

The Pittsburgh Legal Journal

This issue contains trial lists for Tuesday,
April 1 and Wednesday, April 2, 2025.

FRIDAY
MARCH 28, 2025

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www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Huntington National Bank vs Winkler Sara, Winkler Clinton, Winkler Clifford, Winkler Roy, Unknown Heirs to the Estate of Linda L. Miller, Unknown Administrators to the Estate of Linda L. Miller; GD-25-003073; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

Shields Susan vs St. Barnabas Communities Inc., St. Barnabas Communities Inc., St. Barnabas Holding Company, St. Barnabas Health System Inc., St. Barnabas Inc., St. Barnabas Land Trust; GD-25-003074; Other Tort; Complaint; Atty(s): Martucci Taylor M., Mengine Anthony C

McKees Rocks Borough vs Chujko John V, Chujko Daniel A; GD-25-003075; Sci Fa sur Tax Lien; Certificate of Location; 771.61; Atty(s): Lauder Anthony

Rocket Mortgage LLC vs Hinkson Daniel L.; MG-25-000235; Mortgage Foreclosure; Certificate of Location; 98910.89; Atty(s): Fallings Matthew C.

Dollar Bank Federal Savings Bank vs Dillard Rosalie; MG-25-000236; Mortgage Foreclosure; Certificate of Location; 35695.08; Atty(s): Anthon Kristine M.

Huntington National Bank vs Hull John F; MG-25-000237; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

Servis One Inc. vs Woods Lois, United States of America; MG-25-000238; Mortgage Foreclosure; Complaint; 356287.47; Atty(s): Fein Jill M.

Huntington National Bank vs Hall Danielle R.; MG-25-000239; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

Dannic Properties LLC vs CSW Financial LLC; GD-25-003077; DSB (for money commercial); Notice of Judgment & Documents; 166876.88; Atty(s): Smith Janine Emily, Corcoran Jr. John P.

Edwards Jr. Floyd L., Supreme Investor LLC vs Chavez Samier, Freund Jonathan D, Freund Legal, Huber Craig A., Smith Sterling Marshall, Fritzenwallner Manuel, Dulle Griet LLC, J Freund PC, Quanta Ventures LLC; GD-25-003078; Contract - Other; Complaint; Atty(s): Anspaugh Karen J.

Dannic Properties LLC, Ryjab Enterprises LLC vs Marlin Holdings LLC; GD-25-003079; Amicable Ejectment; Notice of Judgment & Documents; 108638.76; Atty(s): Smith Janine Emily, Corcoran Jr. John P.

U.S. Bank Trust National Association vs McKissick Megan; GD-25-003080; Mortgage Foreclosure; Certificate of Location; 77803.88; Atty(s): Zeron Kayleigh

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Westlake Services, LLC vs Harper, et al; AR-24-008076; P-atty: Ian M. Lauer; Award for Plaintiff in the amount of \$5,000.00. Dated 03/24/2025. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40856

Grassy Sprain Group, Inc. vs Staples; AR-24-008078; P-atty: Demetrios H. Tsarouhis; D-atty: Pro Se; Award for Defendant Dated 03/24/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40856

Sycamore Estates, LLC vs Schwarzmeyer; AR-24-008080; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 03/24/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40855

Westlake Services, LLC vs Arietta; AR-24-008090; P-atty: Ian M. Lauer; Award Ex Parte Plaintiff awarded \$6,823.41 in the amount of \$6,823.41 Defendant failed to appear at 10:20 a.m. Dated 03/24/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40856

Bank of America, N.A. vs Abeyie; AR-24-008138; P-atty: Jonathan Paul Cawley; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$10,570.00. Dated 03/25/25. For failure of defendant to appear at 10:04 a.m. As per Rule 236 Notice, copies sent to all parties 03/25/25. Arbitration Board #40857

Bank of America, N.A. vs Ballas; AR-24-008141; P-atty: Jonathan Paul Cawley; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$5,139.76. Dated 03/25/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40857

Bank of America, N.A. vs Kirkpatrick; AR-24-008142; P-atty: Jonathan Paul Cawley; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$11,831.86. Dated 03/25/25. As per Rule 236 Notice, copies sent to all parties 03/25/25. Arbitration Board #40857

Bank of America, N.A. vs Kirkpatrick; AR-24-008143; P-atty: Jonathan Paul Cawley; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$3,092.41. Dated 03/25/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40857

Harden vs Hantz; AR-24-005436; P-atty: Wayne M. Chiurazzi; D-atty: Diana M. O'Connell; Award for Plaintiff and against the Defendant in the amount of \$5,000.00. Dated 03/25/25. As per Rule 236 Notice, copies sent to all parties 03/25/25. Arbitration Board #40857

(Continued on Page 12, Column 4)

CIVIL DIVISION

New Arbitration Suits

Cavalry SPV I LLC vs Goodwine Damica M.; AR-25-001682; Contract - Credit Card; Complaint; 6492.39; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Stanley Chris; AR-25-001683; Contract - Other; Complaint; 1843.39; Atty(s): Apothaker David J

84 Lumber Company L.P. vs Stratus Construction Inc., Keesee Tom; AR-25-001684; Contract - Other; Complaint; 44746.86; Atty(s): Blick William E, Blick William E, Weir Lee C.

84 Lumber Company L.P. vs TPC Endeavors LLC, Bancroft Gregory; AR-25-001685; Contract - Other; Complaint; 7065.45; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

84 Lumber Company L.P. vs Rock Home LLC, Matthews Michael; AR-25-001686; Contract - Other; Complaint; 26283.91; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

DJM Properties vs Nichols Kelsey; AR-25-001687; Other Tort; Defendant's Appeal of MDJ; 2805.00; Atty(s): Self-Represented

Discover Bank vs Curotola Domenic S.; AR-25-001688; Contract - Debt Collection; Defendant's Appeal of MDJ; 5169.06; Atty(s): Buzard Daniel P

Harris Mark Lynn vs Alexander Robert S.; AR-25-001689; Other Tort; Petition to Proceed IFP; 15000.00; Atty(s): Self-Represented

Peoples Natural Gas Company LLC vs Mason Adam William, Kandzer Kara Lee; AR-25-001690; Contract - Debt Collection; Complaint; 7865.10; Atty(s): Hunt Jeffrey R, Franciscus Jeanine M

UHG I LLC vs Vendredi Beatriz; AR-25-001691; Contract - Credit Card; Exhibits; 1896.31; Atty(s): Sullivan Kate

Peoples Natural Gas Company LLC vs Wang David Wei; AR-25-001692; Contract - Debt Collection; Complaint; 8617.17; Atty(s): Hunt Jeffrey R, Franciscus Jeanine M

Peoples Natural Gas Company LLC vs McClellan Bruce W., Schoyer J. W.; AR-25-001693; Contract - Debt Collection; Complaint; 18244.77; Atty(s): Hunt Jeffrey R, Franciscus Jeanine M

Dollar Bank vs Scotti Katlyn J, Scotti Allesandro J; AR-25-001694; Contract - Credit Card; Exhibits; 5494.85; Atty(s): Pomy Matthew Weston

Peoples Natural Gas Company LLC vs Taliaferro Marvin E.; AR-25-001695; Contract - Debt Collection; Complaint; 17672.87; Atty(s): Hunt Jeffrey R, Franciscus Jeanine M

(Continued on Page 13, Column 1)

BANKRUPTCY COURT

Western District

Shelby L. Adams; ARMSTRONG-PA; 25-20598; Atty: Samuel M. DiFatta; Chapter: 7; Filed 03/10/2025; Judge Deller

Heather Sue Doyle; ALLEGHENY-PA; 25-20599; Atty: Renee M. Kuruze; Chapter: 7; Filed 03/10/2025; Judge Bohm

Alisa Ann Summy; WESTMORELAND-PA; 25-20600; Atty: Brian P. Cavanaugh; Chapter: 7; Filed 03/10/2025; Judge Bohm

Timothy J. Gerardine and Cara A. Gerardine; BLAIR-PA; 25-70075; Atty: James R. Huff, II; Chapter: 13; Filed 03/10/2025; Judge Deller

Pamela A. Price; JEFFERSON-PA; 25-10136; Atty: Lawrence Willis; Chapter: 7; Filed 03/11/2025; Judge Deller

Tori S. La Birt; WESTMORELAND-PA; 25-20601; Atty: Lawrence Willis; Chapter: 7; Filed 03/11/2025; Judge Bohm

Jodi Kuhar; ALLEGHENY-PA; 25-20602; Atty: Kenneth Steidl; Chapter: 7; Filed 03/11/2025; Judge Bohm

Courtney A. Ferraro; ALLEGHENY-PA; 25-20603; Atty: Kenneth Steidl; Chapter: 13; Filed 03/11/2025; Judge Taddonio

Timothy A. Lowry, Sr. and Beverly A. Lowry; FAYETTE-PA; 25-20604; Atty: Kenneth Steidl; Chapter: 13; Filed 03/11/2025; Judge Deller

Colleen F. Wroblewski; ALLEGHENY-PA; 25-20605; Atty: Matthew M. Brennan; Chapter: 7; Filed 03/11/2025; Judge Bohm

Caitlin M. Bliss; BUTLER-PA; 25-20606; Atty: Brian J. Bleasdale; Chapter: 7; Filed 03/11/2025; Judge Taddonio

Candice Marie Palmer; WESTMORELAND-PA; 25-20607; Atty: Corey J. Sacca; Chapter: 7; Filed 03/11/2025; Judge Deller

Daniel J. Galusha, Jr.; ALLEGHENY-PA; 25-20608; Atty: Kenneth Steidl; Chapter: 7; Filed 03/11/2025; Judge Taddonio

Sierva Maria Santos Piliier; ALLEGHENY-PA; 25-20609; Atty: Shawn N. Wright; Chapter: 7; Filed 03/11/2025; Judge Taddonio

Lisa J. Malley; ALLEGHENY-PA; 25-20610; Atty: Christopher M. Frye; Chapter: 7; Filed 03/11/2025; Judge Taddonio

Jessica Elaine Hull; WESTMORELAND-PA; 25-20611; Atty: Pro Se; Chapter: 13; Filed 03/11/2025; Judge Bohm

Robert Gervase Flipping, Jr.; ALLEGHENY-PA; 25-20612; Atty: Brian C. Thompson; Chapter: 7; Filed 03/11/2025; Judge Taddonio

Shaylee R. Yeckley; CAMBRIA-PA; 25-70076; Atty: Lawrence Willis; Chapter: 13; Filed 03/11/2025; Judge Deller

Corey L. Walters and Amy L. Walters; CAMBRIA-PA; 25-70077; Atty: Lawrence Willis; Chapter: 13; Filed 03/11/2025; Judge Deller

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

84 Lumber Company L.P. vs Kerby Homes LLC, Kerby Chris; GD-25-003081; Contract - Other; Complaint; 43110.68; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

Binsse John, Binsse Alexandra vs Allstate Insurance Company, Gagianas Nick; GD-25-003082; Contract - Other; Praecepte for Writ of Summons; Atty(s): Andrae Adam H.

Niaz Saniya H., Niaz Hassan M. vs Dalton Marta, Smith Erika M.; GD-25-003083; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Mislanovich Mark S

Freeman Baby Boy; GD-25-003084; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Penn Hills School District, Municipality of Penn Hills vs Star Oliver Taceri Leah; GD-25-003085; Sci Fa sur Tax Lien; Certificate of Location; 8252.50; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

John Deere Construction & Forestry Company vs ASIL Contracting LLC, Mueller Lisa A., Murphy Jr. Sean M.; GD-25-003086; Replevin; Exhibits; 55342.58; Atty(s): Berent James M

East Allegheny School District vs Hill Sydney; GD-25-003088; Sci Fa sur Tax Lien; Certificate of Location; 5751.93; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Jordan Antonio Danyel; GD-25-003090; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

University of Pittsburgh vs Weaver Dena Christine; GD-25-003091; Contract - Other; Praecepte for Writ of Summons; 9719.66; Atty(s): Gebler Jr. Thomas V.

Pennsylvania State Employees Credit Union vs Klimchock Heidi Jennifer, Mitchell Anthony; GD-25-003092; Mortgage Foreclosure; Certificate of Location; 53838.04; Atty(s): Hoen Benjamin Nachum

Latour Anthony; GD-25-003093; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Bacharach Joseph

Jozwiak Zachary vs Bridgestone Retail Operations LLC, Lithia Moon-V LLC, Commonwealth of PA Department of Transportation, Cooper Joyce; GD-25-003094; Motor Vehicle Accident; Complaint; Atty(s): Miller Christopher M., Kressley Shawn David

Faiz Asad vs Magalich Kiera; GD-25-003113; Motor Vehicle Accident; Complaint; 100000.00; Atty(s): Harris Tanner

Bryan Frank, Bryan Dawn vs Shaw Megan G, Shaw Bruce, Shaw Emiko; GD-25-003110; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Rosatelli Gregory M.

Miller Brian vs Chiseled Homes LLC; GD-25-003111; Contract - Buyer Plaintiff; Praecepte for Writ of Summons; 174200.00; Atty(s): Ferguson Dwight D

East Allegheny School District, North Versailles Township vs Jones Jerry J., Jones Kasey Amanda; GD-25-003114; Sci Fa sur Tax Lien; Notice of Judgment Mailed; 3928.28; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Interimport LLC vs ARDR International LLC, Hydro SC LLC; GD-25-003115; Mechanic's Lien; Certificate of Location; 28000.00; Atty(s): Gillespie Frederick N.

Bankers Healthcare Group LLC vs Troxel William; GD-25-003116; Contract - Debt Collection; Exhibits; 57667.55; Atty(s): Tsarouhis Demetrios H.

Bankers Healthcare Group LLC vs Troup Eric M; GD-25-003117; Contract - Debt Collection; Exhibits; 115378.41; Atty(s): Tsarouhis Demetrios H.

Dormont Borough vs Denti Michele M.; GD-25-003118; Municipal Lien; Certificate of Location; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Bertha Brant M.; GD-25-003119; Municipal Lien; Certificate of Location; 1884.15; Atty(s): McCabe Michael G.

Dormont Borough vs Beattie Nancy D.; GD-25-003120; Municipal Lien; Certificate of Location; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Gibson Aaron; GD-25-003121; Municipal Lien; Certificate of Location; 1537.87; Atty(s): McCabe Michael G.

Luckett Catharine M. vs Progressive Advanced Insurance Company; GD-25-003122; Contract - Other; Complaint; Atty(s): Hoffman Kristin E., Talarico Richard G.

Dormont Borough vs Gibson Laura L., Wentzel Robert J.; GD-25-003124; Municipal Lien; Certificate of Location; 942.07; Atty(s): McCabe Michael G.

Gestner Amy P. vs Pleasant Ridge Mature Living LLC, NAC Holdings LLC, CNE Family Properties LLC, Monarch Hospice, Champion Health Services Inc., Caring Hospice Services LLC, Caring Hospice Services Western Pennsylvania LLC; GD-25-003125; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Simon Scott M, Martin David A., Hemphill Corey N.

Dormont Borough vs Hafer Jennett E.; GD-25-003126; Municipal Lien; Certificate of Location; 1884.15; Atty(s): McCabe Michael G.

Dormont Borough vs Hobbs Justin Gerrell; GD-25-003127; Municipal Lien; Certificate of Location; 1345.95; Atty(s): McCabe Michael G.

Dormont Borough vs Holden-Flaherty Megan L.; GD-25-003128; Municipal Lien; Certificate of Location; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Islam Faizul; GD-25-003129; Municipal Lien; Certificate of Location; 1286.15; Atty(s): McCabe Michael G.

Gurung Pancha Raj; GD-25-003130; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Dormont Borough vs Kallon Albert Richard; GD-25-003131; Municipal Lien; Municipal Lien; 911.65; Atty(s): McCabe Michael G.

Dormont Borough vs Kannan Yezen; GD-25-003132; Municipal Lien; Municipal Lien; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Kim Elliot M.; GD-25-003133; Municipal Lien; Municipal Lien; 1643.87; Atty(s): McCabe Michael G.

Dormont Borough vs Kerestes Jason C.; GD-25-003134; Municipal Lien; Municipal Lien; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Knight Marlene M.; GD-25-003135; Municipal Lien; Municipal Lien; 728.12; Atty(s): McCabe Michael G.

Mirah Stephanie vs Belsterling Shawn A, Zygmunick Louis, Orkwis Robert, Smith Justin D., Youkins Sr. David, Youkins Jr. David; GD-25-003136; Motor Vehicle Accident; Complaint; Atty(s): Ward Joshua P.

Dormont Borough vs Knuth III Andrew; GD-25-003137; Municipal Lien; Certificate of Location; 1286.15; Atty(s): McCabe Michael G.

Dormont Borough vs Lona Steven L.; GD-25-003138; Municipal Lien; Municipal Lien; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Mastrangelo Joseph, Mastrangelo Damian J.; GD-25-003139; Municipal Lien; Municipal Lien; 898.01; Atty(s): McCabe Michael G.

Dormont Borough vs Mueschenborn Stephanie; GD-25-003140; Municipal Lien; Municipal Lien; 1884.15; Atty(s): McCabe Michael G.

Hall Jodi, Hall Brad vs Stewart Fred; GD-25-003141; Contract - Other; Complaint; Atty(s): Brumfield David

Dormont Borough vs Nagurney John R.; GD-25-003142; Municipal Lien; Municipal Lien; 1208.15; Atty(s): McCabe Michael G.

Dormont Borough vs Ohno Jaime; GD-25-003143; Municipal Lien; Municipal Lien; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Petro Michael P.; GD-25-003144; Municipal Lien; Municipal Lien; 1884.15; Atty(s): McCabe Michael G.

Powell Tyler vs Klunk Jacob; GD-25-003145; Motor Vehicle Accident; Complaint; Atty(s): Bush Jordan Taylor

Dormont Borough vs Pishons Properties LLC; GD-25-003146; Municipal Lien; Municipal Lien; 772.08; Atty(s): McCabe Michael G.

Dormont Borough vs Raynovich Mia H.; GD-25-003147; Municipal Lien; Certificate of Location; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Rent With Option to Buy LLC; GD-25-003148; Municipal Lien; Municipal Lien; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Rowsick David B.; GD-25-003149; Municipal Lien; Certificate of Location; 958.07; Atty(s): McCabe Michael G.

Dormont Borough vs Rubenstein Nicholas, Angell Lucy; GD-25-003150; Municipal Lien; Municipal Lien; 942.07; Atty(s): McCabe Michael G.

Allegheny County vs Vereb Thomas S., Vereb Angela M; GD-25-003151; Sci Fa sur Tax Lien; Certificate of Location; 4003.19; Atty(s): McCabe Michael G.

Dormont Borough vs Salters Michael, Slaters Paige E.; GD-25-003152; Municipal Lien; Certificate of Location; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Seiling Robert O.; GD-25-003153; Municipal Lien; Certificate of Location; 1884.15; Atty(s): McCabe Michael G.

Dormont Borough vs Stone Christopher, Stone Melissa; GD-25-003154; Municipal Lien; Municipal Lien; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Terihay Walter Guy A, Breyak Lindsey Michelle; GD-25-003155; Municipal Lien; Certificate of Location; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Varion Jeffrey Leslie; GD-25-003156; Municipal Lien; Municipal Lien; 942.07; Atty(s): McCabe Michael G.

Allegheny County vs School Builders LLC; GD-25-003157; Sci Fa sur Tax Lien; Certificate of Location; 3421.64; Atty(s): McCabe Michael G.

Dormont Borough vs Vassilaros Louis; GD-25-003158; Municipal Lien; Municipal Lien; 1286.15; Atty(s): McCabe Michael G.

Dormont Borough vs Vassilaros Theresa, Vassilaros Louis G.; GD-25-003159; Municipal Lien; Municipal Lien; 942.07; Atty(s): McCabe Michael G.

Dormont Borough vs Walsh Daniel P.; GD-25-003160; Municipal Lien; Municipal Lien; 1286.15; Atty(s): McCabe Michael G.

Dormont Borough vs William J. Divito Family Trust; GD-25-003161; Municipal Lien; Municipal Lien; 942.07; Atty(s): McCabe Michael G.

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

COURT NOTICES

Court of Common Pleas of Allegheny County

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

Week of

- April 7 - Judge McCarthy
- April 14 - Judge McGough
- April 21 - Judge Marmo
- April 28 - Judge McGough

25-00977

Court of Common Pleas of Allegheny County

JUVENILE COURT MOTIONS SCHEDULE

April 2025

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

25-00963

25-00960

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

April 2025

- April 1 - Spurgeon, J. in Courtroom 320 at 10:00 AM
- April 2 - Middleman, J. in Courtroom 425 at 2:00 PM
- April 3 - Sweeney, J. in Courtroom 425 at 2:00 PM
- April 4 - No Motions
- April 7 - Bubash, J. in Courtroom 425 at 2:00 PM
- April 8 - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- April 9 - Korb, J. in Courtroom 425 at 2:00 PM
- April 10 - Woodruff, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
- April 11 - No Motions
- April 14 - McCrady, J. in Courtroom 320 at 9:30 AM and Eaton, J. in 814 City-County Building at 2:00 PM

- April 15 - Bush, J. in Courtroom 320 at 10:00 AM and Middleman, J. in Courtroom 425 at 2:00 PM
- April 16 - Cozza, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- April 17 - Sweeney, J. in Courtroom 425 at 2:00 PM
- April 18 - Court Holiday
- April 21 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- April 22 - Korb, J. in Courtroom 425 at 2:00 PM
- April 23 - Costa, J. in Courtroom 425 at 2:00 PM
- April 24 - Sizemore, J. in Courtroom 320 at 9:30 AM and Eaton, J. in 814 City-County Building at 2:00 PM
- April 25 - No Motions
- April 28 - Middleman, J. in Courtroom 425 at 2:00 PM
- April 29 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- April 30 - Sweeney, J. in Courtroom 425 at 2:00 PM

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, APRIL 21, 2025**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, JUNE 2, 2025**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
25-00937

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning April 16, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

- Wednesday, April 16, 2025 at 12:30 PM
- Wednesday, May 14, 2025 at 12:30 PM
- Wednesday, June 18, 2025 at 12:30 PM

25-00609

Court of Common Pleas of Allegheny County

CIVIL DIVISION GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning Thursday, April 3, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

- Thursday, April 3, 2025 at 9:30 a.m.
- Thursday, May 8, 2025 at 9:00 a.m.
- Thursday, June 5, 2025 at 9:30 a.m.

25-00610

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Wednesday
April 2, 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-0001654-24; Daniel James Jalili; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

Judge Kelly Bigley
Courtroom 525

CR-0007664-23; Lauren Galik; DUI: Solvent or Nox Substance - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric James Randolph**

CR-0002962-24; Lauren Galik; DUI: Solvent or Nox Substance - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric James Randolph**

CR-0006438-24; Maurilio Alva Serrano; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

Judge Simquita R. Bridges
Courtroom 527

CR-0000733-24; Yad Basnet; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0001240-24; Christopher Jae Cohen; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0002489-24; Christopher Jae Cohen; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0004563-24; Christopher Jae Cohen; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**

CR-0002478-24; Cavontae Simpson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

Judge Katherine B. Emery
Courtroom 316

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

CR-0008091-24; Madison Guthrie; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Todd Zwikl**

CR-0007974-24; Dominick Darnell Harris; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0008302-24; Qvawn Leonard; Aggravated Harassment By Prisoner; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor M. Staub**

CR-0007373-24; Rahndee Oden-Pritchett; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

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: **Lacy Marie Scales**

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: **Lacy Marie Scales**

Judge Elliot Howsie
Courtroom 533

CR-0007255-24; Gabriel Gluscic; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0006508-24; Terris Kirk; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0007231-24; Belinda Martin; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael B. Kalocay**

CR-0004728-24; Brandon Ray; IDSI Forcible Compulsion; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Albert Green Reese Jr.**

CR-0007230-24; Delgado Scott; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0000504-24; Michael A. Smith Jr.; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0007232-24; Zena Smith; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0006548-24; Timothy Watson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elbert Richard Gray Jr.**

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

CR-0007185-24; Shaquille Rashawn Blackwell; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003896-24; Brianna J. Collins; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0003787-24; Bobby Dwayne Cothran; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0006062-24; Damon A. Dugas; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0003267-24; Levar Melvin Green; Aggravated assault by vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony Jackson**

CR-0008639-24; Ibrahim Hamisu; Robbery-Inflct Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0005126-24; William Horace Hawkins; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0002882-24; Willie Charles Jenkins; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

CR-0003527-24; Willie Charles Jenkins; Fail to Verify Address/Be Photographed; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000836-24; Rick Anthony Long; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0005204-24; Christopher C. Milliken; Use/Poss Of Drug Paraph; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Paul D. Zavarella**

CR-0007450-24; Edward Lee Parker III; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0006539-24; Jaymier Payne; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006677-24; Shake Shackelford-Brown; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005842-24; Aaron Smith; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0011566-15; Jazmine Marie Stewart; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0002417-24; Blaire Daniel Lar Tartt; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Komron Jon Maknoon**

CR-0003371-24; Raymond Tench; DUI: Gen Imp/Inc of Driving Safely - 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0008494-24; Darren Jamaal Young; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0002435-23; Ryan John Zier; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jaime Marie Hickton**

CR-0002644-24; Ryan John Zier; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jaime Marie Hickton**

**Judge Jill E. Rangos
Courtroom 327**

CR-0007221-24; John Franklin Bender III; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0002771-24; Century III Mall Century III Mall PA; Risking Catastrophe; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Carl Townsend**

CR-0000539-24; Michael James Frohman; Sexual Assault; ADA: **Cassandra Blair Kosmal Barch;** D-atty: **Sarah Coblentz McGuire**

CR-0000538-24; Michael James Frohman; Child Pornography; ADA: **Cassandra Blair Kosmal Barch;** D-atty: **Sarah Coblentz McGuire**

CR-0007393-24; Daniel Richard Maldonado; Identity Theft; ADA: **Peyton Eileen Myers;** D-atty: **Annelise Ruth Peters**

CR-0007463-24; Edward Matthews; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0007410-24; Luz Dary Fandino Rodriguez; Theft By Unlaw Taking-Movable Prop; ADA: **Peyton Eileen Myers;** D-atty: **Annelise Ruth Peters**

CR-0007355-24; Hanster Sepulveda; Theft By Decep-False Impression; ADA: **Peyton Eileen Myers;** D-atty: **Gerald V. Benyo Jr.**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0004762-24; Ryan Joseph Alexander; DUI: High Rte of Alc (BAC .10 - <.16) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir Sarna**

CR-0000609-24; Abigail Leigh Kreitzer; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

CR-0003070-24; Jason W. Smith; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **John Paul Senich Jr.**

CR-0001384-24; Anthony Jam Townsend; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Jacob Steinberg**

CR-0003299-24; Anthony Jam Townsend; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**Judge Jennifer Satler
Courtroom 530**

CR-0004158-19; Jody Kosko; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **D. Scott Lautner**

**Judge Randal B. Todd
Courtroom 310**

CR-0006064-24; Dayvonn Alston; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0009474-23; William Bagley et al; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas N. Farrell**

CR-0007706-24; Davidt Brown; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0008291-24; Bernard Carter; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Haber**

CR-0005963-24; Marshall J. Conley; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0008259-24; Raenna Ellisor; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

CR-0005214-24; Nicole E. Hardy; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Jordan Oliver Buzza;** D-atty: **Annelise Ruth Peters**

CR-0007729-24; J.R. Harris; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0006089-24; Rebecca Lynn Henry; Bad Checks; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0003565-24; Cornell Jackson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0005727-24; Corneil Jones; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Yavonne Hayden**

CR-0007281-24; George A. McKay; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

CR-0006753-24; George A. McKay; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008048-20; Anthony D. Pearson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Edward Hudak**

CR-0007822-24; Anthony D. Pearson; Evading Arrest or Detention on Foot; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Edward Hudak**

CR-0008151-24; Medoja Laschall Perry-Roberson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

CR-0003984-24; George Reilly; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

CR-0007697-24; James Serafin; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0006009-24; Trent A. Sirak; Theft By Unlaw Taking-Movable Prop; ADA: **Peyton Eileen Myers;** D-atty: **Kristen A. Pauli**

CR-0007588-24; Randy James Ward; Crim Misch/Dmg Prop Intent, Reckless, Or Neglig; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

Arbitration Trial List

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

**Tuesday
April 1, 2025**

GD-24-006097; Cabo, et al vs Associated Buildings, LLC, et al; P-atty: **Lydia A. Gorba;** D-atty: **Robert Kunkel**

AR-25-000080; Portfolio Recovery Associates, LLC vs Buchbinder; P-atty: **Robert N. Polas, Jr.**

AR-25-000067; Portfolio Recovery Associates, LLC vs King; P-atty: **Robert N. Polas, Jr.;** D-atty: **Gregory T. Artim**

AR-25-000066; Rural Ridge Estates Homeowners' Association vs Martinowsky, et al; P-atty: **Lisa M. Burkhart**

AR-25-000060; Mystic Hills Homeowners Association vs McQuaide; P-atty: **Lisa M. Burkhart**

AR-25-000057; Portfolio Recovery Associates, LLC vs Scinico; P-atty: **Robert N. Polas, Jr.**

AR-25-000048; Rock Creek Capital, LLC vs Combs, et al; P-atty: **Kate Sullivan;** D-atty: **Pro Se**

AR-25-000047; Cavalry SPV I, LLC vs Pellegrino; P-atty: **Derek A. Moatz;** D-atty: **Kelly J. Adams**

AR-25-000045; State Farm Mutual Automobile Insurance Company vs Haines; P-atty: **Robert W. Allen**

AR-25-000044; Venango Trails Homeowners Association vs Setty, et al; P-atty: **Lisa M. Burkhart**

AR-25-000033; Garfola, et al vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

AR-25-000030; State Farm Mutual Automobile Insurance Company vs Schwartzkopf, et al; P-atty: **Robert W. Allen;** D-atty: **Julia C. Rogers**

AR-25-000019; Kanyan vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

AR-25-000018; Bem vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

Summary Appeals Branch

Judge Kathleen R. Mulligan
City-County Building
Room 313

Wednesday
April 2, 2025

Hearings

SA-0000045-25; Comm. of PA vs Mustafa Abdulghaffar; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000889-23; Comm. of PA vs Rashee Beasley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000068-25; Comm. of PA vs Lisa Marie Burke; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001666-24; Comm. of PA vs Caner Cakmak; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000049-25; Comm. of PA vs Mark Anthony Caro Garcia; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001640-24; Comm. of PA vs London Clark; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000052-25; Comm. of PA vs David William Collins; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000048-25; Comm. of PA vs Nicole Michele Cox; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001689-24; Comm. of PA vs Destiny Lynn Craig; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000067-25; Comm. of PA vs Joseph Michael Gailey; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001348-24; Comm. of PA vs Jose Leandro Hernandez; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000061-25; Comm. of PA vs Tyler Robert Jantz; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000060-25; Comm. of PA vs Albin Krasniqi; P-atty: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Breene Levine**

SA-0001710-24; Comm. of PA vs Alexander Livingston; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001622-24; Comm. of PA vs Mardonjon Makhamadjonov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001642-24; Comm. of PA vs Ava Latrice Malloy; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000058-25; Comm. of PA vs Vitalii Medvid; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000071-25; Comm. of PA vs Aletha Miller; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000070-25; Comm. of PA vs Emilbek Sobura Narbekov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000069-25; Comm. of PA vs Delesha Ann Overby; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000059-25; Comm. of PA vs Christian Mich Petrozza; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000046-25; Comm. of PA vs Kevin Steven Plopi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000894-24; Comm. of PA vs Gerard Porter; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000072-25; Comm. of PA vs Paula Gail Richard; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000050-25; Comm. of PA vs Marjorie Louis Robinson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000047-25; Comm. of PA vs Maurice Strul; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000648-23; Comm. of PA vs Ralene Thomas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000062-25; Comm. of PA vs Imani Ayana Tobias; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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, April 7, 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, APRIL 7, 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, APRIL 8, 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, APRIL 14, 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

Arbitration Trial List

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

Wednesday
April 2, 2025

AR-25-000132; Portfolio Recovery Associates, LLC vs Sadaka; P-atty: **Matthew Weston Pomy**

AR-25-000129; Westlake Services, LLC vs Martin; P-atty: **Ian M. Lauer**

AR-25-000128; Anderson vs Brimage; P-atty: **Pro Se**

AR-25-000126; Gorecki, et al vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-25-000125; Portfolio Recovery Associates, LLC vs Angoski; P-atty: **Kate Sullivan**; D-atty: **Patrick Dillon Gregoritis**

AR-25-000122; Discover Bank vs Petro; P-atty: **Matthew Weston Pomy**

AR-25-000117; Discover Bank vs Sparrow; P-atty: **Matthew Weston Pomy**

AR-25-000113; Discover Bank vs Steffey; P-atty: **Matthew Weston Pomy**

AR-25-000106; Portfolio Recovery Associates, LLC vs Otoole; P-atty: **Robert N. Polas, Jr.**

AR-25-000090; Allegheny County Central Tax Collection District vs Cargile, et al; P-atty: **Richard A. Monti**

AR-25-000086; Portfolio Recovery Associates, LLC vs Agostino; P-atty: **Robert N. Polas, Jr.**

AR-24-007560; Hanner vs Smith; P-atty: **Anthony J. Giannetti**; D-atty: **Mark A. Martini**

AR-24-007234; Sommer vs McGrath; P-atty: **Pro Se**; D-atty: **Pro Se**

AR-24-007029; Nguyen, et al vs Kelly Contracting Services, et al; P-atty: **Pro Se**

AR-24-006474; Pritz vs Toyota Motor Sales USA, Inc.; P-atty: **David J. Gorberg**; D-atty: **Jo E. Peifer**

AR-24-005251; CP Development vs Wilksburg-Penn Joint Water Authority; P-atty: **Kathryn M. Wakefield**; D-atty: **Craig H. Alexander**

AR-24-005067; Daviston vs Schemmella; P-atty: **Pro Se**; D-atty: **Pro Se**

AR-24-004962; Navy Federal Credit Union vs Patrick, II; P-atty: **Douglas Richard Blecki**

AR-24-004960; Navy Federal Credit Union vs Rose; P-atty: **Douglas Richard Blecki**

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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

25. Stephen R. Maffei, Elaine M. Maffei and the United States of America
GD-19-010340—\$55,633.06
Elizabeth L. Slaby, Esq.
McGrath McCall, P.C.
412-281-4333

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

Having erected thereon a single-family dwelling known as 5032 Frich Drive, Pittsburgh, PA 15227. Deed Book Volume 9723, Page 410, Block & Lot No. 314-C-218.

43. Bishnu P. Acharya and Rohit Acharya
MG-24-000921—\$196,889.39
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single-family dwelling known and numbered as 4817 E. Willock Road, Pittsburgh, PA 15227. Deed Book Volume 18194, Page 540, Block and Lot Number 247-D-272.

60. Donna Adamski
MG-24-00272—\$91,285.17
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one-story residential dwelling known and numbered as 504 North Street Pittsburgh, PA 15227. Deed Book Volume 9103, Page 279. Block & Lot No. 59-F-18.

Bellevue

65. Ronald A. Mack a/k/a Ronald Mack, in His Capacity as Heir of Agnes M. Mack; Nancy L. Robbbaro a/k/a Nancy Robbbaro, in Her Capacity as Heir of Agnes M. Mack; Bruce Mack, in His Capacity as Heir of Agnes M. Mack; Jeffrey L. Mack a/k/a Jeffrey Mack a/k/a Jeff Mack, in His Capacity as Heir of Agnes M. Mack and in His Capacity as Guardian Ad Litem for Bruce Mack, in His Capacity as Heir of Agnes M. Mack and James A. Mack a/k/a James Mack, in His Capacity as Heir of Agnes M. Mack; Kenneth L. Mack a/k/a Kenneth L. Mack, Jr. a/k/a Kenneth Mack, in His Capacity as Heir of Agnes M. Mack; James A. Mack a/k/a James Mack, in His Capacity as Heir of Agnes M. Mack; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Agnes M. Mack
MG-20-000354—\$33,302.54

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 296 Dakota Ave., Pittsburgh, PA 15202. Deed Book Volume 4503, Page 502. Block and Lot 0216-N-00022-0000-00.

Ben Avon

14. Charles A. Francioni and Darlene A. Francioni
MG-24-000491—\$20,626.48
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Having erected thereon a single family residential dwelling being known and numbered as 215 Ridge Avenue, Pittsburgh, PA 15202. Deed Book Volume 5947, Page 509. Block and Lot Number 214-E-41.

Bethel Park

7. Jason C. Cook
MG-24-000811—\$156,117.38
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel

Park: Having erected thereon a dwelling being known and numbered as 4672 Prescott Drive, Bethel Park, PA 15102. Deed Book Volume 16686, Page 17. Block and Lot Number 317-K-80.

54. Daniel Paul Odinski
GD-23-010169—\$5,488.01
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having Erected Thereon A Dwelling, Known As 333 Horning Road, Bethel Park, PA 15102. Deed Book 17675, Page 412. Block and Lot Number 392-H-156.

94. Matthew F. Caruso
GD-22-011555—\$2,674.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two-story frame house known 5720 Valleyview Drive, Bethel Park, PA 15102. Deed Book Volume 8682, Page 487. Block & Lot No. 665-F-235.

Brackenridge

92. Deborah Geiser
GD-20-000318—\$5,237.86
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a one-story brick house being known as 1015 6th Avenue, Brackenridge, PA 15014. Deed Book Volume 14685, Page 416, Block & Lot No. 1224-C-245.

Brentwood

34. Jordan A. Maloney
GD-23-014271—\$17,364.25
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 133 Pentland Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 17588, Page 222, Block and Lot 137-C-291.

35. Jeffrey D. Colligan
GD-24-001830—\$8,163.11
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 110 West Brentridge Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 14313, Page 427, Block and Lot 188-J-81.

56. David A. Rupp
MG-24-000872—\$52,795.61
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 4015 Dalewood Street, Pittsburgh, PA 15227. Deed Book 14788, Page 465. Block and Lot Number 188-N-192.

Bridgeville

46. Amy Anderson
MG-24-000904—\$117,788.60
Powers Kirn, LLC
215-942-2090

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

known and numbered as 1014 McLaughlin Run Road, Bridgeville, Pennsylvania 15017. Deed Book Volume 19274, Page 197, Instrument No. 2023-9927, Block and Lot Number 322-C-96.

Carnegie

99. Intissar, LLC
GD-23-011035—\$2,544.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a one and a half story brick house being known as 418 Lincoln Avenue, Carnegie, PA 15106. Deed Book Volume 15480, Page 496. Block & Lot No. 66-N-220.

Chalfant

121. Edward Derganz
GD-23-014485—\$4,889.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one and one half story frame house being known as 136 Brighton Street, East Pittsburgh, PA 15112. Deed Book Volume 15485, Page 234. Block & Lot No. 374-L-309.

Collier

32. Josey Lyn Byrne a/k/a Josey L. Byrne
GD-24-005560—\$319,699.38
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 107 Summerfield Estates Dr., Oakdale, PA 15071. Deed Book Volume 17033, Page 570. Block and Lot 0329-B-00012-0000-00. Alternate ID: 9905-X-83857-0000-00.

Crescent

82. James E. Palitti Promotion Corporation
GD-21-004391—\$30,153.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Being thereon vacant agricultural land known as Spring Run Road, Crescent, PA 15046. Deed Book Volume 7500, Page 38. Block & Lot No. 811-S-106.

Dravosburg

59. Elizabeth J. Leonard and Robert J. Leonard
MG-22-000011—\$112,657.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a dwelling being known and numbered as 705 Clearview Drive, Dravosburg, PA 15034. Deed Book 16466, Page 443. Block and Lot Number 309-B-20.

Duquesne

6. Joseph Shanley and the Secretary of Housing and Urban Development
MG-24-000659—\$31,012.99
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward City of Duquesne: Having erected thereon a dwelling being known and numbered as 813 Mehaffey Street, Duquesne, PA 15110. Deed Book Volume 14578, Page 453. Block and Lot Number 305-S-262.

11. Brenda J. Dudley
MG-24-000669—\$47,831.74
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the City of Duquesne: Having erected thereon a single family residential dwelling being known and numbered as 601 Kahler Street, Duquesne, PA 15110. Deed Book Volume 10867, Page 72. Block and Lot Number 306-C-262.

97. Craig M. Skovranko
GD-24-001560—\$3,339.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 1: Having erected thereon a three-story commercial funeral home being known as 828 Richford Street, Duquesne, PA 15110. Deed Book Volume 14573, Page 573. Block & Lot No. 304-F-359.

East Deer

90. Jessie Lee Koval
GD-23-003109—\$2,438.97
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a one-story frame house being known as 411 Marion Street, Creighton, PA 15030. Deed Book Volume 17796, Page 453. Block & Lot No. 841-K-36.

East McKeesport

2. Patricia Sivy
GD-24-004996—\$45,851.80
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 722 Punta Gorda Avenue, East McKeesport, PA 15035. Deed Book 11798, Page 566. Block and Lot Number 546-R-173.

96. Raymond L. Walters, Jr.
GD-23-001591—\$2,780.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two-story frame house being known as 430 Ocala Street, McKeesport, PA 15035. Deed Book Volume 17283, Page 386. Block & Lot No. 546-R-121.

Elizabeth Township

9. Albert G. Pletz and the Secretary of Housing and Urban Development
MG-24-000734—\$70,543.48
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 3 Transit Drive, McKeesport, PA 15135. Deed Book Volume 15404, Page 470. Block and Lot Number 652-G-155.

57. Gary V. Pomilio
MG-23-001024—\$55,182.04
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 Circle Drive, Elizabeth, PA 15037. Deed Book 8338, Page 525. Block and Lot Number 1130-P-290.

67. Dominic Candelore and Heather Candelore
MG-22-000519—\$124,818.18
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 548 Heath Street, Buena Vista, PA 15018. Deed Book Volume 11874, Page 146. Block and Lot Number: 1266-B-00010-0000-00.

93. Craig Richel
GD-22-012395—\$3,838.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two story frame house being known as 6009 Meade Street, McKeesport, PA 15135. Deed Book Volume 6564, Page 97. Block & Lot No. 653-G-17.

100. David Handley and Daniel Handley and Donald Handley Jr. and Dennis Handley and Darren Handley, Known Heirs of Betty Jo Handley, Deceased, and the Unknown Heirs of Betty Jo Handley, Deceased
GD-14-010275—\$3,666.81
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two-story frame house being known as 206 Shields Street, Buena Vista, PA 15018. Deed Book Volume 5044, Page 125, Block & Lot No. 1266-L-284.

Glassport

41. Phillip Ebon Pollard
GD-24-009810—\$10,441.51
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 600 Wall Street, Glassport, PA 15045. Deed Book 18986, Page 283. Block and Lot Number 558-R-9.

Hampton

18. Lori R. Anthos
MG-20-000102—\$175,247.78
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 2561 Lah Road, Gibsonsia, PA 15044. Deed Book 15476, Page 489. Block and Lot Number 1211-J-355.

105. Eamonn M. Clements
MG-23-000053—\$228,884.38
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 3055 Marie Drive, Gibsonsia, PA 15044. Document Number 2014-17816, Deed Book Volume 15655, Page 138. Block and Lot Number 1355-S-00189-0000-00.

Heidelberg

50. Joseph C. Griffith and Beth C. Griffith
MG-24-000479—\$39,160.78
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a dwelling being known and numbered as 1725 Ellsworth Avenue, Carnegie, PA 15106 a/k/a 1725 Ellsworth Avenue, Heidelberg, PA 15106. Deed Book Volume 09526, Page 370. Block and Lot Number 0101-G-00016-0000-00.

Homestead

123. John J. Dean, Individually and Executor of the Estates of Marguerite Deasey and Katherine Deasey Dean
GD-24-011047—\$4,156.46
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon a vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book Volume 3153, Page 216. Block & Lot No. 131-B-40.

124. Unknown Heirs of Harry Kershaw, Andrea N. Curry-Demus, Louise Barrette, Nicole Kershaw, Verlaya Kershaw and Vernessa Kershaw
GD-24-011027—\$3,595.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book 7469, Page 305. Block & Lot No. 131-B-45.

125. Unknown Heirs of Beverly Lomans, Deceased, Edwin Garland Lomans Jr., Lora Harris, Michael Lomans, Robert Lomans, Paula Fields, Patricia Shazer, Douglas Lomans, Dennis Polk, Raymond Polk, Tim Polk, Deborah Montgomery, Crystal Polk, Carolyn Williams, Sandra Branch, Jacqueline Polk and Betty Ann Roberts
GD-24-011032—\$2,757.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as East 16th Avenue, Homestead, PA 15120. Deed Book 5775, Page 781. Block & Lot No. 131-C-377.

127. The Unknown Heirs of Frank Jenkins
GD-24-010933—\$3,667.49
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book 5456, Page 9. Block & Lot No. 131-B-49.

128. Unknown Heirs of Thomas R. Koestline, Unknown Heirs of Betty Jane Koestline, Jeremy J. Zuger, Executor of the Estate of Dennis J. Zuger, and Lexie Zuger
GD-24-011004—\$3,721.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book Volume 3815, Page 335. Block & Lot No. 131-B-47.

129. Brenda Hill and Lawrence Hill
GD-24-011035—\$3,591.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known ac0s West 13th Avenue, Homestead, PA 15120. Deed Book 6096, Page 733. Block & Lot No. 131-F-319.

130. Unknown Heirs of William J. Hussak, Wanitta Stuthers, Jineen Rush, Nina Grebner, Kyrie Hussak, Elwayne Hussak and Winreed Hussak

GD-24-010930—\$3,524.65
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book 10089, Page 563. Block & Lot No. 131-B-44.

Ingram

61. Steven D. Boehm
MG-23-001144—\$27,980.52
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 97-99 Noll Ave., Pittsburgh, PA 15205. Deed Book Volume 15145, Page 434. Block and Lot 0070-M-00301-0000-00.

120. Donna Marie Walsh
GD-23-001022—\$2,798.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a one-story frame house being known as 103 Linshaw Avenue, Pittsburgh, PA 15205. Deed Book Volume 6399, Page 846. Block & Lot No. 70-R-316.

Jefferson Hills

91. David Kinneer and Patricia L. Kinneer
GD-23-013788—\$3,542.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a two-story frame house being known as 2017 Ridge Road, Finleyville, PA 15332. Deed Book Volume 8604, Page 224. Block & Lot No. 1136-B-216.

Marshall

26. Sean M. Walters, individually and as Trustee for the Domestic Revocable Trust
MG-18-001363—\$1,149,422.20
Perry Russell, 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 824 Arbordale Lane, Wexford, PA 15090. Deed Book Volume 13093, Page 133. Block and Lot Number 1997-L-00007-0000-00.

Town of McCandless

49. Douglas C. Hall and Amanda Hall
MG-23-000810—\$303,787.48
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8187 Post Rd., Allison Park, PA 15101. Deed Book Volume 17674, Page 275. Block and Lot Number 0614-A-00168-0000-00.

City of McKeesport

1. Mary Lou Tassone, solely in her capacity as known heir of Nancy J. Tassone, deceased and Charlotte Ondachek, solely in her

capacity as heir of Nancy J. Tassone, deceased and the Unknown Heirs of Nancy J. Tassone

GD-23-014528—\$60,503.98
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Ninth Ward, formerly the Eleventh Ward, of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 317 36th Street, McKeesport, PA 15132. Deed Book Volume 35993, Page 275, Block and Lot Number 0464-R-0063.

31. Susan Desimone, in Her Capacity as Heir of Charles J. Sudey; Edward Sudey, in His Capacity as Heir of Charles J. Sudey; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Charles J. Sudey

MG-16-000294—\$77,972.07
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 416 Pine Street, McKeesport, PA 15132. Deed Book Volume 12460, Page 227. Block and Lot 0308-F-00375-0000-00.

89. Leonard D. Topley, Jr.

GD-19-014594—\$2,566.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Having erected thereon a two-story frame house being known as 637 Madison Avenue, McKeesport, PA 15132. Deed Book Volume 14808, Page 304. Block & Lot No. 307-K-331.

119. Cornerstone 901 Properties, LLC

GD-23-001552—\$3,397.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 2: Having erected thereon a one-story commercial building being known as 901 Walnut Street, McKeesport, PA 15132. Deed Book Volume 16240, Page 114. Block & Lot No. 307-N-240.

McKees Rocks**68. Donald E. Ramsey, Karen J. Ramsey and Gordon C. Ramsey, III**

MG-24-000092—\$95,883.26
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 214 Erwin Place, McKees Rocks, PA 15136. More fully described in Deed Book 6005, Page 701. Block and Lot Number 0043-A-00238-0000-00.

77. Frank R. Jones

MG-24-000674—\$42,987.40
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 124 Amelia Street, McKees Rocks, PA 15136. Deed Book Volume 12661. Block and Lot Number 0072-M-0258.

Monroeville**8. Donna M. Gerthoffer and the Secretary of Housing and Urban Development**

MG-24-000812—\$68,261.19
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 2333 Monroeville Road, Monroeville, PA 15146. Deed Book Volume 12074, Page 409. Block and Lot Number 640-B-55.

10. Joshua D. Hershberger

MG-24-000770—\$291,234.02
Chelsea A. Nixon, Esq.

McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1342 Woodcliffe Drive, Monroeville, Pennsylvania 15146. Deed Book Volume 18996, Page 473. Block and Lot Number 0980-B-00008-0000-00.

20. The Unknown Heirs of Eugene Boyer, Jr., Deceased

GD-24-010833—\$211,696.21
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 537 Fieldstone Drive, Monroeville, PA 15146. Deed Book 4646, Page 665. Block and Lot Number 637-S-51.

113. Joyce A. Williams

MG-23-000532—\$95,369.71
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 4719 Bert Drive, Monroeville, PA 15146 more fully described in Deed Book 6988, Page 575. Lot and Block: 1107-N-95.

122. Karrington Operating Company

GD-17-009157—\$14,827.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant commercial land being known as Mosside Boulevard, Monroeville, PA 15146. Deed Book Volume 9959, Page 13. Block & Lot No. 857-M-351.

Moon**84. David Colaizzi**

GD-23-008700—\$1,935.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one-story commercial garage being known as 370 Moon Clinton Road, Coraopolis, PA 15108. Deed Book Volume 11569, Page 537. Block & Lot No. 806-D-292.

Mt. Lebanon**76. Mary A. Meerhoff and Michael Meerhoff**

MG-24-000671—\$113,289.06
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 214 Castle Shannon Blvd., Pittsburgh, PA 15228. Deed Book Volume 12269. Block and Lot Number 0141-R-0165.

85. Edward Kubit and Jodi Kubit

GD-22-014553—\$2,174.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two-story brick house being known as 133 Altadena Drive, Pittsburgh, PA 15228. Deed Book Volume 17198, Page 231. Block & Lot No. 252-C-58.

Mt. Oliver**3. Mark Zgurich, as Known Heir of Kathleen A. Zgurich, Deceased**

GD-24-004853—\$53,305.24
David W. Raphael, Esq.
412-465-9718

In the Commonwealth of Pennsylvania, County of Allegheny, All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 201 Onyx Avenue, Pittsburgh, PA 15210. Deed Dated November 29, 1995, Recorded on December 5, 1995 in the Department of Real Estate of Allegheny County at Deed Book Volume 09593, Page 611. Block & Lot # 33-L-280.

4. George E. Faloney

GD-24-012345—\$35,754.51
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 120 Koehler Street, Pittsburgh, PA 15210 a/k/a 120 Koehler Street, Mount Oliver, PA 15210. Deed Book Volume 17643, Page 63. Block and Lot Number 14-M-155.

Munhall**13. Deidre L. Piskor and Edward R. Piskor, Jr. a/k/a Edward R. Piskor**

MG-24-000727—\$46,270.32
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a single family residential dwelling being known and numbered as 2811 Main Street, Homestead, PA 15120. Deed Book Volume 9170, Page 39. Block and Lot Number 132-H-62.

28. Richard Sikora

GD-24-010226—\$215,882.67
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a single family residential dwelling being known and numbered as 440 E. 10th Avenue, Homestead, PA 15120. Deed Book Volume 17627, Page 247. Block and Lot Number 130-L-134.

63. Kiara Marie Campbell

MG-23-000657—\$131,993.90
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 612 E. 19th Ave., Homestead, PA 15120. Deed Book Volume 18758, Page 298. Block/Lot 0131-H-00178-0000-00.

North Versailles**36. Anthony D. Young**

MG-23-000652—\$40,325.19
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 408 East Carter Drive, North Versailles, PA 15137. Deed Book Volume 10216, Page 251. Block and Lot Number 0376-R-00305-0000-00.

48. Mary Gibala, Known Heir of Robert J. Fedor, Jr., Deceased; Anne Incheck, Known Heir of Robert J. Fedor, Jr., Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Robert J. Fedor, Jr., Deceased

MG-24-000541—\$28,348.15
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 1011 Taylor St., North Versailles, PA 15137. Deed Book Volume 14764, Page 467. Block and Lot Number 0547-R-00257-0000-00.

75. David A. Vickers

MG-19-000050—\$413,569.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Parcel 1: Having erected thereon an industrial multi-tenant warehouse being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415, Block and Lot Number 548-F-93.

Parcel 2: Being vacant industrial land being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415, Block and Lot Number 548-F-82.

Parcel 3: Being other industrial land and building being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415, Block and Lot Number 548-F-113.

O'Hara**81. Henry J. Lapp, III**

GD-23-001535—\$4,623.46
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a one story frame house being known as 113 Woodland Avenue, Pittsburgh, PA 15238. Deed Book Volume 9218, Page 618. Block & Lot No. 292-D-20.

Penn Hills**5. Michael L. Hampton**

MG-22-000140—\$135,913.06
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 337 Idlewood Road, Pittsburgh, PA 15235. Deed Book Volume 17125, Page 512. Block and Lot Number 539-B-254.

23. Melanie Mascaro Bacot and Felix Bacot Mena

MG-24-000786—\$341,854.77
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 911 6th St., Verona, PA 15147. Deed Book 18736, Page 155. Block and Lot Number 445-A-236.

33. Danielle Coppola

MG-23-001108—\$140,615.79

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 191 Vetter Dr., Pittsburgh, PA 15235. Deed Book Volume 17240, Page 250. Block and Lot 0632-N-00092-0000-00.

40. Tresa A. Lovie-Slattry, Executrix of the Estate of William K. Slattry, Deceased

GD-23-014542—\$18,351.73

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 146 Spring Grove Road, Pittsburgh, PA 15235. Deed Book 9174, Page 442. Block and Lot Number 448-P-296.

66. Ronald J. Williams

MG-23-000409—\$72,193.43

Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 310 Anthon Drive, Pittsburgh, PA 15235. Deed Book Volume 10066, Page 327. Block and Lot Number 0538-H-00113-0000-00.

78. Silas H. Jennings, Jr. and Debra R. Jennings

GD-19-000430—\$2,638.99

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick house being known as 125 Jeanette Drive, Verona, PA 15147. Deed Book Volume 14658, Page 60, Block & Lot No. 230-D-158.

104. Adam Mikesell, as believed Heir to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.; Brian Mikesell, as believed Heir to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.; Unknown Heirs, to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.; Unknown Administrators, to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.

GD-24-008946—\$32,153.17

MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 140 Harvard Drive, Pittsburgh, PA 15235. Deed Book Volume 6869, Page 224. Block and Lot Number 0449-G-00128-0000-00.

112. Aurora Brown a/k/a Aurora B. Brown, Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased, Debra Tarrant a/k/a Debra Brown, Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased, Rodney Brown II a/k/a Rodney D. Brown, II a/k/a Rodney D. Brown, Jr., Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased, Yosheka Brown a/k/a Yosheka Brown, Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased and Unknown Surviving Heirs of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased

GD-23-007585—\$187,255.14

Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 125 Woodgate Road, Pittsburgh,

PA 15235. Deed Book Volume 16809, Page 52. Block and Lot Number 296-L-320.

Port Vue**42. Max-Michael Schlessinger**

GD-24-010999—\$19,008.87

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon an industrial mini-warehouse being known and numbered as 1901 Liberty Way, McKeesport, PA 15133. Deed Book 13490, Page 149. Block and Lot Number 465-B-152.

Reserve**106. Shawn J. Pilyih and Christine M. Pilyih**

MG-23-001004—\$12,941.82

Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a single family dwelling being known and numbered as 349 Kohlman Drive, Pittsburgh, PA 15214 Deed Book Volume 11472, Page 4, Block and Lot Number 117-J-5.

107. Krystal Kachinko

MG-24-000344—\$56,659.12

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

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 3079 Mount Troy Rd., Pittsburgh, PA 15212. Deed Book Volume 12998, Page 377. Block and Lot Number 0078-C-00090-0000-00.

Richland**117. Christie Lee Cumberledge, Executrix of the Estate of Charles F. Osthoff, Sr. a/k/a Charles F. Osthoff a/k/a Charles Fredwin Osthoff, Deceased**

GD-21-015132—\$30,643.66

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Parcel #1: Being thereon vacant commercial land known as Osthoff Way, Gibsonia, PA 15044. Deed Book Volume 8806, Page 114. Block & Lot No. 2007-M-84.

Parcel #2: Having erected thereon a one-story brick house being known as 101 Bailey Lane, Gibsonia, PA 15044. Deed Book Volume 8806, Page 114. Block & Lot No. 2007-M-86.

Ross**73. Francis Drake Lange a/k/a Francis Lange a/k/a Francis D. Lange**

MG-24-000677—\$94,903.90

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a dwelling being known and numbered as 5228 Towers Terrace, Pittsburgh, PA 15229. Deed Book Volume 11400, Page 388, Block and Lot Number 0217-F-0014.

Shaler**27. Joan L. Antonaccio and John N. Antonaccio**

MG-23-000624—\$87,228.92

Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of

Shaler: Having erected thereon a dwelling being known and numbered as 121 Ida Drive, Glenshaw, PA 15116. Deed Book Volume 4668, Page 548. Block and Lot Number 0520-B-00080-0000-00.

101. James T. McNamara, with Notice to Heirs and Assigns

GD-23-008824—\$3,892.43

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story frame house known as 230 Seavey Road, Pittsburgh, PA 15223. Deed Book Volume 7955, Page 643. Block & Lot No. 166-F-158.

South Fayette**95. Robert N. Blossat**

GD-23-008281—\$2,539.17

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one-story brick house known as 10 Freedom Drive South, Bridgeville, PA 15017. Deed Book Volume 16369, Page 569. Block & Lot No. 397-B-7.

Stowe**69. Edward L. Wallace and Dewanda D. Wallace**

MG-23-000393—\$128,310.76

Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Parcel 1: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-147.

Parcel 2: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-148.

Parcel 3: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-149.

Parcel 4: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-150.

Parcel 5: Having erected thereon a dwelling known and numbered as 38 McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-152.

116. Vincent M. Pappaterra

MG-24-000019—\$88,147.14

Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-story residential dwelling known and numbered as 1115 Woodward Ave., McKees Rocks, PA 15136 Deed Book Volume 11947, Page 66. Block & Lot No. 73-K-241.

Tarentum**108. Richard Johnson and the United States of America**

MG-24-000087—\$160,581.90

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Third Ward of the Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 220 W. 10th Ave., Tarentum, PA 15084. Deed Book Volume 18518, Page 349, Block and Lot Number 1223-J-0160.

Turtle Creek**74. Michael A. Pantalone a/k/a Michael A. Pantalone, Sr.**

MG-24-000729—\$62,114.36

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 201 Hamilton Ave., Turtle Creek, PA 15145. Deed Book Volume 12511, Page 569, Block and Lot Number 0455-C-0104.

88. Arthur David Thomas

GD-24-004255—\$2,876.24

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a one-story frame house being known as 1639 Monroeville Avenue, Turtle Creek, PA 15145. Deed Book Volume 18425, Page 48. Block & Lot No. 544-E-52.

Upper St. Clair**55. Mauricio Viaud**

GD-24-003543—\$8,148.92

Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 2527 Lindenwood Drive, Pittsburgh, PA 15241. Deed Book 18128, Page 164. Block and Lot Number 669-D-140.

Verona**118. Joseph Boros, Jr., Amelia Boros and Christian Fyke**

GD-21-010846—\$9,592.48

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a two-story commercial building being known as 500 Jones Street, Verona, PA 15147. Deed Book Volume 11396, Page 517. Block & Lot No. 364-P-196.

West Homestead**126. Joseph Rokasky Sr., with Notice to Heirs and Assigns and Rose Katherine Rokasky, with Notice to Heirs and Assigns**

GD-24-011025—\$8,857.62

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Being thereon vacant residential land known as West 9th Avenue, Homestead, PA 15120. Deed Book Volume 3008, Page 524. Block & Lot No. 130-N-8.

West Mifflin**70. Robert Posipanka, Amanda McLindon, Nichole McLindon and Jeffrey McLindon, Known Heirs of the Estate of Patricia A. McLindon and the Unknown Heirs, Executors and/or Administrators of the Estate of Patricia A. McLindon**

GD-22-016107—\$82,048.01

Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 402 Mifflin Street, West Mifflin, PA 15122. DBV 17004, PG. 299, B/L #306-G-95.

114. Suzette Chamberlain

GD-24-002249—\$9,748.25
 Jeffrey D. Ries, Esq.
 412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4009 Outlook Drive, West Mifflin, Pennsylvania 15122. Deed Book Volume 17599, Page 336, Block and Lot Number 238-C-191.

115. Randal Swann and Roxanne Swann

MG-23-000751—\$123,843.35
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3718 Center Ave., West Mifflin, PA 15122. Deed Book Volume 17593, Page 243. Block and Lot 0181-G-00357-0000-00.

White Oak

37. Angela Thompson, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, Daniel Lorenzo, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, Howard Alexander, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, Thomas Alexander, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, and Unknown Surviving Heirs of Mary Lou Alexander a/k/a Marylou Alexander, Deceased

GD-24-009396—\$56,237.09

Stephen M. Hladik, Esq.
 Hladik, Onorato and Federman, LLP
 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a single family residential dwelling being known and numbered as 3009 State Street, McKeesport, PA 15131. Deed Book Volume 8520, Page 407. Block and Lot Number 461-D-69.

44. Andrew E. Miller

MG-24-000742—\$90,237.68
 Kristine M. Anthou, Esq.
 Grenen & Birsic, P.C.
 412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling known and numbered as 2396 Foster Road, McKeesport, PA 15131. DBV 17169, PG. 537, B/L #461-L-390.

Whitehall**58. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak**

MG-16-000765—\$140,710.22
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

87. Mary Anne Concilus

GD-22-012968—\$3,545.54
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story brick house being known 5363 Spring Valley Drive, Pittsburgh, PA 15236. Deed Book Volume 9912, Page 147. Block & Lot No. 249-P-188.

102. Julius J. Markotan, Jr.

MG-24-000842—\$144,526.70
 MDK Legal
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 710 Glowood Drive, Pittsburgh, PA 15227. Document Number 2023-24046, Deed Book Volume 19423, Page 50. Block and Lot Number 0189-F-00075-0000-00.

Wilkinsburg**30. Arthur Gerald**

MG-23-000115—\$36,161.95
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1938 Laketon Rd., Pittsburgh, PA 15221. Deed Book Volume 10878, Page 298. Block and Lot 0297-E-00221-0000-00.

38. The Unknown Heirs of Patricia D. Hughes a/k/a Patricia Dayle Mason a/k/a Patricia D. Mason, deceased and Rhonda Williams Jennings, solely in her capacity as known heir of Patricia D. Hughes a/k/a Patricia Dayle Mason a/k/a Patricia D. Mason, deceased

MG-23-000696—\$233,668.17
 Stern & Eisenberg, PC
 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 1st Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1870 Graham Boulevard, Pittsburgh, PA 15235-2756. Deed Book Volume 11976. Block and Lot Number 0296-L-0107.

39. Operation Nehemiah Inc.

GD-24-005830—\$173,166.00
 Jennifer L. Cerce, Esq.
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant commercial land known as Montier Street, Pittsburgh, PA 15221. Deed Book 11908, Page 192. Block and Lot Number 296-J-1.

72. Rosewood Property Management LLC, a Pennsylvania Limited Liability Company

GD-23-011858—\$99,754.85
 Stern & Eisenberg, PC
 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1142 South Avenue, Pittsburgh, PA 15221-3006. Deed Book Volume 14650, Page 215, Block and Lot Number 0233-F-0201.

131. Barbara Ann McClendon

GD-24-012266—\$106,004.13
 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 2241 Laketon Road, Pittsburgh, PA 15221. Deed Book 5401, Page 257. Block and Lot Number 296-P-90.

132. Mattie L. Rucker

GD-24-012275—\$32,293.66
 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 1918 Laketon Road, Pittsburgh, PA 15221. Deed Book 546, Page 4637. Block and Lot Number 297-E-215.

133. Jonathan T. Backers

GD-24-012269—\$19,062.07
 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 1741 Laketon Road, Pittsburgh, PA 15221. Deed Book 11019, Page 574. Block and Lot Number 232-H-220.

134. The Unknown Heirs of Frances M. Orr, Deceased

GD-24-012264—\$46,033.53
 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 2044 Laketon Road, Pittsburgh, PA 15221. Deed Book 9549, Page 110. Block and Lot Number 297-B-80.

135. The Unknown Heirs of Darnell Trowell, Deceased

GD-24-012261—\$55,900.55
 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 1934 Laketon Road, Pittsburgh, PA 15221. Deed Book 16029, Page 96. Block and Lot Number 297-E-217.

136. The Unknown Heirs of Rudolph Roberson, Deceased

GD-24-011994—\$33,797.87
 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 2054 Laketon Road, Pittsburgh, PA 15221. Deed Book 10859, Page 364. Block and Lot Number 297-B-75.

137. James H. Jackson and Hazel Murphy Jackson

GD-24-012267—\$65,692.11
 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 2040 Laketon Road, Pittsburgh, PA 15221. Deed Book 5776, Page 745. Block and Lot Number 297-A-282.

138. The Unknown Heirs of Robert E. Seddon, Deceased

GD-24-012268—\$37,649.07
 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 2233 Laketon Road, Pittsburgh, PA 15221. Deed Book 8654, Page 263. Block and Lot Number 296-P-88.

Pittsburgh—1st Ward**15. James C. Lee and Jeffrey R. Eck**

MG-24-000426—\$168,238.27
 Stephen M. Hladik, Esq.
 Hladik, Onorato and Federman, LLP
 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Pittsburgh: Having erected thereon a condominium unit in The Carlyle being known and numbered as 306 4th Avenue, Unit 1501, Pittsburgh, PA 15222. Deed Book Volume 15301, Page 326. Block and Lot Number 1-H-327-1501.

Pittsburgh—3rd Ward**22. Fidelis Community Investments, LLC and Fred Jacquet**

GD-23-013693—\$153,125.86
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 327 Dinwiddie Street, Pittsburgh, PA 15219. Deed Book 18465, Page 213. Block and Lot Number 11-A-171.

53. The Unknown Heirs of Francine Marie Ravenell a/k/a Francine M. Ravenell, deceased

GD-23-011455—\$126,965.79
 Stern & Eisenberg, PC
 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 3rd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 517 Arthur St., Pittsburgh, PA 15219. Deed Book Volume 12113, Page 113. Block and Lot Number 0002-D-0085.

Pittsburgh—5th Ward**103. Major R. Rainey a/k/a Major Rainey**

GD-24-012603—\$23,678.30
 MDK Legal
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 5: Having erected thereon a dwelling being known and numbered as 419 Grove Street, Pittsburgh, PA 15219. Document Number 1999-043253, Deed Book Volume 10405, Page 569. Block and Lot Number 0010-N-00337-0000-00.

Pittsburgh—10th Ward**71. James Dillon and Tiffany Salsman**

MG-24-000390—\$87,186.82
 Michelle Pierro, Esq.
 Tucker Arensberg, P.C.
 412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward - City of Pittsburgh: Having erected thereon a dwelling known and numbered as 1205 Duffield Street, Pittsburgh, PA 15206. Deed Book Volume 11489, Page 359. Block / Lot # 82-A-51.

Pittsburgh—16th Ward**62. Leona James, in Her Capacity as Heir of Mary Jane Macurak; Barbara Ennis, in Her Capacity as Heir of Mary Jane Macurak; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest, From or Under Mary Jane Macurak**

MG-22-000201—\$261,190.56
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2101 Wharton St., Pittsburgh, PA 15203. Deed Book Volume 1777, Page 345. Block and Lot 0012-F-00233-0000-00.

64. Nicole S. Ross and John Ross, Jr.

GD-24-005589—\$36,203.74
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a

dwelling being known and numbered as 2605 Spring St., Pittsburgh, PA 15210. Deed Book Volume 14721, Page 132. Block and Lot 0013-R-00286-0000-00.

109. Robert J. Mikszan, Jr.
MG-23-000689—\$132,286.81
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 152 Dawes Street, Pittsburgh, PA 15210. Deed Book Volume 13664, Page 446. Block and Lot Number 0013-N-0083.

Pittsburgh—20th Ward

12. Keinesha D. Brown and Quintain M. Brown
MG-24-000708—\$129,207.38
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2900 Middletown Road, Pittsburgh, PA 15204. Deed Book Volume 17485, Page 136. Block and Lot Number 41-E-103.

29. Aaron Brown
MG-24-000645—\$80,498.25
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 20th Ward: Having erected thereon a two-story residential dwelling known and numbered as 2932 Zephyr Ave., Pittsburgh, PA 15204 Deed Book Volume 19287, Page 557. Block & Lot No. 42-M-35.

Pittsburgh—21st Ward

19. Denika Jennings
MG-21-000040—\$104,864.98
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1115 Sheffield Street, Pittsburgh, PA 15233. Deed Book 11093, Page 267. Block and Lot Number 22-R-203.

Pittsburgh—27th Ward

24. Cindy A. Platek a/k/a Cindy Ann Michalowski and Walter J. Platek
MG-22-000936—\$132,888.28
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3825 Atkins Street, Pittsburgh, PA 15212. Deed Book 18904, Page 483. Block and Lot Number 114-M-168.

110. The Unknown Heirs of Waleska Torres, Deceased and Enrique Madero, as known heir of the estate of Waleska Torres and Frankie Torres, as known heir of the estate of Waleska Torres and Marcus Madero, as known heir of the estate of Waleska Torres

MG-23-000259—\$39,528.95
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 1308 Jawett Street, Pittsburgh, PA 15212. Deed Book Volume 10602, Page 365, Block and Lot Number 045-N-025.

Pittsburgh—28th Ward

17. T Capital Group, LLC and Jay Tenenbaum, Individually in Their Capacity as Guarantor

GD-24-012006—\$112,473.30
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1465 Steuben Street, Pittsburgh, PA 15205. Deed Book 18786, Page 7. Block And Lot Number 41-R-31.

111. Carina D. Green, as Known Heir of Charles I Green a/k/a Charles Issac Green and Charles I. Green, Jr., as Known Heir of Charles I Green a/k/a Charles Isaac Green and the Unknown Heirs of Charles I. Green a/k/a Charles Issac Green

MG-22-000988—\$124,901.32
Padgett Law Group
850-422-2520

All the following described real estate situated in 28th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 1926 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 8741, Page 486. Block and Lot Number 0040-S-00088-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Mar 13, 2025

Mar 14, 21, 28, 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:

Bahnsen, Alfred a/k/a Alfred Blalock Bahnsen, deceased, of Fox Chapel, PA. No. 01855 of 2025. Janice Henry, Extrx., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00598w Mar 28; Apr 4, 11, 2025

Brooks, Rose R., deceased, of Pittsburgh, PA. No. 01970 of 2025. Connie A. Jones-Willis, Extrx., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

25-00602w Mar 28; Apr 4, 11, 2025

Fedyshyn, Ida Mae, deceased, of Kennedy Township, PA. No. 01149 of 2025. Sharon E. Cupelli, Extrx., 6755 Elk Rush Drive, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00601w Mar 28; Apr 4, 11, 2025

Herrera, Davia a/k/a Davia Jeanne Herrera, deceased, of Castle Shannon, PA. No. 06855 of 2024. Brian J. Herrera, Admr., 103 Saxonwald Lane, Pittsburgh, PA 15234 or to Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.

25-01103 Mar 28; Apr 4, 11, 2025

Kaczmarkiewicz, Dennis E., deceased, of Pittsburgh, PA. No. 01784 of 2025. Penny E. Kaczmarkiewicz, Extrx., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00597w Mar 28; Apr 4, 11, 2025

Nemeth, Benjamin E., deceased, of Penn Hills, PA. No. 08120 of 2023. Edward M. Nemeth, Jr., Admr., c/o J. Dustin Barr, Esq., Law Office of J. Dustin Barr, 300 North Market Street, Ligonier, PA 15658.

25-00596w Mar 28; Apr 4, 11, 2025

Payne, Robert Roy, deceased, of Pittsburgh, PA. No. 01591 of 2025. Margaret C. Payne, Extrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

25-01105 Mar 28; Apr 4, 11, 2025

Shane, Amber Lynn a/k/a Amber L. Shane, deceased, of Bethel Park, PA. No. 01650 of 2025. Patrick J. Felix, III, Admr. and Atty., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.

25-01104 Mar 28; Apr 4, 11, 2025

Sustayta, Israel J., deceased, of Bellevue, PA. No. 01723 of 2025. Melissa George, Admr., 21 S. Jackson Ave., Pittsburgh, PA 15202 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.

25-01102 Mar 28; Apr 4, 11, 2025

Thompson, Charles T., deceased, of Pittsburgh, PA. No. 01980 of 2025. David W. Thompson, Extr., 694 Venetia Rd., Venetia, PA 15367 or to Charles A. Merchant, Esq.,

Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.
25-00603w Mar 28; Apr 4, 11, 2025

Bednar, Lois E., deceased, of Duquesne, PA. No. 00390 of 2025. Mark Bednar, Extr., 1913 Addison Ave., West Mifflin, PA 15122 or to Steven F. Kessler, Esq., Versailles Professional Plaza, 4304 Walnut St., Ste. 10, McKeesport, PA 15132.

25-01042 Mar 21, 28; Apr 4, 2025

Bransky, Patricia R., deceased, of Pittsburgh, PA. No. 1152 of 2025. Mary Margaret Reyner, Extrx., 600 N. Lake Shore Drive, Apt. 1807, Chicago, IL 60611 or to Jeanine M. Francisus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-01039 Mar 21, 28; Apr 4, 2025

Cook, Patricia J., deceased, of Pittsburgh, PA. No. 01488 of 2025. Charles W. Cook, Extr., 245 McJunkin Road, Pittsburgh, PA 15239 or to Michael J. Henny, Esq., Law Offices of Michael J. Henny, 322A Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219.

25-01040 Mar 21, 28; Apr 4, 2025

Fayad, Michael K., deceased, of Oakdale, PA. No. 01467 of 2025. Deanna Fayad, Admr., 121 Springhill Drive, Oakdale, PA 15071 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.

25-00550w Mar 21, 28; Apr 4, 2025

Fuller, Nicholas, deceased, of McKeesport, PA. No. 00388 of 2025. Jeffrey L. Fuller, Extr., 512 Overhead Dr., Moon Twp., PA 15108 or to Steven F. Kessler, Esq., Versailles Professional Plaza, 4304 Walnut St., Ste. 10, McKeesport, PA 15132.

25-01038 Mar 21, 28; Apr 4, 2025

Gonzales, Sr., Albert, deceased, of North Versailles, PA. No. 5477 of 2024. Albert Gonzales, Jr., Extr., 344 Village Drive, Mars, PA 16046 or to Grey Douglas Pratt, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

25-00553w Mar 21, 28; Apr 4, 2025

Hostein, Esther M. a/k/a Esther Hostein, deceased, of Pittsburgh, PA. No. 1301 of 2025. Craig E. Frischman, Admr., 7300 Penn Avenue, Pittsburgh, PA 15208 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

25-01041 Mar 21, 28; Apr 4, 2025

LeDonne, Mary B., deceased, of Pittsburgh, PA. No. 01721 of 2025. Jennifer L. Wilt, Extrx., 181 Brookmeade Drive, Pittsburgh, PA 15237 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-00552w Mar 21, 28; Apr 4, 2025

Lyons, Jeffrey Alan - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/2/68. Will #022403857. Roger Dennis Lyons, Administrator, 89 Springmeadow Ct., Pittsburgh, PA 15236; David E. Schwager, Atty., 183 Market St., #100, Kingston, PA 18704-5444.

25-01088 Mar 21, 28; Apr 4, 2025

Matejko, Dolores A., deceased, of Pittsburgh, PA. No. 01454 of 2025. Robert M. Matejko, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.

25-01043 Mar 21, 28; Apr 4, 2025

Tufton, Barbara D., deceased, of Fox Chapel, PA. No. 01364 of 2025. Max J. Solomon, Extr., 3019 Richview Park Circle South, Tallahassee, FL 32301 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

25-01037 Mar 21, 28; Apr 4, 2025

Galore, Catherine, deceased, of Cheswick, PA. No. 00979 of 2025. Anthony J. Galore Extr., 1066 Balmoral Dr., Pittsburgh, PA 15237 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

25-00975 Mar 14, 21, 28, 2025

Giegerich, Agatha, deceased, of Pittsburgh, PA. No. 0659 of 2025. Marie Zarlino, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.

25-00494w Mar 14, 21, 28, 2025

Grieco, Theresa M., deceased, of Pittsburgh, PA. No. 1042 of 2025. Meg L. Burkardt, Extr. and Atty., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

25-00971 Mar 14, 21, 28, 2025

Grissom, Charlotte, deceased, of Pittsburgh, PA. No. 01215 of 2025. Delcarla Gilbert, Admr., c/o Rebecca Lerman, Esq., Gerlach Law Center, P.C., 3612 McKnight East Drive, Pittsburgh, PA 15237.

25-00974 Mar 14, 21, 28, 2025

Grosick, Raymond E., deceased, of Marshall Township, PA. No. 01117 of 2025. Maria G. Mankie, Extr., 129 Longvue Dr., Pittsburgh, PA 15237 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

25-00968 Mar 14, 21, 28, 2025

Hendy, John Neel, deceased, of Pittsburgh, PA. No. 00782 of 2025. Autumn R. Hendy, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.

25-00976 Mar 14, 21, 28, 2025

Loar, Linda L. a/k/a Linda Louise Loar, deceased, of Pittsburgh, PA. No. 1153 of 2025. Christina Tonies, Extr., 2149 Michelle Court, Apt. B, Appleton, WI 54914 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

25-00973 Mar 14, 21, 28, 2025

Murdy, Joseph A. a/k/a Joseph Murdy, deceased, of Gibsonia, PA. No. 01176 of 2025. Jonathan A. Orié, Extr., c/o Robert C. Gallo, Esq., 429 4th Avenue, Suite 1901, Pittsburgh, PA 15219.

25-00970 Mar 14, 21, 28, 2025

Peterson, Edwina, deceased, of Bellevue, PA. No. 01463 of 2025. Harry A. Peterson, Extr., 155 Squirrel Hollow Road, Gibsonia, PA 15044 or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Twp., PA 15108.

25-00493w Mar 14, 21, 28, 2025

Staninecz, Patricia Ann a/k/a Patricia Staninecz a/k/a Patricia A. Staninecz, deceased, of Tarentum, PA. No. 1091 of 2025. Douglas R. Bobish, Extr., 2943 Sunset Circle, Export, PA 15632 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

25-00969 Mar 14, 21, 28, 2025

Wienand, Sr., Jeffrey J. a/k/a Jeffrey J. Wienand, deceased, of Richland Twp., PA. No. 1314 of 2025. Jeffrey J. Wienand, Jr., Co-Extr., 740 N. Stanwick Rd., Moorestown, NJ 08057 and Jessica Oligini, Co-Extr., 2422 Fringe Lane, Easton, PA 18040 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

25-00972 Mar 14, 21, 28, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-001688. In re: Petition of Lucia Wagner, for

change of name to Lucia Cencia-Wagner. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 30, 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.

25-00607w Mar 28, 2025

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Auli Sugwene Shop, with its principal office or place of business at 119 E. Meyers St., Pittsburgh, PA 15210. The names and addresses of all persons who are parties to the registration are: Amina Awil, 119 E. Meyers St., Pittsburgh, PA 15210.

25-01107 Mar 28, 2025

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of KPE Logistics, with its principal office or place of business at 3387 Babcock Blvd., Pittsburgh, PA 15237. The names and addresses of all persons who are parties to the registration are: Daoji Jemente, 3387 Babcock Blvd., Pittsburgh, PA 15237.

25-01108 Mar 28, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Docket No. CS-24-00084, Petitioner the Borough of Sharpsburg v. Respondent Lotus Systems, Inc. To Respondent, whose last known address is 834 Washington Road, Pittsburgh, PA 15228, You are hereby notified that Petitioner has filed a Petition for the Appointment of a Conservator against you in the Court of Common Pleas of Allegheny County, Pennsylvania, at Docket No. CS-24-00084, wherein Petitioner seeks to be appointed conservator over property known as 200 10th Street, Pittsburgh, PA 15215, Block and Lot No. 168-J-076. You Have Been Sued In Court. If you wish to defend against all claims set against you, you must take action within twenty (20) days by entering a written appearance personally, or by your attorney, filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed against you and a judgment entered against you by the court without further notice for any money claimed in the complaint or for any claim or relief requested by the Petitioner. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY BE ABLE TO OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Lawyer Referral Service, Allegheny County Bar Association, Koppers Building, 4th Floor, 436 7th Avenue, Pittsburgh, PA 15219, (412) 261-5555, www.acbalrs.org. Matthew J.

Kalina, Esq., 966 Perry Highway, Pittsburgh, PA 15237, (412)366-6629.

25-01106 Mar 28, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO.: GD-25-002040

Dollar Bank, Federal Savings Bank, Plaintiff,
vs.

The Unknown Heirs of the Estate of Bruce N. Mackintosh, The Unknown Executors of the Estate of Bruce N. Mackintosh and The Unknown Administrators of the Estate of Bruce N. Mackintosh, Defendants.

Notice

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

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

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

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue, 4th Floor
Pittsburgh, PA 15219
(412) 261-5555

25-01177 Mar 28, 2025

Notice of Trust & Termination

Notice is hereby given of the administration of the Eileen J. Mayer Revocable Living Trust Agreement. Eileen J. Mayer a/k/a Eileen Judith Mayer, of Richland Township, Allegheny County, Pennsylvania died June 22, 2024.

All persons indebted to the Eileen J. Mayer Revocable Living Trust Agreement are requested to make payment without delay and all those having claims against Eileen J. Mayer a/k/a Eileen Judith Mayer, are directed to present the same without delay to the Trustee or attorney named below:

Deborah L. Drost, Trustee, 362 Main Street, Kennerdell, PA 16372; or
Slade R. Miller, Esq., Miller & Miller Attorneys at Law, 4767 William Flynn Highway, Allison Park PA 15101.

Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

25-01097 Mar 21, 28; Apr 4, 2025

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

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Discover Bank vs Rebeiro; AR-24-008115; P-atty: Matthew Weston Pomy; D-atty: Brittany Nicole Weston; Award for Plaintiff in the amount of \$4,074.95 and against Defendant. Dated 03/25/25. As per Rule 236 Notice, copies sent to all parties 03/25/25. Arbitration Board #40858

Vrbín, et al vs Ford Motor Company; AR-24-006458; P-atty: Christina Gill Roseman; D-atty: Rachel Monaghan, Kate E. McCarthy; Award for Plaintiffs and against Defendant in the amount of \$19,693.75 which includes the amount of \$5,000.00 in Attorney's fees. Dated 03/26/25. As per Rule 236 Notice, copies sent to all parties 03/26/25. Arbitration Board #40860

Shareef vs Mitchell, et al; AR-24-007645; P-atty: Pro Se; D-atty: David J. Mongillo; Award for Plaintiff against Renewal Inc. only in the amount of \$120.00. Award for Defendant Ryan Mitchell. Dated 03/26/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40860A

Crown Asset Management, LLC vs Battles; AR-24-008075; P-atty: Daniel J. Santucci; Award Ex Parte for Plaintiff and against Defendant in the amount of \$5,502.85. Dated 03/26/25. For failure of defendant to appear at 10:05 a.m. As per Rule 236 Notice, copies sent to all parties 03/26/25. Arbitration Board #40859

JPMorgan Chase Bank, N.A. vs Harvey; AR-24-008221; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$16,143.33. Dated 03/26/25. For failure of defendant to appear at 10:10 a.m. As per Rule 236 Notice, copies sent to all parties 03/26/25. Arbitration Board #40859

Portfolio Recovery Associates, LLC vs Faynor; AR-24-008231; P-atty: Robert N. Polas, Jr.; D-atty: Brian J. Fenters; Award for Defendant Dated 03/26/25. As per Rule 236 Notice, copies sent to all parties 03/26/25. Arbitration Board #40860A

JPMorgan Chase Bank, N.A. vs Hurlbut; AR-24-008239; P-atty: Michael Robert Lipinski; D-atty: Brittany Nicole Weston; Award Ex Parte in favor of Defendant and against Plaintiff. Dated 03/26/25. For failure of defendant to appear at 10:15 a.m. As per Rule 236 Notice, copies sent to all parties 03/26/25. Arbitration Board #40859

JPMorgan Chase Bank, N.A. vs Hurlbut; AR-24-008240; P-atty: Michael Robert Lipinski; D-atty: Brittany Nicole Weston; Award Ex Parte in favor of Defendant and against Plaintiff. Dated 03/26/25. For failure of defendant to appear at 10:20 a.m. As per Rule 236 Notice, copies sent to all parties 03/26/25. Arbitration Board #40859

Bank of America, N.A. vs Caye, II; AR-24-004639; P-atty: Frederic I. Weinberg; D-atty: Ryan J. Cooney; Award for Defendant and against the Plaintiff Dated 03/26/25. As per Rule 236 Notice, copies sent to all parties 03/26/25. Arbitration Board #40859

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 3)

Waste Management of Pennsylvania Inc. vs North American Demo Corporation Inc; AR-25-001696; Contract - Debt Collection; Complaint; 17612.35; Atty(s): Thomas David Micah

Franjo Restoration Services vs Misko Jody; AR-25-001697; Contract - Credit Card; Defendant's Appeal of MDJ; 12000.00; Atty(s): Self-Represented

Citibank N.A. vs Gaines Barbara A.; AR-25-001698; Contract - Credit Card; Exhibits; 2396.99; Atty(s): Lipinski Michael Robert, Zion Ilana, Stevens Sean Patrick

Citibank N.A. vs Dunlap Karen; AR-25-001699; Contract - Credit Card; Exhibits; 6660.41; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Slagle Brittany; AR-25-001700; Contract - Credit Card; Exhibits; 2392.52; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Credit Corp Solutions Inc. vs Lodge Julia, Lodge Donald; AR-25-001701; Contract - Debt Collection; Exhibits; 34596.82; Atty(s): Morris Gregg L

LVNV Funding LLC vs Pecoraro Eric; AR-25-001702; Contract - Debt Collection; Exhibits; Atty(s): Morris Gregg L

Citibank N.A. vs Solosky Jonathan A.; AR-25-001703; Contract - Credit Card; Exhibits; 2672.06; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Hilf Curtis; AR-25-001704; Contract - Credit Card; Exhibits; 6517.93; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Turcinhodzic Dzenita; AR-25-001705; Contract - Credit Card; Exhibits; 2678.41; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Brookside Lumber and Supply Co. Inc. vs API Construction LLC, Stewart Jr. Winfield C.; AR-25-001706; Contract - Other; Complaint; Atty(s): Michelmores Daniel R

Brookside Lumber and Supply Co. Inc. vs Maxim Construction LLC, Manganas Tom, Manganas Jill; AR-25-001707; Contract - Other; Complaint; Atty(s): Michelmores Daniel R

LVNV Funding LLC vs Beech Holly; AR-25-001708; Contract - Debt Collection; Exhibits; 12367.78; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

LVNV Funding LLC vs Didonne Nichole L.; AR-25-001709; Contract - Debt Collection; Exhibits; 17743.77; Atty(s): Lauer Ian M

Cavalry SPV I LLC vs Deep Ralph; AR-25-001710; Contract - Other; Complaint; 2001.64; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Wetmiller Lawrence; AR-25-001711; Contract - Other; Complaint; 8229.91; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Kosinski Cary; AR-25-001712; Contract - Other; Complaint; 2380.97; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Cavanaugh Jason; AR-25-001713; Contract - Other; Complaint; 1293.72; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Lee Richard; AR-25-001714; Contract - Other; Complaint; 3609.97; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Vargas Carlos M; AR-25-001715; Contract - Other; Complaint; 3633.65; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Corrie Vincent B; AR-25-001716; Contract - Other; Complaint; 3312.74; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Ujazzowski David; AR-25-001717; Contract - Credit Card; Complaint; 7788.52; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Doeschner Diana; AR-25-001718; Contract - Credit Card; Complaint; 2614.62; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Cress Ann; AR-25-001719; Contract - Credit Card; Complaint; 2885.57; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Byers James; AR-25-001720; Contract - Other; Complaint; 5289.92; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Sweeney Rozana; AR-25-001721; Contract - Credit Card; Complaint; 5117.64; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Barker Lynn H.; AR-25-001722; Contract - Other; Complaint; 3167.30; Atty(s): Apothaker David J

State Farm Mutual Automobile Insurance Company vs Norris Dennis, Norris Sharon; AR-25-001723; Motor Vehicle Accident; Complaint; 2421.12; Atty(s): McElhaney Travis L

Walker Adam vs Mirza Haroon; AR-25-001724; Other Tort; Order of Court - IFP Granted; 13000.00; Atty(s): Self-Represented

Dollar Bank F S B vs Miller Matthew Guy, Miller Sarah Elizabeth; AR-25-001725; Contract - Credit Card; Exhibits; 14451.59; Atty(s): McClure Shawn P

First National Bank of Omaha vs Dobos Eugene; AR-25-001727; Contract - Other; Complaint; 7918.47; Atty(s): DeFontes Brad

Cavalry Spv I LLC vs Scott David; AR-25-001728; Contract - Other; Complaint; 8069.07; Atty(s): Apothaker David J

Nationwide General Insurance Company vs Willard Randon, Heimann Elizabeth, Perez-Gutierrez Rodolfo; AR-25-001729; Other Tort; Exhibits; 9693.69; Atty(s): Aaron Douglas G.

Citibank N.A. vs Martin Kelly; AR-25-001731; Contract - Debt Collection; Exhibits; 2553.60; Atty(s): Klemm Paul

Demko Lexie L vs Douglas Doudou; AR-25-001732; Motor Vehicle Accident; Complaint; Atty(s): Stephenson Alexander D.

Citibank N.A. vs Wilson Kevin; AR-25-001733; Contract - Debt Collection; Exhibits; 2406.98; Atty(s): Klemm Paul

Barclays Bank Delaware vs Briney John; AR-25-001734; Contract - Credit Card; Plaintiff's Appeal of MDJ; 3233.47; Atty(s): Klemm Paul

Citibank N.A. vs Waller Carolyn A; AR-25-001735; Contract - Credit Card; Exhibits; 5891.93; Atty(s): Klemm Paul

Belfore Property Restoration vs O'Brien-Rice Jake; AR-25-001736; Contract - Debt Collection; Complaint; 17680.87; Atty(s): Sklar Andrew

Westlake Services LLC vs Vargo Kylieanne; AR-25-001737; Contract - Debt Collection; Exhibits; 6740.16; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

Westlake Services LLC vs Brown Rashan S.; AR-25-001738; Contract - Debt Collection; Exhibits; 11857.09; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

Desmone and Associates vs Boss Property Management Group LLC; AR-25-001730; Other Tort; Defendant's Appeal of MDJ; 5415.24; Atty(s): Diulus Gregory P

Mahoney Glenn E. vs Mr Magic Car Wash; AR-25-001739; Motor Vehicle Accident; Defendant's Appeal of MDJ; 2845.38; Atty(s): Self-Represented

Cavalry SPV I LLC vs Haseleu Erica L; AR-25-001749; Contract - Other; Complaint; 2184.67; Atty(s): Apothaker David J

Bank of America N.A. vs Cofini Mary; AR-25-001750; Contract - Credit Card; Exhibits; 1866.07; Atty(s): Weinberg Frederic I.

Bank of America N.A. vs Haaf Christina; AR-25-001751; Contract - Credit Card; Exhibits; 7224.85; Atty(s): Weinberg Frederic I., Flink Joel M

Strader Aaron Edward vs General Motors LLC; AR-25-001752; Contract - Other; Complaint; Atty(s): Silverman Robert M

Heidelberg Materials US Inc. vs S.T.L. Resources LLC; AR-25-001753; Contract - Debt Collection; Complaint; 21080.65; Atty(s): Wechsler Daniel A

First National Bank of Omaha vs Hazlett Jr. Richard L; AR-25-001754; Contract - Credit Card; Complaint; 13216.90; Atty(s): DeFontes Brad

Bank of America N.A. vs Alrasheed Raffael; AR-25-001755; Contract - Credit Card; Exhibits; 6092.75; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Aldawood Hussain; AR-25-001756; Contract - Credit Card; Exhibits; 4469.65; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Kaufman Lawrence Anthony; AR-25-001757; Contract - Credit Card; Exhibits; 3310.71; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Mozina Barbara S.; AR-25-001758; Contract - Credit Card; Exhibits; 3440.80; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Hasani Roland L; AR-25-001759; Contract - Credit Card; Exhibits; 4990.65; Atty(s): Cawley Jonathan Paul

Barclays Bank Delaware vs Bayramov Bilal; AR-25-001760; Contract - Credit Card; Exhibits; 12180.30; Atty(s): Weinberg Frederic I., Flink Joel M

Spring Oaks Capital SPV LLC vs Reick Sarah; AR-25-001761; Contract - Debt Collection; Exhibits; 30583.58; Atty(s): Weinberg Frederic I., Flink Joel M

Spring Oaks Capital SPV LLC vs Reynolds Michael; AR-25-001762; Contract - Debt Collection; Exhibits; 3331.99; Atty(s): Weinberg Frederic I., Flink Joel M

Kumar Prasanna vs Butkus Stanley J.; AR-25-001763; Motor Vehicle Accident; Complaint; Atty(s): Chiurazzi Wayne M, Wertman Edward W.

LVNV Funding LLC vs Tedesco Alfred; AR-25-001764; Contract - Credit Card; Defendant's Appeal of MDJ; 5443.80; Atty(s): Klingensmith Robert D.

Bank of America N.A. vs Jarvis Valera M; AR-25-001765; Contract - Debt Collection; Exhibits; 7077.24; Atty(s): Polas Bryan J.

Smith Sean P. vs Fleming Sr. Jeffery M., Independent Equipment Transfer Co. Inc.; AR-25-001766; Motor Vehicle Accident; Complaint; Atty(s): Stephenson Alexander D.

Roberts Roofing vs Gagliardino William; AR-25-001767; Contract - Debt Collection; Defendant's Appeal of MDJ; 5200.00; Atty(s): Gagliardino William J

Donahue David vs Credit Corp Solutions Inc.; AR-25-001768; Other Tort; Complaint; Atty(s): Gomez Emily S.

Bowser Automotive vs Rumbaugh Evan, Autobody Outlet; AR-25-001769; Contract - Debt Collection; Complaint; 16499.70; Atty(s): Self-Represented

American Express National Bank vs Stupak Kenneth; AR-25-001770; Contract - Credit Card; Praecepte for Appearance; 28903.25; Atty(s): Felzer Jordan W.

Schoenberger Rachel vs Velocity Investments LLC; AR-25-001771; Other Tort; Complaint; Atty(s): Gomez Emily S.

American Express National Bank vs Ogletree Vincent, Stream a Lot TV LLC; AR-25-001772; Contract - Credit Card; Praecepte for Appearance; 11079.15; Atty(s): Felzer Jordan W.

American Express National Bank vs Murray Mona; AR-25-001773; Contract - Credit Card; Praecepte for Appearance; 4656.83; Atty(s): Felzer Jordan W.

American Express National Bank vs Chan Benny; AR-25-001774; Contract - Credit Card; Praecepte for Appearance; 14466.36; Atty(s): Felzer Jordan W.

American Express National Bank vs Ogletree Vincent; AR-25-001775; Contract - Credit Card; Praecepte for Appearance; 4267.28; Atty(s): Felzer Jordan W.

American Express National Bank vs Yamjala Karthik; AR-25-001776; Contract - Debt Collection; Praecepte for Appearance; 7111.95; Atty(s): Felzer Jordan W.

Thompson Christopher vs General Motors LLC; AR-25-001777; Contract - Other; Complaint; Atty(s): Power Michael

Moderski Matthew, Moderski Stephanie vs FCA US LLC; AR-25-001778; Contract - Other; Complaint; Atty(s): Power Michael

Discover Bank vs Barker Robert W; AR-25-001779; Contract - Debt Collection; Praecepte for Appearance; 14141.14; Atty(s): Sharif E. J.

Discover Bank vs Barton Jeffrey; AR-25-001780; Contract - Debt Collection; Praecepte for Appearance; 12275.77; Atty(s): Sharif E. J.

Discover Bank vs Borsuk Dennis; AR-25-001781; Contract - Debt Collection; Praecepte for Appearance; 12971.27; Atty(s): Sharif E. J.

PNC Bank National Association vs Bryan Dawn M.; AR-25-001782; Contract - Debt Collection; Praecepte for Appearance; 9744.77; Atty(s): Sharif E. J.

Boumasoud Rashid, Altal Nesreen vs Felke Mary Ann; AR-25-001783; Motor Vehicle Accident; Complaint; 50000.00; Atty(s): Kelley G. Clinton

Discover Bank vs Collins Tierney D; AR-25-001784; Contract - Debt Collection; Praecepte for Appearance; 11433.71; Atty(s): Sharif E. J.

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