229. Deed Book Volume 14850, Page 124, Instrument No. 2012-7436, Parcel 351-N-96.

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### White Oak

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#### 24. John A. Krzywiecki and Carol J. Krzywiecki

GD-23-005960—\$3,083.35  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a one-story brick house being known as 125 Bernard Drive, McKeesport, PA 15131. Deed Book Volume 10187, Page 435. Block & Lot No. 549-J-292.

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### Wilkins

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#### 14. Joseph Michael Senoski

GD-18-014660—\$16,503.04  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two-story frame house being known as 204 Churchill Road, Turtle Creek, PA 15145. Deed Book Volume 10377, Page 274, Block & Lot No. 454-B-152.

### Wilkinsburg

#### 55. Curtis Barrett, individually and d/b/a CB Fixit and CB Fixit, Inc.

AR-24-004277—\$44,312.39  
Alexander C. Herron, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling known and numbered as 2326 McNary Boulevard, Pittsburgh, PA 15235. Deed Book Volume 19579, Page 486, Block and Lot Number 297-G-105.

#### 64. Gayle A. Price and James E. Price

GD-23-010568—\$56,958.84  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 556 Ardmore Boulevard, Pittsburgh, PA 15221. Deed Book 12276, Page 496. Block and Lot Number 233-L-112.

### Wilmerding

#### 1. Landis Property Investments, LLC

GD-23-014694—\$20,142.32  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 334 Wood Street, Wilmerding, PA 15148. Deed Book 16135, Page 256. Block and Lot Number 546-G-162.

### Pittsburgh—9th Ward

#### 10. Peter Beccard

MG-23-000372—\$9,914.90  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward, City of Pittsburgh: Having erected thereon a residential dwelling being municipally known and numbered as 4210 Milgate Street, Pittsburgh, PA 15224. Deed Book Volume 17611, Page 182. Block and Lot Number 49-M-311.

### Pittsburgh—12th Ward

#### 52. Rosewood Property Management LLC, a Pennsylvania limited liability company

GD-23-012090—\$110,957.75  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 336 Ladson Street, Pittsburgh, PA 15206. Deed Book Volume 14109, Page 78. Block and Lot Number 0124-R-00037.

### Pittsburgh—17th Ward

#### 56. Sarah Williams

MG-23-000432—\$498,333.42  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of

Pittsburgh: Having erected thereon a dwelling being known and numbered as 1802 Harcum Way, Pittsburgh, PA 15203. Deed Book 16978, Page 447. Block and Lot Number 12-J-251.

### Pittsburgh—20th Ward

#### 60. Jean E. Holler

MG-24-000098—\$69,031.04  
Perry Russell, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3137 Landis Street, Pittsburgh, PA 15204. Deed Book Volume 9975, Page 8. Block and Lot Number 0042-L-00181-0000-00.

### Pittsburgh—25th Ward

#### 29. Unknown Heirs of Carolyn Green, Deceased

GD-12-007324—\$7,977.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 25: Being thereon vacant residential land known as Brighton Road, Pittsburgh, PA 15212. Deed Book Volume 5412, Page 31. Block & Lot No. 23-E-375.

### Pittsburgh—27th Ward

#### 35. David K. Walker and Sharon A. Walker

MG-17-001671—\$133,516.47  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1156 Pemberton Street, Pittsburgh, PA 15212. Deed Book Volume 12378, Page 57, 2005-7645. Block and Lot Number 115-N-218.

#### 71. Titus Lamar Morris, Member of Royal Realty by TLM LLC and Royal Realty by TLM, LLC c/o Titus Lamar Morris, Member

MG-23-001114—\$206,047.34  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a two family residential dwelling being known and numbered as 2844 California Avenue, Pittsburgh, PA 15212. Deed Book Volume 16568, Page 379. Block and Lot Number 44-D-242.

### Pittsburgh—29th Ward

#### 36. Susan E. McCandless

MG-24-000127—\$84,993.40  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 111 Merritt Ave., Pittsburgh, PA 15227. Deed Book Volume 12364. Block and Lot Number 0137-A-0232.

### Pittsburgh—30th Ward

#### 42. John Desabato and Gioia Mangis Known Heirs and All Unknown Heirs of Edward P. Desabato, Jr.

MG-24-000390—\$18,681.35  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward - City of Pittsburgh: Having erected thereon a dwelling known and numbered as: 230 McKinley Street, Pittsburgh, PA 15210. Deed Book Volume 5796, Page 709. Block / Lot# 33-K-149.

### Pittsburgh—31st Ward

#### 6. 4th Quarter Realty Group, Inc.

MG-23-000702—\$156,518.55  
Ian Yorke, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1126 Mifflin Road, Pittsburgh, PA 15207. Deed Book Volume 18035, Page 202. Block and Lot Number: 0185-D-00314-0000-00.

### Pittsburgh—32nd Ward

#### 68. John Christofis

MG-24-000452—\$134,523.30  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2291 Bernard St., Pittsburgh, PA 15234. Deed Book Volume 5483, Page 365, Block and Lot Number 0096-S-0278.

### AMENDED NOTICE

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

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

#### Allegheny County Bar Association

412-261-0518

#### Lawyer Referral Services

412-261-5555

#### Neighborhood Legal Services

412-255-6700

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

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

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

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

#### Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Jan 9, 2025

Jan 10, 17, 24, 2025

**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:

Adamski, Brian, deceased, of Pittsburgh, PA. No. 7954 of 2024. Taylor Jordan, Admrx., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.

25-00141w Jan 24, 31; Feb 7, 2025

Albert, James Charles a/k/a James C. Albert, deceased, of Pittsburgh, PA. No. 07956 of 2024. Denise Kreisler, Extr., 989 W. 300 N., Decatur, IN 46733 or to Jeffrey Menoski, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

25-00134w Jan 24, 31; Feb 7, 2025

Baleno, Anthony, deceased, of Monroeville, PA. No. 00038 of 2025. James Thomas End, Jr., Extr., 13 Fieldstone Court, Pittsburgh, PA 15239 or to John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

25-00230 Jan 24, 31; Feb 7, 2025

Loughren, Louis B., deceased, of Presto, PA. No. 00124 of 2025. Susan B. Loughren, Extr., 1103 Cherry Hill Dr., Presto, PA 15142-1553 or to Patrick J. Loughren, Esq., Loughren, Loughren & Loughren, P.C., 8050 Rowan Road, Suite 601, Rowan Towers, Cranberry Township, PA 16066.

25-00133w Jan 24, 31; Feb 7, 2025

Novay, Sean D., deceased, of Pittsburgh, PA. No. 00291 of 2025. Brenda L. Scherling, Extr., 116 Kinvara Court, Pittsburgh, PA 15237.

25-00130w Jan 24, 31; Feb 7, 2025

Pistilli, Armand J. a/k/a Armand J. Pistilli, Sr., deceased, of Lincoln, PA. No. 4918 of 2024. Catherine M. Pistilli, Extr., 218 Harbinger Ridge Road, Harbinger, NC 27941 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Suite 1203, Pittsburgh, PA 15219.

25-00229 Jan 24, 31; Feb 7, 2025

Puleo, Marianne, deceased, of Pittsburgh, PA. No. 07476 of 2024. Charlene R. Puleo, Admrx., 1419 Chelton Avenue, Pittsburgh, PA 15226-2339 or to Joseph M. Loy, Esq., 5824 Library Rd., Bethel Park, PA 15102.

25-00135w Jan 24, 31; Feb 7, 2025

Wilson, Phoebe H., deceased, of Carnegie, PA. No. 00160 of 2025. Robert Wilson, II, Admrx., c/o Dean R. Phillips, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237.

25-00131w Jan 24, 31; Feb 7, 2025

Baker, Marilyn a/k/a Marilyn J. Baker, deceased, of Pittsburgh, PA. No. 7947 of 2024. Mark R. Baker, Extr., 1123 William Street, Pittsburgh, PA 15237 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-00073w Jan 17, 24, 31, 2025



Boberg, John A., deceased, of Wilmerding, PA. No. 06528 of 2024. Patricia Dudley, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.  
25-00076w Jan 17, 24, 31, 2025

Brandt, Fernando J. a/k/a Nando Brandt, deceased, of McKeesport, PA. No. 07418 of 2024. Fernando Jose Brandt Huff, Extr., Avenida La Rotonda, Parque del Mar II, Piso 16, Apr. 16B, Costa del Este, Panama, Panama.  
25-00179 Jan 17, 24, 31, 2025

Brdar, Judith Catherine a/k/a Judith C. Brdar, deceased, of Bethel Park, PA. No. 05771 of 2024. Marc Brdar, Extr., 986 Bideford Drive, South Park, PA 15129 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.  
25-00069w Jan 17, 24, 31, 2025

Buchanan, Tammy S., deceased, of Moon Twp., PA. No. 07961 of 2024. Samantha M. Radzanowski, Admrx. c.t.a., c/o Anthony M. Baldonieri, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Suite 100, Canonsburg, PA 15317.  
25-00183 Jan 17, 24, 31, 2025

Carter, Courtney M. a/k/a Courtney Carter, deceased, of Pittsburgh, PA. No. 05975 of 2024. Patricia Short, Co-Admrx. and Corey Carter, Co-Admrx., 7823 Madiera Street, Pittsburgh, PA 15221 or to Todd J. Hollis, Esq., 202 Penn Plaza, Turtle Creek, PA 15145.  
25-00176 Jan 17, 24, 31, 2025

Dawson, Loretta, deceased, of Plum, PA. No. 02407 of 2024. Peter J. Dawson, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.  
25-00078w Jan 17, 24, 31, 2025

Dickson, Frances Waynetta, deceased, of Pittsburgh, PA. No. 00085 of 2025. Richard W. Dickson, Admrx., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.  
25-00080w Jan 17, 24, 31, 2025

Harper, Ronald James - Late of Penn Hills Twp., Allegheny County. D.O.D. 11/20/19. Will #022406115. Angela Harper, Administratrix, c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Phila., PA 19103; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1650 Market St., #1200, Phila., PA 19103.  
25-00220 Jan 17, 24, 31, 2025

Karrenbauer, Ronald J., deceased, of Pittsburgh, PA. No. 7607 of 2024. Ronald James Karrenbauer, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.  
25-00184 Jan 17, 24, 31, 2025

Kiedaisch, Marlene B., deceased, of Scott Township, PA. No. 07789 of 2024. Karen A. Kiedaisch, Extr., 98 Loire Valley Drive, Pittsburgh, PA 15209 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.  
25-00182 Jan 17, 24, 31, 2025

Pozycycki, Barbara A., deceased, of South Park, PA. No. 00146 of 2025. Karen Dailey, Admrx., 225 East Bruceton Road, Pittsburgh, PA 15236 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.  
25-00071w Jan 17, 24, 31, 2025

Richt, Joseph S., deceased, of Natrona Heights, PA. No. 00021 of 2025. Lisa Santimauro, Extr., 3606 Ridge Road, Natrona Heights, PA 15065 or to Kate Cleary

Lennen, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.  
25-00180 Jan 17, 24, 31, 2025

Romanelli, Jr., Adam L. a/k/a Adam Louis Romanelli, Jr., deceased, of Penn Hills, PA. No. 07900 of 2024. Frank F. Romanelli, Admrx., 3071 National Pike, Daisytown, PA 15427 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.  
25-00177 Jan 17, 24, 31, 2025

Smith, Gary R., deceased, of Burgettstown, PA. No. 08059 of 2024. Robert L. Omer, Admrx., 801 Washington Avenue, Carnegie, PA 15106.  
25-00079w Jan 17, 24, 31, 2025

Stanton, Theresa C., deceased, of Pittsburgh, PA. No. 08184 of 2024. Patricia Stanton, Admrx., 1016 Jackman Ave., Pittsburgh, PA 15202 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.  
25-00181 Jan 17, 24, 31, 2025

Stonge, Carmen L., deceased, of Pittsburgh, PA. No. 08035 of 2024. Sandra L. Stonge, Admrx., 109 Overlook Drive, Pittsburgh, PA 15216 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.  
25-00178 Jan 17, 24, 31, 2025

Tomlin, Charles, deceased, of Pittsburgh, PA. No. 05936 of 2024. Charles Harrison, Admrx., P.O. Box 99194, Pittsburgh, PA 15233.  
25-00081w Jan 17, 24, 31, 2025

Wozniak, Jr., Richard, deceased, of Pittsburgh, PA. No. 02325 of 2024. Dennis P. Wozniak, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.  
25-00077w Jan 17, 24, 31, 2025

Zupetic, Norma Jean - Late of West Mifflin Borough, Allegheny County. D.O.D. 6/8/24. Will #022407857. Darlene S. Hopkins, Executrix, c/o Samuel J. Juliani, Esq., 140 E. Butler Ave., Chalfont, PA 18914; Samuel J. Juliani, Atty., Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.  
25-00221 Jan 17, 24, 31, 2025

Acker, Patricia A., deceased, of Pittsburgh, PA. No. 05940 of 2024. Donald T. Acker, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.  
25-00034w Jan 10, 17, 24, 2025

Andrews, Anthony N., deceased, of Bethel Park, PA. No. 05398 of 2024. Cynthia A. Fera, Extr., 6037 Boxer Drive, Bethel Park, PA 15102 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.  
25-00069 Jan 10, 17, 24, 2025

Arth, David T., deceased, of Pittsburgh, PA. No. 08049 of 2024. Christina A. Verel, Co-Extr., 721 Lake Bluff Drive, Flower Mound, TX 75028 and Eric D. Arth, Co-Extr., 16710 West Park Road, Cleveland, OH 44111 or to Paul H. Minton, Esq., PO Box 911, Bethel Park, PA 15102.  
25-00031w Jan 10, 17, 24, 2025

Bath, LaVerne T., deceased, of Bridgeville, PA. No. 08084 of 2024. Nancy L. Pleasants, Extr., 112 Vista Court, Oakdale, PA 15071 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.  
25-00071 Jan 10, 17, 24, 2025

Benedik, Michael Alan, deceased, of Brentwood, PA. No. 06883 of 2024. Sharon Benedik, Admrx., c/o Todd D. Bowlus, Esq., Harry S. Cohen & Associates, PC, Two

Chatham Ctr., 112 Washington Pl., Ste. 985, Pittsburgh, PA 15219.  
25-00027w Jan 10, 17, 24, 2025

Brown, David R., deceased, of Pittsburgh, PA. No. 05526 of 2024. Debra W. Brown, Admrx., c/o Andrew G. Rothey, Esq., Rosen & Perry, P.C., Frick Building, Suite 200, 437 Grant Street, Pittsburgh, PA 15219.  
25-00008 Jan 10, 17, 24, 2025

Bryson, Teresa M. a/k/a Teresa Mary Bryson, deceased, of Upper St. Clair, PA. No. 07457 of 2024. Sean P. Bryson, Admrx., 1013 Tall Trees Drive, Pittsburgh, PA 15241 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.  
25-00011 Jan 10, 17, 24, 2025

Geiselhart, Carol a/k/a Carol J. Geiselhart a/k/a Carole J. Geiselhart, deceased, of Penn Hills, PA. No. 08077 of 2024. Randal S. Geiselhart, Extr., 507 Washington Avenue, Oakmont, PA 15139 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.  
25-00070 Jan 10, 17, 24, 2025

Greenberg, Dorothy Dresbold a/k/a Dorothy Dresbold a/k/a Dorothy B. Dresbold, deceased, of Pittsburgh, PA. No. 7898 of 2024. Joel M. Dresbold, Extr., 2836 Fernwald Road, Pittsburgh, PA 15217.  
25-00009 Jan 10, 17, 24, 2025

McNally, Irene A. a/k/a Irene Ann McNally, deceased, of Bethel Park, PA. No. 08093 of 2024. Diane M. McNally, Extr., 3222 Eastview Road, Bethel Park, PA 15102 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
25-00068 Jan 10, 17, 24, 2025

Mosay, Geraldine Nancy, deceased, of West Mifflin, PA. No. 07941 of 2024. Joy An Wilkinson, Extr., 1622 Clairton Road, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.  
25-00005 Jan 10, 17, 24, 2025

Nelson, Patricia Anne, deceased, of Bridgeville, PA. No. 07524 of 2024. Barbara Bastianini, Extr., 6060 Meadow Lane, Bakerstown, PA 15007 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.  
25-00032w Jan 10, 17, 24, 2025

Ranallo, Robert F., deceased, of Reserve Township, PA. No. 00040 of 2025. Robert F. Ranallo, Jr., Admrx., 1405 Parkview Drive, Allison Park, PA 15101 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.  
25-00028w Jan 10, 17, 24, 2025

Tobolski, Jeffrey S. a/k/a Jeffrey Scott Tobolski, deceased, of Ross Township, PA. No. 07937 of 2024. John A. Tobolski, Admrx., 118 Clearwater Drive, Ellwood City, PA 16117 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.  
25-00072 Jan 10, 17, 24, 2025

Tomko, Martha Jean a/k/a Martha J. Tomko, deceased, of West Mifflin, PA. No. 08029 of 2024. Dean E. Tomko, Extr., 2709 Skyline Drive, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.  
25-00006 Jan 10, 17, 24, 2025

Trello, Marie a/k/a Marie M. Trello, deceased, of Pittsburgh, PA. No. 07381 of 2024. Lynn Gasbarre, Admrx., 212 Graeser Avenue, Bethel Park, PA 15102 or to Kevin J. O'Hare, Esq., Yukevich Marchetti Fischer &

Zangrilli, PC, The Waterfront Building, Suite 100, 200 First Avenue, Pittsburgh, PA 15222.  
25-00033w Jan 10, 17, 24, 2025

Wojdyła, Janeen G., deceased, of McKeesport, PA. No. 08028 of 2024. Edward Paul Wojdyła, Admrx., 3010 Myer Boulevard, McKeesport, PA 15132 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.  
25-00007 Jan 10, 17, 24, 2025

Zierenberg, June M. a/k/a June Marie Zierenberg, deceased, of Ross Township, PA. No. 08191 of 2024. Richard Henry Zierenberg, Extr., 210 Bonnie View Drive, Westford, PA 15090 or to Charles R. Reis, Esq., The Reis Law Firm, 5700 Corporate Drive, Suite 510, Pittsburgh, PA 15237.  
25-00010 Jan 10, 17, 24, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-01285. In re: Petition of Brenna De Luna McNeil, for change of name to Brenna Nova De Luna. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 12, 2025, 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.  
25-00138w Jan 24, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-012812. In re: Petition of Rebecca De Stefano McNeil, for change of name to Rebecca De Stefano. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 12, 2025, 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.  
25-00139w Jan 24, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-013910. In re: Petition of Valli Ann Davis, for change of name to Valli Ann Plutto. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 19, 2025, 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.  
25-00140w Jan 24, 2025

#### Notice of Hearing

A Petition for Reinstatement to the active practice of law has been filed by Mikel Peter Eggert and will be the subject of a hearing on April 16, 2025 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this

matter should contact the District IV Office of the Disciplinary Board of the Supreme Court of Pennsylvania, 437 Grant Street, Suite 1300, Pittsburgh, PA 15219, phone number (412) 565-3173, on or before April 2, 2025.

Marcee D. Sloan  
Board Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania  
25-00227 Jan 24, 2025

#### Notice of Hearing

A Petition for Reinstatement to the active practice of law has been filed by Ryan D. Breen and will be the subject of a hearing on March 4, 2025 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District IV Office of the Disciplinary Board of the Supreme Court of Pennsylvania, 437 Grant Street, Suite 1300, Pittsburgh, PA 15219, phone number (412) 565-3173, on or before February 18, 2025.

Marcee D. Sloan  
Board Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania  
25-00228 Jan 24, 2025

#### Revocable Trust Notice

The Trustees named below gives notice of the death of Peter Midock on July 23, 2024 at O'Hara Township, Allegheny County, Pennsylvania.

The said Decedent was the Settler of the Midock Revocable Trust under Revocable Deed of Trust dated July 15, 2002.

The Trustees request all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Gary E. Midock, 423 Wickford Drive, Pittsburgh, PA 15238 and Karen Lynn Zachary, 11811 Wakehurst Drive, North Chesterfield, VA 23236

or to  
Scott P. Magnuson, Esquire, 2651  
Monroeville Boulevard, Suite 101,  
Monroeville, PA 15146.

25-00231 Jan 24, 31; Feb 7, 2025

#### Voluntary Dissolution Business Corporation

DISSOLUTION - NOTICE IS HEREBY GIVEN that the Shareholders and Directors of Exler & Company, Inc., a PA professional corporation, with a registered office at 357 N. Craig St., Pittsburgh, PA 15213, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Business Corporation Law of 1988, as amended.

Fox Rothschild LLP, Solicitors, 747  
Constitution Dr., Ste. 100, P.O. Box 673,  
Exton, PA 19341-0673.

25-00207 Jan 17, 24, 2025

## ORPHANS' COURT

### Letters

(Continued from Page 1, Column 3)

**Ruth Graf, deceased;** Judith A. Wyzomirski, Admr.; Atty: Daniel L. DeMarco; 08086 of 2024.

**Enzo Cozza, deceased;** Vincent Louis Cozza, Admr.; Atty: Richard J. Catalano; 08087 of 2024.

**Tami Laroche, deceased;** Mary J. Gasiorowski, Admr.; Atty: Joseph S. Bielecki; 08102 of 2024.

**Eileen M. Henefeld, deceased;** Lisa Praisner, Admr.; Atty: Joel Pfeffer; 08107 of 2024.

**Patricia R. McVey, deceased;** Christina McVey-Jones, Admr.; Atty: Scott P. Magnuson; 08130 of 2024.

**Larry Jones, deceased;** Marlon R. Jones, Admr.; Atty: Steven Mark Zelinger; 08131 of 2024.

**Sandra Lee Schneider, deceased;** William Schneider, Admr.; Atty: Matthew Morella; 08137 of 2024.

**John Berezna, deceased;** Thomas Allen Berezna, Admr.; Atty: Carl M. Hanchak; 00130 of 2015.

**Michael Berezna, deceased;** Lynn Ann Soukup, Admr.; Atty: Carl M. Hanchak; 04927 of 2016.

**Carol A. Brunner, deceased;** Robert E. Brunner, Admr.; Atty: Richard F. Kronz; 08145 of 2024.

**Diana Kennedy, deceased;** Valerie Testa, Admr.; Atty: Megan E. Loftis; 08148 of 2024.

**Arleena M. Lucas, deceased;** Anthony G. Lucas, Admr.; Atty: Matthew James Scanlon; 08154 of 2024.

**Earlene Smith, deceased;** Stacy Johnson, Admr.; Atty: Peter H. Thomson; 08157 of 2024.

**Virginia Usnick, deceased;** Mary F. Usnick, Admr.; Atty: Loretta B. Kendall; 08172 of 2024.

**Arthur Green, Jr., deceased;** Lillie Ann Green Anderson, Admr.; Atty: Robyn R. Guy; 08177 of 2024.

**John Strahan, Jr., deceased;** Marianne Harbist, Admr.; Atty: Theodore M. Trbovich; 08181 of 2024.

**Theresa C. Stanton, deceased;** Patricia E. Stanton, Admr.; Atty: Robert E. Pendergast; 08184 of 2024.

**Michael D. Mays, deceased;** Denasia Mays, Admr.; 08189 of 2024.

**Ann M. Katz, deceased;** Russell Boehm, Admr.; Atty: Ashley Sharek; 04484 of 2003.

**Denise Mancini, deceased;** Anthony Mancini, Admr.; Atty: Mallory Gold; 00006 of 2025.

**David Morgan Fuqua, deceased;** Charmaine Jenkins-Fuqua, Admr.; Atty: Marvin Abrams; 00011 of 2025.

**Sharon W. Hardts, deceased;** Tyrone Geddings, Admr.; Atty: Peter Brandon Lewis; 00026 of 2025.

**Lara Kay Tebelius, deceased;** Charles Tebelius, Admr.; Atty: Slade R. Miller; 00028 of 2025.

**Gary Cigler, deceased;** Bryan G. Cigler, Admr.; Atty: Lloyd A. Welling; 00031 of 2025.

**Trevor J. Nellis, deceased;** Diane L. Nellis, Admr.; 00035 of 2025.

**Sharon W. Hardts, deceased;** Tyrone Geddings, Admr.; Atty: Peter Brandon Lewis; 00026 of 2025.

**Lara Kay Tebelius, deceased;** Charles Tebelius, Admr.; Atty: Slade R. Miller; 00028 of 2025.

**Gary Cigler, deceased;** Bryan G. Cigler, Admr.; Atty: Lloyd A. Welling; 00031 of 2025.

**Trevor J. Nellis, deceased;** Diane L. Nellis, Admr.; 00035 of 2025.

**Helen L. McKnight, deceased;** Warner Mariani, Admr.; Atty: Warner Mariani, Kirk S. Sohonage; 07029 of 2021.

**Robin Cunningham, deceased;** Michael L. Kiser, Admr.; 00102 of 2024.

**William C. Winstrand, deceased;** Admr: Aaron Machelski, Ancillary Administrator cta; Atty: Richard J. Catalano; 02434 of 2024.

**Anne Koehler, deceased;** Norman C. Koehler, Admr.; Atty: Patricia Carson-Koehler; 08140 of 2024.

**Sheldon Bruce Roth, deceased;** Nancy Makrauer Roth, Admr.; Atty: Daniel Andrew Seibel; 00043 of 2025.

**A.R. Tasir Wahlah, deceased;** Anease Wahlah-Corona, Admr.; Atty: Alex Ostojich; 00044 of 2025.

**Mercedes T. Scumaci, deceased;** Anita F. Scumaci, Admr.; Atty: Frank D. Debor; 00049 of 2025.

**John M. Angelo, deceased;** Robert L. Angelo, Admr.; Atty: Jay R. Hagerman; 00055 of 2025.

**Craig Adams, deceased;** Shaitisha Campbell, Admr.; Atty: Jay R. Hagerman; 00058 of 2025.

**Daniel S. Melzner, deceased;** Daryle Schuster, Admr.; Atty: Colleen D. Bratkovich; 00064 of 2025.

**Edward D. Lapinski, deceased;** Patricia A. Lapinski, Admr.; Atty: Trevor R. Fleming; 00071 of 2025.

**Howard John Odenthal, deceased;** Jennifer Odenthal Varga, Admr.; 00073 of 2025.

**Joseph G. Hallo, Jr., deceased;** Anthony Hallo, Admr.; Atty: Lillian Orzechowski; 00078 of 2025.

**Timothy E. McCutcheon, Sr., deceased;** Robert J. Garvin, Admr.; Atty: Bruce S. Gelman, Tricia Beth Henning; 03680 of 2022.

**Frances Waynetta Dickson, deceased;** Richard W. Dickson, Admr.; Atty: Albert Green Reese, Jr.; 00085 of 2025.

**Hayden Andrew Ryan, deceased;** Andrew Ryan, Admr.; Atty: James R. Fenchel; 00088 of 2025.

**Mary Ann Jordan, deceased;** Libby Moore, Admr.; Atty: Joseph M. Olimp; 00089 of 2025.

**Jessie J. Maroney, deceased;** Brian Maroney, Admr.; 00094 of 2025.

**Jeffery Thomas Earley, deceased;** Hunter Thomas Earley, Co-Admr., Madison Jean Earley, Co-Admr.; Atty: Sharon K. Smith; 00095 of 2025.

**Tisa Edna Wuenstel, deceased;** Russell Stelmach, Admr.; Atty: Elizabeth Shovlin; 00096 of 2025.

**Darryl Smaglo, deceased;** Stefanie M. Smaglo, Admr.; Atty: Megan E. Loftis; 00097 of 2025.

**Constance Louise Corbin, deceased;** Eugene D. Corbin, Admr.; 00098 of 2025.

**Earl Robert Richards, deceased;** Nancy Ippolito, Admr.; 00099 of 2025.

**Micheal K. Dean, deceased;** Wendy M. Dean, Admr.; Atty: Latisha Bernard Schuenemann; 00107 of 2025.

**Janet Wolf, deceased;** Paul Wolf, Admr.; Atty: Chelsea M. Mague; 00119 of 2025.

**David A. Kelly, deceased;** Jennifer Jacob, Admr.; Atty: Rebecca Shaw McHolme; 00120 of 2025.

**Derrick G. Monahan, deceased;** Ryan D. Monahan, Admr.; Atty: Benjamin W. Urso; 00121 of 2025.

**William George Eperthener, deceased;** Debra Hodge, Admr.; Atty: Christine Gale; 00128 of 2025.

**Robert W. Shimko, deceased;** Mary Beth Shimko, Admr.; Atty: Gary Kalmeyer; 07614 of 2024.

**Deborah E. Bonosky, deceased;** Janet M. Hallett, Admr.; Atty: Daniel F. Bekavac, Jr.; 00138 of 2025.

**Barbara A. Pozyski, deceased;** Karen Dailey, Admr.; Atty: Carl M. Hanchak; 00146 of 2025.

**Sandra Jeanne Hopkins, deceased;** Constance Debra Hopkins, Admr.; Atty: A. Blane Volovich; 00150 of 2025.

**Dennis Arthur Cirrincione, Jr., deceased;** Kristine Ann Cirrincione, Admr.; Atty: Jonathan B. Reichman; 00158 of 2025.

**Phoebe H. Wilson, deceased;** Robert Wilson, II, Admr.; Atty: Dean R. Phillips; 00160 of 2025.

**Robert G. Jakubowski, deceased;** Carol A. Didolce, Admr.; Atty: Patrick F. Lawlor; 00163 of 2025.

**Shirley M. Matvia, deceased;** Karen J. Kerestes, Admr.; Atty: Timothy E. Finnerty; 00169 of 2025.

**Rose M. Kunco, deceased;** Paula J. Kunco, Admr.; Atty: Scott A. Fatur; 00180 of 2025.

**George W. Jones, Jr., deceased;** Linda A. Gray, Co-Admr., Gary M. Gray, Co-Admr.; Atty: Lloyd A. Welling; 00183 of 2025.

**Mayota Willette Hill, deceased;** Dana Hill, Admr.; Atty: Ashley E. Sharek; 00189 of 2025.

**Lois S. Bontempo, deceased;** Pamela A. Bontempo, Admr.; Atty: Daniel Buzard; 00322 of 2009.

**David A. Pavlick, deceased;** Gail Weismann, Admr.; Atty: Claire Johnson Saenz; 00356 of 2024.

**Hazel Belsen, deceased;** James F. Belsen, Admr.; Atty: Melina Georgiades; 00206 of 2025.

**Edward Lewis, deceased;** Deborah Lewis, Admr.; Atty: Timothy J. Giltinan; 00207 of 2025.

**Ronald W. Jenkins, deceased;** Courtney C. Jenkins, Admr.; Atty: Michael H. Marks; 00208 of 2025.

**James D. Bontempo, deceased;** Pamela A. Bontempo, Admr.; Atty: Daniel Buzard; 00209 of 2025.

**Richard Jay Rubin, deceased;** Jason M. Rubin, Admr.; Atty: Lloyd A. Welling; 00215 of 2025.

**Brian Corr, deceased;** Winifred A. Corr, Admr.; Atty: Kelton Merrill Burgess; 00220 of 2025.

**Elaine J. Petrucci, deceased;** Renee Skinner, Admr.; Atty: Christopher P. Buda; 00223 of 2025.

**Lawrence R. Gallagher, deceased;** Casey L. Gallagher, Admr.; Atty: Philip H. Rubenstein; 00225 of 2025.

**Tracey Milavec, deceased;** Mark H. Wolfe, Admr.; Atty: Mark S. Riethmuller; 00231 of 2025.

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