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SEPTEMBER 22, 2023

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CIVIL DIVISION

General Docket

Commonwealth of PA Department of Revenue vs Soffer Robert D.; GD-23-101335; Commonwealth Tax Lien; Personal Income Tax; 6962.35

Commonwealth of PA Department of Revenue vs Tower Tire Inc.; GD-23-101336; Commonwealth Tax Lien; Business Taxes; 10283.67

Commonwealth of PA Department of Revenue vs Pokhrel Radhakrishnan; GD-23-101338; Commonwealth Tax Lien; Personal Income Tax; 7024.63

Commonwealth of PA Department of Revenue vs Pilston Surveying Inc.; GD-23-101338; Commonwealth Tax Lien; Business Taxes; 5868.23

Commonwealth of PA Department of Revenue vs Peppermint Krisp & Clean LLC; GD-23-101339; Commonwealth Tax Lien; Business Taxes; 2477.50

Laelia LLC vs Skena Chad G.; MG-23-000842; Mortgage Foreclosure; Complaint; 180432.82; Atty(s): Dimaiolo Vincent

Nationstar Mortgage LLC vs Matisz Paul D.; MG-23-000843; Mortgage Foreclosure; Confidential Information Form; 97075.25; Atty(s): Linn Geraldine M.

Midfirst Bank vs Green Andre.; MG-23-000844; Mortgage Foreclosure; Confidential Information Form; 13980.30; Atty(s): Linn Geraldine M.

Midfirst Bank vs Mezyk Jr. Daniel J., Mezyk Holly L.; MG-23-000845; Mortgage Foreclosure; Confidential Information Form; 57791.55; Atty(s): Linn Geraldine M

Stokes Audrey vs Stokes Daniel J.; GD-23-010735; Partition; Certificate of Location; Atty(s): Mullen Casey

Redevelopment Authority of Allegheny County vs Snyder Sr. Richard A., Walker Michael, Walker Teny.; GD-23-010736; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

Hycroft Development Corporation vs Genexod Technologies LLC.; GD-23-010737; DSB (for money commercial); Notice of Judgment & Documents; 2433447.61; Atty(s): Ebeck Keri P., Jones David A., Yuill Alexandra

Redevelopment Authority of Allegheny County vs Davis James S.; GD-23-010740; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

Redevelopment Authority of Allegheny County vs Seaman Sharon M.; GD-23-010742; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

Boling Laura Leigh.; GD-23-010744; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

CIVIL DIVISION

New Arbitration Suits

Cavalry SPV I LLC vs Schaub Jessica.; AR-23-004467; Contract - Other; Complaint; 1578.60; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Moran Dina.; AR-23-004468; Contract - Other; Complaint; 6304.72; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Kimbrough Robert P.; AR-23-004469; Contract - Other; Complaint; 2414.50; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Kennedy Stacey A.; AR-23-004470; Contract - Other; Complaint; 3821.01; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Hillmar Carrie.; AR-23-004471; Contract - Other; Complaint; 1578.49; Atty(s): Apothaker David J

State Farm Mutual Automobile Insurance Company vs Kluczowski Jeffrey.; AR-23-004472; Motor Vehicle Accident; Complaint; 33387.06; Atty(s): Allen Robert W.

Lackey Glenn A. vs Neuman Jason W.; AR-23-004473; Other Tort; Complaint from MDJ Decision; Atty(s): Pro Se

Cavalry SPV I LLC vs Giron Jessica.; AR-23-004474; Contract - Other; Complaint; 10503.81; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Yocum John.; AR-23-004475; Contract - Other; Complaint; 3228.47; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Neal Sharon.; AR-23-004476; Contract - Credit Card; Complaint; 7425.21; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Ballas Jaime L.; AR-23-004477; Contract - Other; Complaint; 1974.58; Atty(s): Apothaker David J

C&F Finance Company vs Buckner Regina.; AR-23-004478; Contract - Debt Collection; Complaint; 17990.57; Atty(s): Zellner Brian K.

Cavalry SPV I LLC vs Hemish Meissa.; AR-23-004479; Contract - Other; Complaint; 1555.88; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Watson Sachi I.; AR-23-004480; Contract - Credit Card; Complaint; 5956.51; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Nalbhone Cory C.; AR-23-004481; Contract - Other; Complaint; 2000.53; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Cook Dana S.; AR-23-004482; Contract - Other; Complaint; 1036.00; Atty(s): Apothaker David J

Troy Capital LLC vs Shuey Amanda, Berkich Ashley.; AR-23-004483; Contract - Debt Collection; Exhibits; 5281.03; Atty(s): Tsarouhis Demetrios H.

(Continued on Page 2, Column 1)

ORPHANS' COURT

Wills

Josephine J. Catanzaro, deceased.; Meg L. Burkardt, Extrx.; Atty: Meg L. Burkardt; 05969 of 2023.

Linnea Colleen Kunicky, deceased.; Stephanos M. Lignos, Extrx.; 05970 of 2023.

Harriet T. Gossin, deceased.; Randa J. Triggs, Extrx.; Atty: Karen Bononi; 05971 of 2023.

Hilda Dax, deceased.; Chris A. George, Extrx.; Atty: Chris A. George; 05976 of 2023.

Nancy J. Schuler, deceased.; Ronald L. Schuler, Extrx.; Atty: Laverne Sochats; 05979 of 2023.

Joan M. Pasteris, deceased.; Leslie A. Robinson, Extrx.; Atty: Nicolas J. Sasso; 05984 of 2023.

Holton H. Yarnall, deceased.; Robert L. Cousins, III, Extrx.; 05987 of 2023.

Eleanor H. Majka, deceased.; Elaine Zikesh, Extrx.; Atty: Charles F. Perego; 05988 of 2023.

Patty Ann Burns, deceased.; Timothy L. Burns, Extrx.; Atty: Lawrence E. Gurrera, II; 05993 of 2023.

Benedict John Dziuban, deceased.; Ronald E. Dziuban, Extrx.; Atty: Lillian Orzechowski; 05994 of 2023.

William J. Howland, deceased.; William J. Howland, Jr., Extrx.; Atty: Ryan M. Froehlich; 05995 of 2023.

Marie Roberta Hoffman, deceased.; Nicole A. Hinnebusch, Extrx.; Atty: Raymond M. Roberts; 05999 of 2023.

William B. Strom, deceased.; Timothy M. Mcelhone, Extrx.; Atty: Peter A. Smith; 06001 of 2023.

Theresa D. Tompkins, deceased.; David J. Tompkins, Extrx.; Atty: James A. Welker; 06005 of 2023.

Phoebie J. Brent, deceased.; Michele J. Reynolds, Extrx.; Atty: William T. Woncheck; 06006 of 2023.

Donna B. Smith, deceased.; Charles L. Smith, Extrx.; Atty: Michele P. Conti; 06007 of 2023.

Lillian P. Wanner, deceased.; Margaret Jamieson, Extrx.; Atty: Robert Schweitzer; 06008 of 2023.

Mary E. Zalewski, deceased.; Christine A. Ansell, Extrx.; Atty: Paul W. Stefano; 06010 of 2023.

Jean De Goede Cooper, deceased.; Karen Ann Cooper, Extrx.; Atty: Kathleen D. Schneider; 06011 of 2023.

Robert F. LeClair, deceased.; David R. LeClair, Extrx.; Atty: William T. Woncheck; 06013 of 2023.

Carolyn Reed, deceased.; Kathleen D. Schneider, Extrx.; Atty: Kathleen D. Schneider; 06016 of 2023.

(Continued on Page 12, Column 2)

BANKRUPTCY COURT

Western District

Jeremy John Rosser.; LAWRENCE-PA; 23-21799; Atty: Louis R. Pomerico; Chapter: 13; Filed 08/28/2023; Judge Bohm

Emrgtech IQ, Inc.; ALLEGHENY-PA; 23-21800; Atty: Kenneth Steidl; Chapter: 7; Filed 08/28/2023; Judge Bohm

Elizabeth A. Washington.; ALLEGHENY-PA; 23-21801; Atty: Lawrence W. Willis; Chapter: 13; Filed 08/28/2023; Judge Taddonio

Skeeter E. Hicks.; ALLEGHENY-PA; 23-21802; Atty: Lawrence W. Willis; Chapter: 13; Filed 08/28/2023; Judge Deller

William C. Dulaney and Linda L. Dulaney.; WESTMORELAND-PA; 23-21803; Atty: Amy L. Zema; Chapter: 7; Filed 08/28/2023; Judge Taddonio

Benjamin A. Findon.; BUTLER-PA; 23-21804; Atty: Brian C. Thompson; Chapter: 13; Filed 08/28/2023; Judge Taddonio

George Stevens Svirsko, Jr.; SOMERSET-PA; 23-70289; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 08/28/2023; Judge Deller

Loretta Ann Erndl.; BLAIR-PA; 23-70290; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 08/28/2023; Judge Deller

John E. Facci and Sandra Facci.; CAMBRIA-PA; 23-70291; Atty: Lawrence W. Willis; Chapter: 7; Filed 08/28/2023; Judge Deller

Albert T. Wilson, Jr.; VENANGO-PA; 23-10440; Atty: Jennifer Brown; Chapter: 7; Filed 08/29/2023; Judge Melaragno

Arlene O. Young.; ALLEGHENY-PA; 23-21805; Atty: Lauren M. Lamb; Chapter: 7; Filed 08/29/2023; Judge Taddonio

Lea-Ann Schulz.; WESTMORELAND-PA; 23-21806; Atty: Lauren M. Lamb; Chapter: 7; Filed 08/29/2023; Judge Taddonio

Bryan W. Whittington.; BUTLER-PA; 23-21807; Atty: Kenneth Steidl; Chapter: 7; Filed 08/29/2023; Judge Melaragno

Carl P. Lewis.; FAYETTE-PA; 23-21808; Atty: Sarah Elizabeth Connelly; Chapter: 7; Filed 08/29/2023; Judge Deller

Lynn H. Webb.; WESTMORELAND-PA; 23-21809; Atty: Kenneth Steidl; Chapter: 13; Filed 08/29/2023; Judge Taddonio

Veronica A. Beitch.; BUTLER-PA; 23-21810; Atty: Michael S. Lazaroff; Chapter: 7; Filed 08/29/2023; Judge Melaragno

George R. Cousins.; BUTLER-PA; 23-21811; Atty: Michael S. Lazaroff; Chapter: 7; Filed 08/29/2023; Judge Taddonio

Jonathan T. Elster.; BUTLER-PA; 23-21812; Atty: Michael S. Lazaroff; Chapter: 7; Filed 08/29/2023; Judge Bohm

Michelle N. Frye.; BUTLER-PA; 23-21813; Atty: Michael S. Lazaroff; Chapter: 7; Filed 08/29/2023; Judge Deller

Katie M. McClure.; BUTLER-PA; 23-21814; Atty: Michael S. Lazaroff; Chapter: 7; Filed 08/29/2023; Judge Taddonio

CIVIL DIVISION

New Arbitration Suits

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SLM Private Credit Student Loan Trust 2004-BA Statutory Trusts vs Brown Chantal; AR-23-004486; Contract - Debt Collection; Exhibits; 13000.86; Atty(s): Goodchild Julie E., Volk Michael B, Zion Ilana, Ring Daniel P., Blair Patricia A.

ACBA Federal Credit Union vs Goodwin Mercedes S.; AR-23-004487; Contract - Other; Exhibits; Atty(s): Urban Matthew D.

Mccafferty Mary Elizabeth, Mccafferty Robert J. vs General Motors LLC; AR-23-004488; Contract - Other; Complaint; Atty(s): Silverman Robert M

Troy Capital LLC vs Trainer James, Trainer Carrie; AR-23-004489; Contract - Debt Collection; Exhibits; 2903.29; Atty(s): Tsarouhis Demetrios H.

Snaptron Inc. vs Dynamics Inc.; AR-23-004490; Contract - Debt Collection; Complaint; 47475.60; Atty(s): Wechsler Daniel A

Wells Fargo Bank N.A. vs McCallister Thomas; AR-23-004491; Contract - Debt Collection; Complaint; 9949.57; Atty(s): Francese Nicole M.

PNC Bank National Association vs Keteles Trevin S.; AR-23-004492; Contract - Credit Card; Exhibits; 3112.19; Atty(s): Loewy Andrew

Wells Fargo Bank N.A. vs Woods Timothy A.; AR-23-004493; Contract - Debt Collection; Complaint; 7996.39; Atty(s): Francese Nicole M.

TD Bank USA NA vs Amorelli Joseph; AR-23-004484; Contract - Credit Card; Defendant's Appeal of MDJ; 3969.05; Atty(s): Pro Se

Capital One N.A. vs Villars Jovan; AR-23-004485; Contract - Debt Collection; Exhibits; Atty(s): Ratchford Michael

Hill Shamar, Hill Talise, Hill Darell vs Ford Motor Service Company, Lithia Monroeville-F LLC; AR-23-004494; Contract - Other; Complaint; 50000.00; Atty(s): Georgiades Peter N

Flagship Credit Acceptance LLC vs Morales Lynnette D; AR-23-004495; Replevin; Complaint; Atty(s): Molczan William T

Troy Capital LLC vs Farmer Laura, Farmer Robert; AR-23-004496; Contract - Debt Collection; Exhibits; 7079.97; Atty(s): Tsarouhis Demetrios H.

Duquesne Light Company vs Edwards Kayla Ann; AR-23-004497; Other Tort; Complaint; 5775.20; Atty(s): Rulli Lauren N

Pearce James A., Pearce Donna M vs Gluzman Roman, Exceptional Exteriors & Renovations Inc.; AR-23-004498; Contract - Buyer Plaintiff; Complaint; Atty(s): Floro Gianni

J.S. Associated Services Inc. vs Carlyle Condominium Association; AR-23-004499; Contract - Debt Collection; Complaint; 45785.41; Atty(s): Pro Se

Friend Jeffrey A. vs Millers Motorsports, Polaris, Inc.; AR-23-004500; Contract - Buyer Plaintiff; Complaint; 14352.88; Atty(s): Cooney Ryan J.

Short Kay F. vs Holiday Robert K; AR-23-004501; Motor Vehicle Accident; Complaint; Atty(s): Meredith Susan A.

Cates Bernice vs Southwest Credit Systems; AR-23-004502; Other Tort; Exhibits; Atty(s): Gordon Travis A.

Citylife Residential vs Blackmon Marcie, Davis Vincent; AR-23-004503; Other Tort; Defendant's Appeal of MDJ; 5257.48; Atty(s): Pro Se

Blackmon Marcie, Davis Vincent vs City Life Property Management, City Life Residential, City Life South LLC; AR-23-004504; Other Tort; Plaintiff's Appeal of MDJ; 3757.25; Atty(s): Pro Se

Thompson Tyler vs Bartoletta Zachary; AR-23-004514; Motor Vehicle Accident; Defendant's Appeal of MDJ; 1500.00; Atty(s): Pro Se

Malik Nadia vs Ali-Ababdah Omar; AR-23-004523; Contract - Debt Collection; Defendant's Appeal of MDJ; 3852.02; Atty(s): Pro Se

Peoples Natural Gas Company LLC vs Verizon Wireless; AR-23-004524; Other Tort; Complaint; 1493.77; Atty(s): Leyland Jacob, Scherer David L., Gramc Joseph W

Rock Creek Capital LLC vs Connor Michael; AR-23-004525; Contract - Debt Collection; Exhibits; 16143.83; Atty(s): Pomy Matthew Weston

University of Pittsburgh vs Armstrong Paige; AR-23-004526; Contract - Debt Collection; Complaint; 13251.35; Atty(s): Paliotta Shannon H

Hirschl Susan vs Midland Credit Management Inc.; AR-23-004527; Other Tort; Complaint; Atty(s): Frank Eugene D

Erie Insurance Exchange vs Ziyar Express Inc., Samad Rahimullah, Schneider National Inc.; AR-23-004528; Other Tort; Complaint; 5765.35; Atty(s): Aaron Douglas G.

JPMorgan Chase Bank N A vs Kachur Marissa; AR-23-004529; Contract - Credit Card; Exhibits; 12339.76; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Kline Robert M

JPMorgan Chase Bank N A vs Zell Jared A.; AR-23-004530; Contract - Credit Card; Exhibits; 21089.44; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Kline Robert M

TD Bank USA N.A. vs Johnston Ashley Lynn; AR-23-004531; Contract - Debt Collection; Defendant's Appeal of MDJ; 1536.06; Atty(s): Klingensmith Robert D.

Rock Creek Capital LLC vs Richardson Kameron, Walker Evelyn; AR-23-004532; Contract - Debt Collection; Exhibits; 16906.28; Atty(s): Pomy Matthew Weston

Merchants Insurance Group vs Ole Bistro LLC; AR-23-004533; Contract - Other; Complaint; 9519.40; Atty(s): Allen Robert W.

TBF Financial LLC vs Premier Youth And Community Center Inc., Boyer Jaryd; AR-23-004534; Contract - Debt Collection; Praecepte for Appearance; 15367.04; Atty(s): Wechsler Daniel A

Bird Rhonda vs FCA US LLC; AR-23-004535; Contract - Other; Complaint; Atty(s): Silverman Robert M

Bird Roger vs FCA US LLC; AR-23-004536; Contract - Other; Complaint; Atty(s): Silverman Robert M

Kehoe Mark Allen vs FCA US LLC; AR-23-004537; Contract - Other; Complaint; Atty(s): Silverman Robert M

Craig Christal vs Piper Stephen A., Agency Insurance Company; AR-23-004538; Motor Vehicle Accident; Complaint; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

Robby Ride Trucking LLC vs Freedom Energy Resources LLC; AR-23-004540; Contract - Debt Collection; Complaint; 13655.50; Atty(s): Rhoades Mark Linza, Sklar Andrew

Future Focus Childcare vs Zola Kara; AR-23-004539; Contract - Debt Collection; Order of Court; 226.25; Atty(s): Pro Se

Bankers Healthcare Group LLC vs Pechart Roger; AR-23-004541; Contract - Credit Card; Exhibits; 15449.90; Atty(s): Tsarouhis Demetrios H.

Bankers Healthcare Group LLC vs Burzynski Norma J.; AR-23-004542; Contract - Credit Card; Exhibits; 9271.03; Atty(s): Tsarouhis Demetrios H.

Zola Kara vs PA Autosport LLC; AR-23-004543; Motor Vehicle Accident; Petition to Proceed IFP; Atty(s): Pro Se

Bridgeway Capital Inc. vs Caregivers Homecare Agency LLC; AR-23-004544; Contract - Debt Collection; Complaint; 32068.72; Atty(s): McCague J. Michael

McConaghy Diane vs Pogel Brian, Pogel Ashley; AR-23-004545; Other Tort; Complaint; 42500.00; Atty(s): Gailey Matthew D.

Discover Bank vs Dawson-Smith Corrinne; AR-23-004546; Contract - Credit Card; Exhibits; 3161.98; Atty(s): Loewy Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

Ally Bank vs Barrett Curtis; AR-23-004547; Replevin; Complaint; 32761.21; Atty(s): DeNardo Christopher A

Iarrapino Thomas vs LYNV Funding LLC; AR-23-004548; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

Citibank N.A. vs Oliver Taylor Denise D.; AR-23-004549; Contract - Credit Card; Exhibits; 11026.34; Atty(s): Pomy Matthew Weston

First National Bank of Omaha vs Verzinskia Anthony; AR-23-004551; Contract - Credit Card; Complaint; 4926.65; Atty(s): Raker Nicholas J.

First National Bank of Omaha vs Martinowsky Brian; AR-23-004552; Contract - Credit Card; Complaint; 5771.45; Atty(s): Raker Nicholas J.

Rusmur Floors Inc. vs Doyle Jodi; AR-23-004559; Contract - Debt Collection; Complaint; 4680.00; Atty(s): Cerrone Jr. Danny P, Fouse Lindsay S.

First National Bank of Omaha vs Spade Wilmer; AR-23-004563; Contract - Credit Card; Complaint; 6495.29; Atty(s): Raker Nicholas J.

First National Bank of Omaha vs Bertok Mark; AR-23-004564; Contract - Credit Card; Complaint; 11196.74; Atty(s): Raker Nicholas J.

First National Bank of Omaha vs Snead Sandra; AR-23-004565; Contract - Credit Card; Complaint; 5060.56; Atty(s): Raker Nicholas J.

Wells Fargo Bank N.A. vs King David; AR-23-004566; Contract - Debt Collection; Complaint; 7962.23; Atty(s): Francese Nicole M., Cirino Timothy A.

Grupp William vs Net Spend Corp; AR-23-004560; Other Professional Liability; Order of Court - IFP Granted; 10000.00; Atty(s): Pro Se

Village of Pine Master Association, Village of Pine Phase I Owners Association vs Unger Ruth Ann; AR-23-004552; Contract - Other; Complaint; Atty(s): Ayoub III Thomas H, Hawbaker Coleton J.

Village of Pine Master Association, Village of Pine Phase I Owners Association vs Benson David; AR-23-004553; Contract - Other; Complaint; Atty(s): Ayoub III Thomas H, Hawbaker Coleton J.

Village of Pine Master Association, Village of Pine Phase I Owners Association vs Bagga Herman S., Kaur Supreet; AR-23-004554; Contract - Other; Complaint; Atty(s): Ayoub III Thomas H, Hawbaker Coleton J.

Village of Pine Master Association, Village of Pine Phase II Owners Association vs Matz James P.; AR-23-004555; Contract - Other; Complaint; Atty(s): Ayoub III Thomas H, Hawbaker Coleton J.

Village of Pine Master Association, Village of Pine Phase II Owners Association vs Dinapoli Lisa M.; AR-23-004556; Contract - Other; Complaint; Atty(s): Ayoub III Thomas H, Hawbaker Coleton J.

Village of Pine Master Association, Village of Pine Phase II Owners Association vs Malone Maxwell A., Malone Erin C.; AR-23-004558; Contract - Other; Complaint; Atty(s): Ayoub III Thomas H, Hawbaker Coleton J.

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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

**Pennsylvania
Supreme Court**

**IN RE: ORDER AMENDING RULE
574 OF THE PENNSYLVANIA RULES
OF CRIMINAL PROCEDURE**

**NO. 548
CRIMINAL PROCEDURAL
RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 11th day of September, 2023, upon the recommendation of the Criminal Procedural Rules Committee; the proposal having been submitted without publication pursuant to Pa.R.J.A. 103(a):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 574 of the Pennsylvania Rules of Criminal Procedure is amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective January 1, 2024.

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

23-03606

**Pennsylvania
Supreme Court**

**IN RE: ORDER ADOPTING RULE 405
OF THE PENNSYLVANIA RULES OF
JUVENILE COURT PROCEDURE**

**NO. 959
SUPREME COURT RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 11th day of September, 2023, upon the recommendation of the Juvenile Court Procedural Rules Committee, the proposal having been published for public comment at 52 Pa.B. 7266 (November 26, 2022):

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

Pennsylvania that Pennsylvania Rule of Juvenile Court Procedure 405 is adopted.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective on January 1, 2024.

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

23-03607

**Pennsylvania
Supreme Court**

**IN RE: ORDER ADOPTING RULES 5101
- 5105 OF THE PENNSYLVANIA RULES
OF JUDICIAL ADMINISTRATION**

**NO. 596
JUDICIAL ADMINISTRATION DOCKET**

ORDER

PER CURIAM

AND NOW, this 11th day of September, 2023, the proposal having been published for public comment at 49 Pa.B. 1645 (April 6, 2019), it is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that:

(a) Pennsylvania Rules of Judicial Administration 5101 – 5105 are adopted.

(b) Local rules of judicial administration deemed necessary to comply with Pa.R.J.A. 5101 – 5105 shall be promulgated pursuant to Pa.R.J.A. 103(c) to be effective no later than April 1, 2024.

(c) Existing local rules of judicial administration governing the custody of exhibits shall be reviewed by the President Judge or his or her designee for compliance with Pa.R.J.A. 5101 – 5105. An amendment to an existing local rule of judicial administration governing custody of exhibits deemed necessary shall be promulgated pursuant to Pa.R.J.A. 103(c) to be effective no later than April 1, 2024.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective April 1, 2024.

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

23-03608

**Court of Common Pleas
of Allegheny County**

**Orphans' Court Judges Motions
Schedule for the Month of October 2023**

Week of

October 2 - Judge McCarthy

October 9 - Judge Marmo

October 16 - Judge Williams

October 23 - Judge O'Toole

October 30 - Judge McCarthy

23-03621

**Court of Common Pleas
of Allegheny County**

JUVENILE COURT

MOTIONS SCHEDULE

October 2023

October 2 - Judge McCrady

October 3 - Judge McCrady

October 4 - Judge McCrady

October 5 - Judge McCrady

October 6 - Judge McCrady

October 9 - Holiday

October 10 - Judge Spurgeon

October 11 - Judge Spurgeon

October 12 - Judge Spurgeon

October 13 - Judge Spurgeon

October 16 - Judge Middleman

October 17 - Judge Middleman

October 18 - Judge Middleman

October 19 - Judge Middleman

October 20 - Judge Middleman

October 23 - Judge Sizemore

October 24 - Judge Sizemore

October 25 - Judge Sizemore

October 26 - Judge Sizemore

October 27 - Judge Sizemore

October 30 - Judge Cozza

October 31 - Judge Cozza

23-03549

**Court of Common Pleas
of Allegheny County**

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

October 2023

October 2 - McCrady, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM

October 3 - Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM

October 4 - Hens-Greco, J. in Courtroom 320 at 10:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM

October 5 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

October 6 - No Motions

October 9 - Court Holiday

October 10 - Middleman, J. in Courtroom 320 at 9:30 AM and McGough, J. in Courtroom 425 at 2:00 PM

October 11 - Wagner, J. in Courtroom 425 at 2:00 PM

October 12 - Sizemore, J. in Courtroom 320 at 9:30 AM and Korbelt, J. in Courtroom 425 at 2:00 PM

October 13 - No Motions

October 16 - Woodruff, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM

October 17 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM

October 18 - Cozza, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

October 19 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

October 20 - No Motions

October 23 - McGough, J. in Courtroom 425 at 2:00 PM

October 24 - Wagner, J. in Courtroom 425 at 2:00 PM

October 25 - Korbelt, J. in Courtroom 425 at 2:00 PM

October 26 - Eaton, J. in Courtroom 425 at 2:00 PM

October 27 - No Motions

October 30 - McCrady, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

October 31 - Costa, J. in Courtroom 425 at 2:00 PM

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

23-03569

**Court of Common Pleas
of Allegheny County**

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, OCTOBER 30, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, DECEMBER 11, 2023**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
23-03547**

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning October 5, 2023, 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, October 5, 2023 at 9:00 a.m.
Thursday, November 2, 2023 at 8:30 a.m.
Thursday, December 7, 2023 at 9:00 a.m.
23-03244**



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

**Post your employment
opportunity on
jobs.acba.org.**

COURT SCHEDULES

Daily Jury and Non-Jury Trial List

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

Monday
September 25, 2023

Jury Trials

(53B) 202053 GD-18-12387
Shelby Yurek vs Kristi Bauer; P-Atty: **Kenneth Robert Behrend**; D-Atty: **Sarah E. Cobbs**; 9x

(126C) 202687 GD-21-3604
Janette Yanik, et al vs 84 Lumber Company, et al; P-Atty: **Michael James Gallucci**; D-Atty: **Concetta Angela Silvaggio**; 5x

(150) 203569 GD-19-121
Emily Binakovsky vs South Park Township; P-Atty: **Philip Anthony Fabiano**; D-Atty: **Scott Graham Dunlop**; 1x

(245) 203186 GD-19-6339
Eric Hockenberry, et al vs Heritage Valley Health System, et al; P-Atty: **John David Perkosky**; D-Atty: **Christopher C. Rulis, Paula Ann Koczan**; 4x

(254A) LT-23-461
Scott Township Apartments, LP vs Bijou Lendo, Prisca Bambi, Malu Kosong; P-Atty: **Sean Joseph Carmody**; D-Atty: **Pro Se**; 1x

Non-Jury Trials

(255) 203494 GD-16-4364
Jeanne Clark, et al vs Janine Delsignore; P-Atty: **Pro Se**; D-Atty: **No Appearance**; 2x

(256) AR-21-2813
American Express vs Laura Codori; P-Atty: **Kirsten R. Armstrong**; D-Atty: **Pro Se**; 1x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Wednesday
September 27, 2023

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-0000990-23; Charles Conley; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Elizabeth Rose Patton**

CR-0001851-23; Brock Lance Davis; Agg. Ind. Assault - Comp. Less Than 13 Years Old; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

CR-0001702-23; Cristina Elen Gutierrez; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rodney Blaine Jones II**

CR-0001556-23; Jonathan Hipps; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

CR-0002209-23; Joseph Hipps; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

CR-0002210-23; Joseph Hipps; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

Judge Kelly Bigley
Courtroom 525

CR-0002582-22; Ashley Dills; Fleeing or Attempting to Elude Officer; ADA: **Ohara Hamlin**; D-atty: **Carissa Ann Davenport**

Judge Edward J. Borkowski
Courtroom 514

CR-0004474-23; Tawian Clark; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Elbert Richard Gray Jr.**

CR-0004466-23; Michael Anthony Harshey; Accident Involvs Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Charles Phillip Hoebler**

CR-0003825-23; Jada L. Jones; Hinder App/Prosec-Harbor Or Conceal; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jan Ira Medoff**

CR-0014717-17; Nakeem Yu Quan Martin; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael B. Kalocay**

CR-0003719-23; Vernell Marie Moore; Aggravated Assault By Vehicle While Dui; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0005704-22; David Alan Willard; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Gregory W. Swank**

CR-0003584-23; Latifah Nafeesha Winkey; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0003594-23; Darrell Ivan Woodson; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

Judge Thomas Flaherty
Courtroom 324

CR-0005291-22; William R. Carter Jr.; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Marvin Leibowitz**

CR-0001669-23; Chandler Cosentino; Identity Theft; ADA: **Ohara Hamlin**; D-atty: **Diana Lynn Stavroulakis**

CR-0001651-23; Danielle Cosentino; Identity Theft; ADA: **Ohara Hamlin**; D-atty: **Joseph Paletta**

CR-0000450-22; Daniel Robert Gates; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel William Esterman**

CR-0003865-22; Maurice Dion Plummer; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007449-21; Maurice Dion Plummer; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Jane Krolkowski**

CR-0006947-22; Dennis Werner; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Paletta**

Judge Elliot Howsie
Courtroom 533

CR-0008299-22; Rayvar Monroe Henderson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

CR-0003488-23; Suman Mora; Simple Assault; ADA: **Benjamin Jeffery Bentley**; D-atty: **Elizabeth Ann Beroes**

CR-0003280-22; Dajunt Freddie Lamo Porter; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Corey Day**

CR-0004231-23; Alaysha Cher Washington; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0002468-23; Imaru Wingfield; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Criminal Division Allegheny County Public Defender's Office**

Judge Beth A. Lazzara
Courtroom 313

CR-0008285-22; Jamia Averytt; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0005917-21; Mark Thomas Lovett; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0003383-22; Mark Thomas Lovett; Escape; ADA: **Emily Wittlinger**; D-atty: **Danielle Lyndsay McNabb**

CR-0007940-22; Luther Miller III; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0001124-23; Michael David Moretti; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Coumes**

CR-0004392-22; Brian Thomas Wessner; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Justin John-Earl Ketchel**

Judge Jill E. Rangos
Courtroom 327

CR-0011471-09; Jermaine Cousins; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

CR-0013689-09; Jermaine Cousins; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

CR-0000117-23; Jayron Dudley; Firearms Not To Be Carried W/O License; ADA: **Andrew Marco Belack**; D-atty: **Amita Maram**

CR-0003530-23; Albert Andy Hvasta; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

CR-0001507-23; Myron Q. Knox Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kenneth Jay Haber**

CR-0009844-17; Thomas August Raboin; Invol. Deviate Sexual Intercourse W/Child; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Wendy Lynne Williams**

CR-0003516-23; Robert John Schubert; Access Device Used To Obtain Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samantha Elizabeth Smyth**

Judge Kevin G. Sasinowski
Courtroom 506

CR-0004356-23; Deon Lashawn Archie; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0004501-20; Dashawn Larome Brooks; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0007549-22; Elizabeth K. Hanley; Prom Pros-Inmate In House Of Prost/Business; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004338-23; Tiahjure Harp; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0004095-23; Reyquan J. Harrison-Frye; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0004535-23; Eric James Knabenshue; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Dewitt Barry**

CR-0000215-22; Lashika Maria Mathis; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0004654-23; Jermond Morris; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Dewitt Barry**

CR-0002684-23; Reeshemah Page; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0005914-22; Lorenzo Porter; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Marvin Leibowitz**

CR-0003984-23; Walter Richardson-Holliday; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**
CR-0004159-23; Charles Sachs; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0004412-23; Raymond James Smith; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

Judge Randal B. Todd
Courtroom 310

CR-0007314-22; Tea Leone Blakeman; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elbert Richard Gray Jr.**

CR-0001137-23; Alyssa Lynn Costello; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0003618-23; Alyssa Lynn Costello; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0003511-23; Charles Homer Coulter; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert L. Stasa**

CR-0003205-23; Brandon Diggs; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

CR-0003446-23; Juanieka Marie Farrar; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0003481-23; Rachelle Harshaw; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0003523-23; Rachelle Harshaw; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0002463-20; Christian Andre Johnson; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Oliver Stiffler**

CR-0000187-23; Derrick James Lewis Jr.; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003430-23; Chase Alexander Mareska; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0003077-23; William Orlando Morton; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0003400-23; Rickie Adam Sanders Jr.; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Edward Owens**

CR-0000031-23; Chad Stewart; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0000519-23; Shalonda Williams; Statement Under Penalty; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

Arbitration Trial List

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

Wednesday
September 27, 2023

GD-19-013690; Arrigo vs Brandywine Agency, Inc., et al; P-atty: **Paul G. Mayer Jr.;** D-atty: **Andrew D. Sysak**

GD-11-010202; Sockwell, et al vs Giant Eagle Inc.; P-atty: **Bruce E. Rende;** D-atty: **James F. Rosenberg**

AR-23-002000; Cavalry SPV I LLC vs Dickens; P-atty: **David J. Apothaker**

AR-23-001998; Cavalry SPV I LLC vs Grattan; P-atty: **David J. Apothaker**

AR-23-001997; Cavalry SPV I LLC vs Marshman; P-atty: **David J. Apothaker;** D-atty: **Pro Se**

AR-23-001995; Cavalry SPV I LLC vs Gergley; P-atty: **David J. Apothaker;** D-atty: **Pro Se**

AR-23-001971; Citibank N.A. vs Sabala; P-atty: **Robert M. Kline**

AR-23-001498; Crum & Foster Indemnity Company vs Sidelines Tree Service; P-atty: **Jeffrey S. Wilson;** D-atty: **Andrew O. Stiffler**

AR-22-003559; State Farm Fire and Casualty Co. vs Unger; P-atty: **Jeffrey S. Wilson;** D-atty: **Craig E. Frischman**

AR-22-003530; State Farm Mutual Automobile Insurance Co. vs Lyu; P-atty: **Robert W. Allen;** D-atty: **Diane A. Blackburn**

AR-22-002030; Halbleib vs Chaffin; P-atty: **John A. Bacharach;** D-atty: **Frank James Kochin**

AR-21-005447; Henry vs Amazon.Com LLC, et al; P-atty: **Joshua P. Ward;** D-atty: **Evan Barenbaum, Andrew K. Garden**

Summary Appeals Branch

Judge Alexander P. Bicket
City-County Building
Room 821

Wednesday
September 27, 2023

Hearings

SA-0000595-23; Comm. of PA vs Samuel Auman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000893-23; Comm. of PA vs Charles Harvey III Bradford; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000819-23; Comm. of PA vs Keesha Brazil; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000341-23; Comm. of PA vs Ron'asia Butler; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000537-23; Comm. of PA vs Ron'asia Butler; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000351-23; Comm. of PA vs Damon A. Dugas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000896-23; Comm. of PA vs Cameron Glenn Easter; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000825-23; Comm. of PA vs Charles R. Fink; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000837-23; Comm. of PA vs William Gonsowski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000475-23; Comm. of PA vs Jason Te Harris-Edwards; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000894-23; Comm. of PA vs London Johnson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000899-23; Comm. of PA vs Noelle Marie Kucera; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000510-23; Comm. of PA vs Joseph Patrick Lutch; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000931-23; Comm. of PA vs Joseph Patrick Lutch; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000596-23; Comm. of PA vs Palmer's Pizza; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000875-22; Comm. of PA vs Natalie Rome; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000874-23; Comm. of PA vs Charles Glenn Rupert; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000010-23; Comm. of PA vs Jordan Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000212-23; Comm. of PA vs Joshua Odysseus Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000479-23; Comm. of PA vs Ryan S. Stepp; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000890-23; Comm. of PA vs Dyllon James Varner; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000895-23; Comm. of PA vs Kristen Yednak; 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, October 2, 2023 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. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. 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, OCTOBER 2, 2023 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, OCTOBER 3, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before TUESDAY, OCTOBER 10, 2023 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 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 485.

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: Article XII

Sheriff's Sales

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

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

written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

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

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

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must Record their own Deeds and 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 53 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: "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

71. Arlene Verner; and Timothy J. Giltinan, as Administrator of the Estate of Brian Verner

MG-23-000229—\$13,489.57
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 1148 Boni Drive, Pittsburgh, PA 15236. Document Number 2005-33565, Deed Book Volume 12610, Page 550. Block and Lot Number 0313-J-00246-0000-00.

Bethel Park

30. Joseph A. Roberts and Rachel M. Palastro
GD-17-015569—\$2,962.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house known as 2544 Highland Circle, Bethel Park, PA 15102. Deed Book Volume 14883, Page 378. Block & Lot No. 392-N-87.

37. Mark A. Griggs, With Notice to Heirs and Assigns & Ida May Griggs, With Notice to Heirs and Assigns

GD-23-002985—\$8,841.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being thereon vacant residential land known as Cherry Street, Bethel Park, PA 15102. Deed Book Volume 2876, Page 38. Block & Lot No. 567-G-78.

85. Evelyn O. Sims

MG-16-001493—\$382,767.24
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 5076 Lindermer Avenue, Bethel Park, PA 15102. Document Number 2332, Deed Book Volume 4823, Page 341. Block and Lot Number 0392-J-00255-0000-00.

Brackenridge

91. Raymond C. Duttine, Jr., in His Capacity as Heir of Raymond C. Duttine; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Raymond C. Duttine

MG-22-000688—\$135,389.29
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 936 N. Ormond Street, Tarentum, PA 15084. Deed Book Volume 16585, Page 230. Block and Lot 1223-D-00368-0000-00.

93. Rebekah Anne Brooks

MG-22-000669—\$58,734.87
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1021 8th Ave., Brackenridge, PA 15014. Deed Book Volume 8397, Page 486. Block and Lot 1367-R-00215-0000-00.

Castle Shannon

13. Glenn Richard Loos and Janet L. Liska

MG-20-000392—\$79,598.43
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3717 Middleboro Road, Pittsburgh, PA 15234. Deed Book Volume 12087, Page 567. Block and Lot Number 250-G-284.

Collier

38. Constance Papeaka, With Notice to Heirs and Assigns

GD-22-012642—\$7,138.91
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier:

Having erected thereon a one story brick house being known as 163 Baldwin Road, Carnegie, PA 15106. Deed Book Volume 6134, Page 413. Block & Lot No. 263-H-7.

Duquesne

36. Bruce J. Baran

GD-17-005397—\$6,536.83
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 1: Having erected thereon a two story brick commercial building being known as 212-218 Grant Avenue, Duquesne, PA 15110. Deed Book Volume 9870, Page 165. Block & Lot No. 378-A-174.

East Pittsburgh

78. Phillip J. Paja

MG-22-000255—\$165,100.52
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 609-611 Grandview Ave., East Pittsburgh, PA 15112. Deed Book Volume 17735, Page 284. Block and Lot Number 0375-R-00168-0000-00.

Frazer

14. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC

GD-21-006145—\$5,960,876.22
Matthew F. Marshall, Esq.
Anthony W. Cosgrove, Esq.
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

15. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC

GD-21-010969—\$3,155,828.90
Matthew F. Marshall, Esq.
Anthony W. Cosgrove, Esq.
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

16. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC

GD-23-005090—\$2,407,401.39
Matthew F. Marshall, Esq.
Anthony W. Cosgrove, Esq.
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

Glassport

47. The Unknown Heirs of Elizabeth Tkatch, Deceased

GD-22-005922—\$19,739.49
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 916 Delaware Avenue, Glassport, PA 15045. Deed Book 8772, Page 435. Block and Lot Number 558-L-372.

Hampton

10. Richard L. Duffy and Rita M. Duffy

MG-23-000353—\$106,075.89
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 2841 McCully Rd., Allison Park, PA 15101. Deed Book Volume 6849, Page 301. Block and Lot Number 0950-G-00317-0000-00.

25. Christian Matthew Degutis a/k/a Christian M. Degutis

MG-19-000948—\$80,216.22
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 4324 Hemlock Cir., Allison Park, PA 15101. Deed Book 12657, Page 456. Block and Lot Number 829-F-1-N001.

Harrison

5. David J. Luzik, Jr.

MG-22-000296—\$73,725.09
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 2843 North Meadow Street, Natrona Heights, PA 15065. Deed Book 17110, Page 254. Block and Lot Number 1845-M-306.

- 42. Samantha Singer and William J. Singer**
MG-23-000507—\$97,347.13
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1103 Liberty Avenue, Natrona Heights, PA 15065. Deed Book 18296, Page 362. Block and Lot Number 1519-K-59.

Ingram

- 7. Matthew J. Douglas**
MG-23-000430—\$59,983.13
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 148 Ingram Avenue, Pittsburgh, PA 15205. Deed Book 15685, Page 482. Block and Lot Number 69-C-16.

Jefferson Hills

- 26. Daniel T. Hill**
MG-23-000461—\$87,654.80
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 1125 State Route 885, Clairton, PA 15025. Deed Book 16934, Page 592. Block and Lot Number 659-H-108.

- 58. David T. Butler Jr., Known Heir to the Estate of David T. Butler Sr.; Nicholas Butler, Known Heir to the Estate of David T. Butler Sr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David T. Butler, Sr., Deceased**

MG-22-000871—\$199,448.93
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 115 Hillview Rd., Clairton, PA 15025. Deed Book Volume 16271, Page 470. Block and Lot Number 0883-K-00074-0000-00.

Kennedy

- 29. Gregory R. Majcher**
GD-22-000214—\$2,973.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two story masonry frame house being known as 1065 Fiddleback Drive, McKees Rocks, PA 15136. Deed Book Volume 14690, Page 250. Block & Lot No. 154-K-327.

Marshall

- 48. Joey E. Porter and Christy Y. Porter**
GD-23-002410—\$56,274.86
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family dwelling being known and numbered as 109 Burry Avenue, Bradford Woods, PA 15015. Deed Book 15759, Page 487. Block and Lot Number 1657-L-1.

McDonald

- 12. Joshua Nichols**
MG-23-000133—\$113,863.78
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McDonald: Parcel 1: Having erected thereon a dwelling being known and numbered as 35 Robinson Run Road, McDonald, PA 15057. Deed Book Volume 17523, Page 206. Block and Lot Number 683-G-60.

Parcel 2: Being vacant land being known as Robinson Run Road, McDonald, PA 15057. Deed Book Volume 17523, Page 206. Block and Lot Number 683-G-57.

City of McKeesport

- 28. All Known and Unknown Heirs of Felix R. Mayer**
MG-22-01001—\$21,249.59
Michelle Pierro, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Ninth Ward of the City of McKeesport: Having erected thereon a dwelling known and numbered as 1823 Craig Street, McKeesport, PA 15132 as described in Deed Book 4644 Page 565, Parcel Number 0381-L-00143-0000-00.

- 76. Dennis J. Banks, Jr. and Amy B. Gasperin**
MG-23-000121—\$45,876.37
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 9th Ward of the City of McKeesport: Parcel 1: Having erected thereon a two-story brick dwelling being known and numbered as 2500 Carson Street, McKeesport, PA 15132. Deed Book Volume 12695, Page 108. Block and Lot Number 0464-D-00121-0000-00.

Parcel 2: Being vacant land being known as Carson Street, McKeesport, PA 15132. Deed Book Volume 12695, Page 108. Block and Lot Number 0464-D-00122-0000-00.

- 89. Catherine Williams**
MG-23-000458—\$57,851.90
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 430 Atlantic Avenue, McKeesport, PA 15132. Deed Book 8284, Page 294. Block and Lot Number 308-K-376.

McKees Rocks

- 21. Black Forge Grounds, LLC**
GD-23-001824—\$190,777.88
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a commercial building being known and numbered as 701 Chartiers Avenue, McKees Rocks, PA 15136. Deed Book Volume 19269, Page 135. Block and Lot Number 43-K-204.

- 94. Donna M. Williams a/k/a Donna Michelle Williams**
GD-23-001907—\$73,377.07
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 415 Russellwood Ave., McKees Rocks, PA 15136. Deed Book Volume 12878, Page 588. Block and Lot 0072-G-00218-0000-00.

Monroeville

- 67. Eric Sean Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; Eric Sean Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack; John Kevin Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; John Kevin Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack; Michael R. Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; Michael R Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack**
MG-18-000593—\$134,677.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 714 Shaw Avenue, Monroeville, PA 15146. Document Number 2004-4804, Deed Book Volume 11951, Page 218. Block and Lot Number 0545-D-00347-0000-00.

- 74. CCI Telecommunications LLC**
GD-19-005928—\$107,666.69
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling used as office, known as 150 Dexter Drive, Monroeville, PA 15146. Deed Book 11085, Page 254. Block and Lot Number 854-E-363.

Moon

- 80. Joseph E. Pritchard and Sarabeth Scheller**
MG-22-000212—\$131,383.43
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling known and numbered as 110 Oakwood Road, Coraopolis, PA 15108. DBV 17201, PG. 573, B/L #698-P-327.

Munhall

- 22. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Emily J. Reid, Deceased**
GD-23-006058—\$55,351.73
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame dwelling house being known and numbered as 4012 Harvey Avenue, Homestead, PA 15120. Deed Book Volume 3991, Page 545. Block and Lot Number 133-H-112.

- 41. Brandon Wyse Solely in His Capacity as Heir of Kathleen M. Wyse, Deceased, and the Unknown Heirs of Kathleen M. Wyse, Deceased**
MG-22-000629—\$72,422.92
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 136 West Marigold Street, Homestead, PA 15120. Deed Book 16783, Page 189. Block and Lot Number 180-C-246.

North Versailles

- 27. Patricia E. Kovach**
MG-22-000297—\$85,249.02
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 119 Broadway Ext., North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-340.

Parcel Two: Having erected thereon a vacant land being known as Owen Street, North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-342.

- 68. Eric Ireland, as Believed Heir of the Estate of Richard G. Ireland; Carla Ireland, as Believed Heir of the Estate of Richard G. Ireland; Unknown Heirs of the Estate of Richard G. Ireland (if any); Unknown Administrators of the Estate of Richard G. Ireland**

MG-23-000176—\$31,167.53
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 3738 Shady Lane, North Versailles, PA 15137. Document Number 160321, Deed Book Volume 9601, Page 363. Block and Lot Number 0548-J-00084-0000-00.

- 79. Daniel Evans and Laurie Tyner, Known Heirs of the Estate of Elizabeth N. Evans and/or Administrators of the Estate of Elizabeth N. Evans**

MG-23-000177—\$33,732.21
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling known as 112 James Avenue, North Versailles, PA 15137. Deed Book Volume 09491, Page 546, Block and Lot Number 547-K-255.

O'Hara

- 54. Danita M. Novak**
MG-22-000852—\$181,603.76
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 312 Orchard Drive, Pittsburgh, PA 15238. Deed Book Volume 16450, Page 499. Block and Lot Number 0291-C-00132-0000-00.

Penn Hills

- 19. The Unknown Heirs of Zola Mae Hinkle, Deceased**
GD-22-013871—\$19,334.43
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 441 Guylyn Dr., Pittsburgh, PA 15235. Deed Book 3795, Page 292. Block and Lot Number 538-H-149.

- 20. William Moore**
GD-22-013870—\$14,092.78
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 9611 Emerson St., Pittsburgh, PA 15235. Deed Book 10983, Page 63. Block and Lot Number 295-P-228.

49. The Unknown Heirs of Virginia E. Scott, Deceased

GD-22-012551—\$28,591.57
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 96 Woods Road, Pittsburgh, PA 15235. Deed Book 7701, Page 63. Block and Lot Number 230-P-91.

63. Theresa A. Furey, Administrator of the Estate of Grace R. Blasco, Deceased

GD-22-013636—\$13,504.51
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 10120 Gibson St., Pittsburgh, PA 15235. Deed Book 3889, Page 72. Block and Lot Number 295-S-369.

64. Cornell L. Downing, Antione L. Downing and Dawnita D. Downing

GD-23-001760—\$15,582.88
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 7709 Mark Dr., Verona, PA 15147. Deed Book 14818, Page 102. Block and Lot Number 230-B-4.

Plum**24. Joann C. Luczko**

MG-22-000830—\$11,002.47
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 826 Blue Ridge Road, Pittsburgh, PA 15239. Deed Book 7543, Page 257. Block and Lot Number 1241-K-357.

Port Vue**17. Yanai Shaar**

GD-22-014925—\$17,304.69
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1612 Trimble Avenue, McKeesport, PA 15133. Deed Book 15119, Page 335. Block and Lot Number 466-D-192.

Reserve**66. James H. Morrow and Viola M. Morrow**

GD-23-001937—\$44,955.11
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 1704 Luty Avenue, Pittsburgh, PA 15212-0000. Document Number 2018-5715, Deed Book Volume 17125, Page 230. Block and Lot Number 0047-H-00288-0000-00.

70. John Donatelli

MG-23-000410—\$52,782.90
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling known as 3326 Spring Garden Road, Pittsburgh, PA 15212. DBV 10762, PG. 523, Block & Lot No: 78-E-236.

Robinson**35. Mary M. Brutt**

GD-22-008414—\$2,670.67
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story brick house being known as 3 Sterling Drive, Coraopolis, PA 15108. Deed Book Volume 7482, Page 193. Block & Lot No. 269-R-270.

Scott**69. Patricia M. Gallagher**

MG-22-000929—\$29,872.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 103 Jamestown Drive, Unit A, Pittsburgh, PA 15216. Document Number 58671, Deed Book Volume 6904, Page 394. Block and Lot Number 0099-C-00180-0123-00.

Shaler**32. Theron Hart**

GD-22-008509—\$3,652.15
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a two story frame house being known as 109 East Undercliff Street, Pittsburgh, PA 15223. Deed Book Volume 12950, Page 318. Block & Lot No. 284-G-78.

43. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Raymond Ferraro, Deceased

GD-23-005401—\$228,532.71
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 574 Kimble Drive, Glenshaw, PA 15116. Deed Book Volume 13735, Page 123. Block and Lot Number 434-S-136.

51. Theron Hart

GD-22-000869—\$11,787.89
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 109 East Undercliff Street, Pittsburgh, Pennsylvania 15223-1149, Deed Book Volume 12950, Page 318, Block and Lot 284-G-78.

52. William J. Platek, Jr. and Jody Lynn Platek, Husband and Wife

GD-22-002130—\$13,614.07
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 129 Wise Lane, Pittsburgh, Pennsylvania 15209-1147, Deed Book Volume 7343, Page 637, Block and Lot 354-R-78.

53. Kimberly C. Craig, Executrix of the Estate of Richard W. Barsh, Deceased, and Aaron Barsh, Known Heir of the Estate of Richard W. Barsh, Deceased

GD-22-000648—\$34,722.17
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 3505 Rose Drive, Glenshaw, Pennsylvania 15116-1331, Deed Book Volume 3522, Page 523, Block and Lot 521-A-301.

61. Linda Creek and Charles Creek, II, as Joint Tenants With Right of Survivorship and Not as Tenants in Common

GD-22-000493—\$23,543.89
John T. Vogel, Esq.
Aaron J. Walayat, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 362 Reetz Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 14784, Page 1, Block and Lot 166-K-320.

62. David Joseph Manjerovic

GD-22-005136—\$16,689.65
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 100 Friday Road, Pittsburgh, Pennsylvania 15209-2174, Deed Book Volume 14507, Page 265, Block and Lot 118-M-236.

South Fayette**8. Raymond A. Mikesell**

MG-23-000313—\$179,595.33
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 1332 Oakridge Road, McDonald, PA 15057. Deed Book 18116, Page 310. Block and Lot Number 258-R-13.

57. Carol L. Neiport and Gary M. Neiport

MG-22-001057—\$100,420.93
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 374 2nd Avenue, Bridgeville, PA 15017. Deed Book Volume 15932, Page 379. Block and Lot Number 0324-D-00026-0000-00.

Swissvale**11. Virginia L. Dettlinger**

MG-23-000167—\$65,519.20
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2208 Lehigh Street, Pittsburgh, PA 15218. Deed Book Volume 5330 Page 729, Block and Lot Number 234-K-44.

65. Thomas J. Farrell and Juliette Farrell

MG-15-001715—\$393,718.57
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Parcel 1: Vacant land being known as Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-145.

Parcel 2: Vacant land being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-143.

Parcel 3: Having erected a dwelling being known as 7222 Raymond Street, Pittsburgh,

PA 15218. Deed Book Volume 09787, Page 208, Block and Lot No. 177-N-00144.

Verona**73. Matthew A. Frank, Executor of the Estate of Barbara E. Frank**

GD-22-012881—\$8,770.75
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling, known as 664 3rd Street, Verona, PA 15147. Deed Book 12957, Page 459. Block and Lot Number 364-S-224.

West Deer**60. Melissa A. West**

GD-22-011451—\$19,437.88
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 4218 Havencrest Drive, Gibsonia, PA 15044. Deed Book 13568, Page 106. Block and Lot Number 1507-M-363.

West Mifflin**23. Douglas Tkocs**

MG-23-000085—\$59,485.89
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4033 Donna Avenue, West Mifflin, PA 15122. Deed Book 10415, Page 520. Block and Lot Number 238-J-398.

82. Jennifer Lynnn O'Connor a/k/a Jennifer Lynn OConnor and Jamie Magyar

MG-21-000138—\$107,573.79
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a one and a half story brick dwelling being known and numbered as 2500 Campbell Circle, West Mifflin, PA 15122. Deed Book Volume 12117, Page 1. Block and Lot Number 0240-P-00025-0000-00.

87. Hali A. Rihn

MG-22-000498—\$139,278.29
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 261 Bost Drive, West Mifflin, PA 15122. Deed Book 17087, Page 260. Block and Lot Number 311-N-167.

Whitehall**9. Kelly M. Johnston a/k/a Kelly M. Johnson**

MG-23-000189—\$161,371.98
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5222 Baptist Rd., Pittsburgh, PA 15236. Deed Book Volume 17804, Page 564. Block and Lot Number 0316-C-00182-0000-00.

Wilkins**77. Helen N. Simmons**

MG-23-000029—\$85,644.69
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a dwelling being known and numbered as 634 Mortimer Avenue, Turtle Creek, PA 15145 a/k/a 634 Highland Avenue, Turtle Creek, PA 15145. Deed Book Volume 11739, Page 436. Block and Lot Number 0454-J-00069-0000-00.

Wilkinsburg

18. The Unknown Heirs of Jennifer T. Jackson a/k/a Jennifer K. Jackson, Deceased
GD-21-011850—\$38,076.19
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 1310 Franklin Ave., Pittsburgh, PA 15221. Deed Book 10891, Page 64. Block and Lot Number 233-G-233.

44. Diana L. Dunsworth
GD-23-002247—\$8,675.58
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 515 Jeanette St., Pittsburgh, PA 15221. Deed Book 5794, Page 471. Block and Lot Number 176-H-315.

45. James Brose
GD-23-001766—\$11,649.91
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a condominium dwelling being known and numbered as 521 West St., Unit 5, Pittsburgh, PA 15221. Deed Book 16955, Page 299. Block and Lot Number 176-B-390-5302.

46. Veterans Affairs Administration
GD-22-009682—\$12,298.45
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 1335 Woodlawn Avenue, Pittsburgh, PA 15221. Deed Book 4520, Page 103. Block and Lot Number 233-G-104.

90. Madeline Jackson
MG-22-000749—\$32,812.97
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a condominium unit being known and numbered as 7411 Lighthouse Pt., Pittsburgh, PA 15221. Deed Book Volume 11994, Page 232. Block and Lot 0298-A-00050-7411-00.

Pittsburgh—3rd Ward

75. One Chatham, LLC
GD-23-005888—\$42,854,071.84
Kelly M. Neal, Esq.
Buchanan Ingersoll & Rooney PC
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh: Those two (2) certain parcels of real property situate in the Third Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being known as Lot No. 1-B and Lot No. 1-D in the Chatham One Plan of Lots, said plan being recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Plan Book Volume 196 at Pages 108 and

109, being more particularly described in Deed Book Volume 17116, Page 559, and being commonly known as a portion of Floor One and Floors Three Through Nine of One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219. Block and Lot Number 2-F-166.

Subject to that certain (a) declaration of easements, covenants, and restrictions Dated December 2, 1981, between the Urban Redevelopment Authority of Pittsburgh and The Prudential Insurance Company of America, as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book Volume 6424 beginning at Page 301, as amended, and (b) amended and restated Declaration of Easements and Operating Agreements, Dated March 11, 1996, between Elteq Partners I Limited Partnership, a Delaware Limited Partnership, and Chatham II Limited Partnership, a Delaware Limited Partnership, as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book Volume 9662, Page 1.

Pittsburgh—4th Ward

4. Lynda M. Holley
MG-23-000232—\$85,371.99
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3217 Ward Street, Pittsburgh, PA 15213. Deed Book 10341, Page 514. Block and Lot Number 29-C-234.

Pittsburgh—6th Ward

86. 4th Quarter Realty Group, Inc.; and Sean Williams
GD-22-015757—\$106,531.29
Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 6th Ward: Having erected thereon a two family dwelling being known and numbered as 342 Downing Street, Pittsburgh, PA 15219 Deed Book Volume 18063, Page 300, Block and Lot Number 25-M-74.

Pittsburgh—9th Ward

55. James D. Miller and Beth Miller
MG-22-000295—\$107,522.66
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4907 Hatfield Street, Pittsburgh, PA 15201. Deed Book Volume 12724, Page 143. Block and Lot Number 0080-G-00019-0000-00.

Pittsburgh—10th Ward

34. Lauretta H. Ashley, Individually and as Known Heir of Israel E. Hazard and Annabell Hazard, the Unknown Heirs of Annabell Hazard, Deceased and the Unknown Heirs of Israel E. Hazard, Deceased
GD-16-007837—\$6,493.22
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 10: Having erected thereon a two story masonry frame house being known as 106 Elena Court, Pittsburgh, PA 15201. Deed Book Volume 4668, Page 375. Block & Lot No. 81-H-354.

50. Randolph Pickett, Executor of the Estate of Annetta J. Pickett, Deceased

GD-18-006682—\$8,408.56
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 10: Having erected thereon a two story frame house being known as 329 North Aiken Avenue, Pittsburgh, PA 15206. Deed Book Volume 9972, Page 17. Block & Lot No. 50-H-47.

72. Mary Brooks
MG-23-000455—\$32,968.73
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a 2 1/2 story dwelling known as 425 N. Millvale Avenue, Pittsburgh, PA 15224, Deed Book Volume 11359, Page 480, Block & Lot No. 50-F-78.

Pittsburgh—19th Ward

6. Nicole M. McDermott
MG-23-000062—\$67,089.89
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1205 Oakridge Street, Pittsburgh, PA 15226. Deed Book 15295, Page 560. Block and Lot Number 96-E-62.

83. Meranda Jones
MG-23-000339—\$37,741.96
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 301 Paur Street, Pittsburgh, PA 15211-2305. Deed Book Volume 17749, Page 171. Block and Lot Number 15-C-192.

84. Dennis R. Cassidy
MG-21-000263—\$56,048.27
Pincus Law Group
484-571-2201

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 2010 Plainview Avenue, Pittsburgh, PA 15226. Deed Book Volume 15142, Page 496. Block and Lot Number 62-D-233.

Pittsburgh—26th Ward

56. Kathleen C. Frenak
MG-22-000626—\$48,693.49
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 438 Bark St., Pittsburgh, PA 15214. Deed Book Volume 8516, Page 629. Block and Lot Number 0046-G-00195-0000-00.

81. Vanessa Williams
GD-23-007510—\$117,801.19
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of Pittsburgh: Having erected thereon a dwelling, being known and numbered as 3 East McIntyre Avenue, Pittsburgh, Pennsylvania 15214, Deed Book Volume 9571, Page 60. Block and Lot Number 0046-F-00218-0000-00.

Pittsburgh—27th Ward

95. Richard Dix a/k/a Richard P. Dix and Tracy Dix
GD-22-014377—\$168,965.50
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1200 Davis Avenue, Pittsburgh, PA 15212 a/k/a 3603 Wapello Street, Pittsburgh, PA 15212. Deed Book Volume 12416, Page 132. Block and Lot Number 114-S-316.

Pittsburgh—31st Ward

92. Michael Riccitelli, in His Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli; John Cicchitello, in His Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli; Samantha Riccitelli, in Her Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Basil J. Riccitelli

In Person CLE Seminar Provided by



at Two PPG Place, Second Floor Auditorium, Pittsburgh, PA

“Helping Domestic Violence Victims Obtain Protection Orders”

Friday, September 29, 2023 | 9:00 a.m. - 1:30 p.m.

Registration from 8:30 - 9:00 a.m.

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Presented by:

Beth E. Keenan, Esq., Assistant Administrator, PFA Dept., Family Court, Allegheny County | Daniel D. Hargreaves, Esq., Managing Attorney, Family Law, Neighborhood Legal Services | Brittany Conkle, Esq., Women’s Center & Shelter of Greater Pittsburgh, Legal Director | Doreen L. Speer, Domestic Relations Office, PFA Dept., Family Court

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For additional information or registration contact
LPettinato@dmclaw.com, 412-392-5445 or visit www.dmclaw.com.

a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli
MG-22-001063—\$113,756.28
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4829 Lougean Ave., Pittsburgh, PA 15207. Deed Book Volume 10725, Page 409. Block and Lot 0133-P-00079-0000-00.

Pittsburgh—32nd Ward

31. Robert James Schad, Jr., Executor of the Estate of Paul D. Harmison, Deceased
GD-17-003304—\$18,142.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Having erected thereon a two story brick house being known as 239 Richfield Street, Pittsburgh, PA 15234. Deed Book Volume 6812, Page Number 390, Block and Lot Number 139-H-10.

96. Robert H. Minsterman, Jr. and Jayne F. Minsterman
MG-22-000541—\$55,465.54
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 32nd Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 2521 Kingwood Street, Pittsburgh, PA 15234, Deed Book 7818, Page 207, Block and Lot 0138-E-00209-0000-00.

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
Sep 7, 2023
Sep 8, 15, 22, 2023

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:

Barasch, Shirley R., deceased, of Mount Lebanon, PA. No. 06296 of 2023. Miriam S. Fleming, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.
23-01782w Sep 22, 29; Oct 6, 2023

Cherico, Diana a/k/a Diana K. Cherico, deceased, of Pittsburgh, PA. No. 01048 of 2023. Nick Cherico, Extr., 161 Pearl Street, Pittsburgh, PA 15224.
23-01776w Sep 22, 29; Oct 6, 2023

Hill, Tatiana a/k/a Tatiana Ta'Shailyn Hill, deceased, of Penn Hills, PA. No. 05647 of 2023. Deatra Morton Searcy, Admr., c/o Quintarra Morant, Esq., 500 Regis Avenue, Unit 10946, Pittsburgh, PA 15236.
23-03624 Sep 22, 29; Oct 6, 2023

Kerr, Clifford Lee, deceased, of Hampton Township, PA. No. 06297 of 2023. John Robert Kerr, Extr., 2618 Sample Road, Allison Park, PA 15101 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
23-03631 Sep 22, 29; Oct 6, 2023

Lee, Rhoda H. a/k/a Rhoda E. Lee, deceased, of North Braddock, PA. No. 06324 of 2023. James F. Lee, Co-Extr. and Margaret Lee, Co-Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.
23-03629 Sep 22, 29; Oct 6, 2023

Lukowski, Michael Phillip a/k/a Michael P. Lukowski, deceased, of Pittsburgh, PA. No. 06228 of 2023. Charlotte Y. Poploskie, Extr., 820 Rembrandt Circle, Irwin, PA 15642 or to Lawrence F. Becker, III, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second St., Greensburg, PA 15601.
23-03623 Sep 22, 29; Oct 6, 2023

Murdock, Robert G., deceased, of Munhall, PA. No. 05768 of 2023. Tanya Altman, Admr., 4724 Lougean Avenue, Pittsburgh, PA 15207 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
23-03630 Sep 22, 29; Oct 6, 2023

Petric, Doris W., deceased, of Monroeville, PA. No. 06360 of 2023. Sue E. Sula, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.
23-03628 Sep 22, 29; Oct 6, 2023

Robinson, Annie, deceased, of Pittsburgh, PA. No. 1520 of 2023. Dr. Mona Generett, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.
23-01778w Sep 22, 29; Oct 6, 2023

Rowles, Jeanette Dora a/k/a Jeanette Rowles, deceased, of Pittsburgh, PA. No. 06366 of 2023. Melanie Stichler, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
23-01781w Sep 22, 29; Oct 6, 2023

Schermer, Evelyn F., deceased, of Pittsburgh, PA. No. 05043 of 2011. Marc A. Schermer, Extr., c/o Thomas J. Dempsey, Jr., Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
23-01775w Sep 22, 29; Oct 6, 2023

Tripson, Mary M., deceased, of Bethel Park, PA. No. 6487 of 2023. John M. Tripson, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
23-01777w Sep 22, 29; Oct 6, 2023

West, Patricia K. a/k/a Patricia West a/k/a Patricia Kathryn West, deceased, of Wilkinsburg, PA. No. 06334 of 2023. Joel F. West, Extr., 145 Blackhawk Street, Pittsburgh, PA 15218 or to John F. Morris, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219-2202.
23-03622 Sep 22, 29; Oct 6, 2023

Bartoletti, Jr., Richard A., deceased, of North Fayette, PA. No. 05896 of 2023.

Gineen Ferrara, Admr., 502 Harvester Drive, Oakdale, PA 15071 or to Wayne M. Chiruzzi, Esq., The Chiruzzi Law Group, 101 Smithfield Street, Pittsburgh, PA 15222.
23-01742w Sep 15, 22, 29, 2023

Begani, Rosemarie Ann a/k/a Rosemarie Begani a/k/a Rosemarie A. Begani, deceased, of Stowe Township, PA. No. 6198 of 2023. Rita B. Love, Admr., 102 Cottonwood Drive, Oakdale, PA 15071 or to Dennis A. Uram, Esq., 342 Forest Grove Rd., Coraopolis, PA 15108.
23-01737w Sep 15, 22, 29, 2023

Eichenmuller, Michael A., deceased, of Pittsburgh, PA. No. 05965 of 2023. Raymond Eichenmuller, Admr., c/o Joseph V. Luvara, Esq., Luvara Law Group, LLC, 1822 Worcester Drive, Pittsburgh, PA 15243.
23-03566 Sep 15, 22, 29, 2023

Ellis, Thomas, deceased, of Pittsburgh, PA. No. 06039 of 2023. Melissa Ellis, Admr., c/o Ronald A. Sugar, Esq., 394 Bigelow St., Pittsburgh, PA 15207.
23-01738w Sep 15, 22, 29, 2023

Forscher, Mia, deceased, of Pittsburgh, PA. No. 06329 of 2023. Joan Forscher, Extr., 154 N. Bellefield Avenue, Unit 42, Pittsburgh, PA 15213 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
23-01741w Sep 15, 22, 29, 2023



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Guiden, Robert F., deceased, of Pittsburgh, PA. No. 06283 of 2023. David W. Tyree, Extr., 3371 Babcock Blvd., Pittsburgh, PA 15237.

23-01740w Sep 15, 22, 29, 2023

Pido, Lorraine M., deceased, of Pittsburgh, PA. No. 06038 of 2023. Lisa Gress, Extr., c/o Ronald A. Sugar, Esq., 394 Bigelow St., Pittsburgh, PA 15207.

23-01739w Sep 15, 22, 29, 2023

Skipper, Tracy Lynn, deceased, of North Fayette, PA. No. 06183 of 2023. Emma Skipper, Admrx., 103 Persian Dr., Oakdale, PA 15071 or to Louis C. Blauth, Jr., Esq., 304 Ross Street, Suite 703, Pittsburgh, PA 15219.

23-03568 Sep 15, 22, 29, 2023

Tate, Lillian L., deceased, of Mt. Lebanon, PA. No. 05475 of 2023. Reginald M. Tate, Extr., 811 Florida Ave., Pittsburgh, PA 15228 or to Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 West Chestnut St., Suite 102, Washington, PA 15301.

23-03565 Sep 15, 22, 29, 2023

Urbanek, Lawrence F. a/k/a Lawrence Francis Urbanek, deceased, of Pittsburgh, PA. No. 06160 of 2023. Clara J. Urbanek, Extr., 72 Skyvue Drive, Pittsburgh, PA 15234 or to Robert B. Stein, Esq., Savinis, Kane & Gallucci, LLC, 436 Seventh Ave., Suite 322, Pittsburgh, PA 15219.

23-03564 Sep 15, 22, 29, 2023

Wilson, Thomas George, deceased, of Pittsburgh, PA. No. 05927 of 2023. Joey J. Schoenefeldt, Extr., 42 Elmhurst Road, Pittsburgh, PA 15220 or to James R. Antoniono, Esq., DeBernardo Antoniono McCabe & Davis, P.C., 11 North Main St., Greensburg, PA 15601.

23-03567 Sep 15, 22, 29, 2023

Anderson, John E., deceased, of Pleasant Hills, PA. No. 06159 of 2023. Kristen Richard, Admrx., 2410 Fairway Terrace, Warrington, PA 18976 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-01693w Sep 8, 15, 22, 2023

Doerr, Mercedes A., deceased, of Pittsburgh, PA. No. 06229 of 2022. Linda Hils, Extr., 181 Parkedge Road, Pittsburgh, PA 15220 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

23-01695w Sep 8, 15, 22, 2023

Dziuban, Benedict John a/k/a Benedict J. Dziuban, deceased, of Blawnox, PA. No. 05994 of 2023. Ronald E. Dziuban, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

23-03500 Sep 8, 15, 22, 2023

Harbison, Darlene M. a/k/a Darlene Marie Harbison, deceased, of Tarentum, PA. No. 4125 of 2023. Jennifer L. Harbison, Admrx., 903 1st Ave., East Brady, PA 16028 or to Paula J. Willyard, Esq., Willyard Law Firm PC, 347 N. Pike Rd., Sarver, PA 16055.

23-03501 Sep 8, 15, 22, 2023

Hudak, Gerald Alan, deceased, of Imperial, PA. No. 05535 of 2023. Heidi Hudak, Extr., 12 Forest Glen Drive, Imperial, PA 15126 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-01692w Sep 8, 15, 22, 2023

Johnson, Robert E., deceased, of Pittsburgh, PA. No. 06049 of 2023. Jeffrey R. Johnson, Extr., 3406 Rose Drive, Glenshaw, PA 15116 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

23-03498 Sep 8, 15, 22, 2023

Kardos, John R., deceased, of Upper St. Clair, PA. No. 06096 of 2023. John M. Kardos, Co-Extr., 13207 Topsfield Court, Herndon, VA 20171 and Mark S. Weis, Co-Extr., 512 Colony Court, Gibsonia, PA 15044 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-01694w Sep 8, 15, 22, 2023

Knoblock, Leonard Louis Edgar, deceased, of Bethel Park, PA. No. 04864 of 2023. Julie Knoblock, Admrx., 714 Galway Drive, Bethel Park, PA 15102 or to Timothy A. Schoonover, Esq., Babst Calland, 330 Innovation Blvd., Ste. 302, State College, PA 16803.

23-01696w Sep 8, 15, 22, 2023

Kuzmanko, Charlene T. a/k/a Charlene A. Kuzmanko, deceased, of White Oak, PA. No. 04807 of 2021. Damian C. Teslevich, Extr., 12094 Waterford Drive, North Huntington, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

23-03497 Sep 8, 15, 22, 2023

Phillips, Donna L. a/k/a Donna Lee Phillips, deceased, of Penn Hills, PA. No. 05633 of 2023. Melony C. Lombardo, Admrx., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

23-03499 Sep 8, 15, 22, 2023

Articles of Incorporation Nonprofit Corporation

Jaclyn E. Faulds, Esq., Houston Harbaugh, P.C., 401 Liberty Avenue, 22nd Fl., Three Gateway Center, Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a nonprofit corporation, Generations Giving Back, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988, as amended.

23-03625 Sep 22, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-010869. In re: Petition of Laila Matthews, parent(s) and Legal guardian(s) of Bruce Bernhardt for change of name to Bruce U'Prichard. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, October 23, 2023, 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.

23-01780w Sep 22, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-10711. In re: Petition of Tilak Chuwan, parent(s) and Legal guardian(s) of Sayal Chhetri for change of name to Sayal Chuwan. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, October 23, 2023, 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.

23-03676 Sep 22, 2023

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 Wink and Honeys, with its principal office or place of business at 3219 Oakland Dr., McKeesport, PA 15133. The names and addresses of all persons who are parties to the registration are: Adam Mandella, 3219 Oakland Dr., McKeesport, PA 15133.

23-03632 Sep 22, 2023

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 Billing By One, with its principal office or place of business at 1617 Galeton Dr., Verona, PA 15147. The names and addresses of all persons who are parties to the registration are: Frank J. Marnell, III, 1617 Galeton Dr., Verona, PA 15147.

23-03633 Sep 22, 2023

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 Industrial abc, with its principal office or place of business at 820 Capitol Dr., Apt. 918, Carnegie, PA 15106. The names and addresses of all persons who are parties to the registration are: Hayder Al Nawadi, 820 Capitol Dr., Apt. 918, Carnegie, PA 15106.

23-03634 Sep 22, 2023

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 Jackie's Catering, with its principal office or place of business at 184 Curry Hollow Rd., Pittsburgh, PA 15236. The names and addresses of all persons who are parties to the registration are: Gina K. Gasbarro, 184 Curry Hollow Rd., Pittsburgh, PA 15236.

23-03635 Sep 22, 2023

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 Sierra Human Resource Solutions, with its principal office or place of business at 113 Alder Drive, Wexford, PA 15090. The names and addresses of all persons who are parties to the registration are: Nicole Hallsey, 113 Alder Drive, Wexford, PA 15090.

23-03636 Sep 22, 2023

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 Tattoos with Nik, with its principal

office or place of business at 937 McIntosh Dr., McKeesport, PA 15132. The names and addresses of all persons who are parties to the registration are: Nicolette Cohen, 937 McIntosh Dr., McKeesport, PA 15132.

23-03637 Sep 22, 2023

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 Everlasting Sparkle, with its principal office or place of business at 1321 Barkley Rd., Rear Office, McKeesport, PA 15133. The names and addresses of all persons who are parties to the registration are: Heather Gulasky-Sloss, 1321 Barkley Rd., Rear Office, McKeesport, PA 15133.

23-03638 Sep 22, 2023

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 fitswell theater arts, with its principal office or place of business at 2835 Buckingham Ct. #1431, Allison Park, PA 15101. The names and addresses of all persons who are parties to the registration are: Samantha Fitschen, 2835 Buckingham Ct. #1431, Allison Park, PA 15101.

23-03639 Sep 22, 2023

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 Burgess and Sons Construction, with its principal office or place of business at 1401 Village Green Dr., Clairton, PA 15025. The names and addresses of all persons who are parties to the registration are: Matthew Gene Burgess, Jr., 1401 Village Green Dr., Clairton, PA 15025.

23-03640 Sep 22, 2023

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Boroughs of Wilkensburg and Verona, the Townships of Penn Hills, South Park and Harrison, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-23-010740

James S. Davis, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Wilkensburg, Allegheny County, PA, located at Hill Avenue, Being designated as Block and Lot No. 232-N-226 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-010742

Sharon M. Seaman, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Verona, Allegheny County, PA, located at 558 Church Street, Being designated as Block and Lot No. 364-S-92 in the

Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-010747

Evelyn L. Brown and William Brown Jr., Deceased, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Penn Hills, Allegheny County, PA, located at 8216 Chaske Street, Being designated as Block and Lot No. 294-N-228 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-010748

West End Federal Savings and Loan Association, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of South Park, Allegheny County, PA, located at Grant Street, Being designated as Block and Lot No. 558-S-7 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-010749

Katherine A Shaffer, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Harrison, Allegheny County, PA, located at 51-53 River Avenue, Being designated as Block and Lot No. 1368-L-23-0-1 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-010736

Richard A. Snyder, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Harrison, Allegheny County, PA, located at 10 Linden Street, Being designated as Block and Lot No. 1368-R-101 in the Department of Real Estate of Allegheny County, Pennsylvania, And Michael Walker and Teny Walker, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Harrison, Allegheny County, PA, located at 12 Linden Street Being designated as Block and Lot No. 1368-R-102 in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice To Condemnees Of Condemnation

In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 15th day of September, 2023, for Docket Nos. GD-23-010740, GD-23-010742, GD-23-010747, GD-23-010748; GD-23-010749 and GD-23-010736 in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave. Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on 27th day of October, 2022, condemned the property referred to above at GD-23-010740 and GD-23-010742, GD-23-010747, GD-23-010748, GD-23-010749 and GD-23-010736 in the Boroughs of Wilkinsburg and Verona,

Townships of Penn Hills, South Park, and Harrison and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of Wilkinsburg and Verona and the Townships of Penn Hills, South Park, and Harrison

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Furthermore, Notice Is Hereby Given that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire
Attorney for the Redevelopment Authority
23-03677 Sep 22, 2023

ORPHANS' COURT

Wills

(Continued from Page 1, Column 3)

Claire S. Purnell, deceased; Amy Hart, Extrx.; Atty: Michael K. Parrish; 06017 of 2023.

James Leroy Norris, deceased; James L. Norris, Jr., Co-Extr., Robert A. Norris, Co-Extr.; Atty: William T. Woncheck; 06018 of 2023.

Toshio Morita, deceased; Takako Morita, Extrx.; Atty: Aubrey H. Glover; 06019 of 2023.

Jean E. Sullivan, deceased; Daniel J. Sullivan, Co-Extr., Thomas J. Sullivan, Co-Extr., David J. Sullivan, Co-Extr.; Atty: David J. Delfiandra; 06024 of 2023.

Elizabeth Krasman, deceased; James R. Blue, Extr.; 06028 of 2023.

Isabel Leindecker, deceased; Mary Jo Capizzi, Extrx.; Atty: William F. Barker; 06029 of 2023.

Herbert P. Douglas, Jr., deceased; Carl E. Redwood, Extr.; Atty: Rebecca J. Maziarz; 06035 of 2023.

Linda J. Garzony, deceased; Richard A. Garzony, Extr.; Atty: Mark V. Aletto; 06036 of 2023.

Matilda J. Ruscitto, deceased; Tricia Hopchak, Extrx.; Atty: Lloyd A. Welling, D. Scott Lautner; 03270 of 2022.

Gerald Alan Hudak, Sr., deceased; Heidi H. Hudak, Extrx.; Atty: R. Douglas Denardo; 05535 of 2023.

Lorraine M. Pido, deceased; Lisa M. Gress, Extrx.; Atty: Ronald A. Sugar; 06038 of 2023.

William A. Loehr, deceased; William J. Loehr, Extr.; 06040 of 2023.

Rita M. Smith, deceased; Debra L. Kukan, Extrx.; Atty: James F. Nowalk; 06041 of 2023.

William D. Morris, deceased; Ronald M. Morris, Extr.; Atty: Christopher P. Buda; 06044 of 2023.

Robert E. Johnson, Jr., deceased; Jeffrey R. Johnson, Extr.; Atty: Addison L. Walter; 06049 of 2023.

Madelaine Louise Nobile, deceased; Amber Dougherty, Extrx.; Atty: David Nagel; 05685 of 2023.

Matilda J. Panizzi, deceased; Dean Panizzi, Extr.; Atty: Joseph M. Kulik; 06061 of 2023.

John R. Pagliai, deceased; Barbara J. Rettinger, Extrx.; Atty: Carol L. Hanna; 06063 of 2023.

Barbara A. Ramsey, deceased; Shawn A. Ramsey, Extr.; Atty: Joseph D. Silvaggio; 06065 of 2023.

Vivian Pardo Manfredi, deceased; Juan J. Manfredi, Extr.; Atty: Sam R. Hens-Greco; 06069 of 2023.

Isobel H. Steel, deceased; Barbara K. George, Extrx.; Atty: Wayne M. Chiurazzi; 06072 of 2023.

Joseph E. Rentler, deceased; Beth Ann Egan, Extrx.; Atty: William F. Winschel; 06073 of 2023.

Charles J. Dietz, deceased; Donald J. Dietz, Extr.; Atty: Ted Tishman; 06076 of 2023.

Dorothy M. Parks, deceased; Janet L. Smidl, Extrx.; Atty: Lloyd A. Welling; 05140 of 2023.

Virginia L. Griesbaum, deceased; Janet M. Burke, Extrx.; 06034 of 2023.

Anica D. Rawnsley, deceased; William D. Phillips, Co-Extr., BNY Mellon, NA, Co-Extr.; Atty: Kathleen Smith Delach; 06084 of 2023.

Marko A. Vranich, Jr., deceased; Anita L. Uzonyi, Co-Extr., Marko A. Vranich, III, Co-Extr.; Atty: Leo M. Stepanian; 06086 of 2023.

Alice T. Nourie, deceased; Andrea N. McCrum, Co-Extr., Rhonda M. Judd, Co-Extr.; Atty: Kevin F. Israel; 06087 of 2023.

Loretta J. Pecora, deceased; Doris Cacia, Extrx.; Atty: L. E. Bolind, Jr.; 06088 of 2023.

Carol A. Rieber, deceased; Keith J. Digiorno, Extr.; Atty: John M. Smith; 06089 of 2023.

Alice J. Diggins, deceased; Daniel J. Matt, Extr.; Atty: Leonard A. Costa, Jr.; 06093 of 2023.

John R. Kardos, deceased; John M. Kardos, Co-Extr., Mark S. Weis, Co-Extr.; Atty: R. Douglas Denardo; 06096 of 2023.

Margaret Ann Stevens, deceased; Catherine M. Moran, Extrx.; Atty: Barbara Ernsberger; 06097 of 2023.

Beth Chambers Weber, deceased; Dayne H. Weber, Extrx.; Atty: Daniel P. Johnson; 06100 of 2023.

Mildred Allen Beik, deceased; Carl Vincent Kauffman, Extr.; Atty: Taylor J. Johns; 06103 of 2023.

Angelina Pomella, deceased; Christine Pomella, Extrx.; Atty: Elizabeth A. Burkett; 05986 of 2023.

Raymond J. Mroch, Jr., deceased; Angela P. Comas, Extrx.; Atty: Mark Stadler; 06112 of 2023.

Bernard Schultz, deceased; Rose Marie Schultz, Extrx.; Atty: Gary M. Zyra; 06116 of 2023.

Kathy Ann Yute, deceased; Lee Ann M. Ilgenfritz, Extrx.; Atty: Lois M. Vitt; 06118 of 2023.

Demosthenes Pikras, deceased; Constantine D. Pikras, Extr.; Atty: Orlando R. Sodini; 06119 of 2023.

Leonora M. Stout, deceased; Debra F. Lynch, Extrx.; Atty: Jeffrey A. Golvash; 06124 of 2023.

Kenneth E. Saylor, deceased; Charles B. Hadad, Extr.; Atty: Charles B. Hadad; 06128 of 2023.

Charlene J. Baker, deceased; Vicky Lee Moran, Extrx.; 06131 of 2023.

Noreen Mashaw, deceased; Danielle Brown, Extrx.; Atty: George B. Handelsman; 06132 of 2023.

Edward Mitchell Wozniak, deceased; Maria Alexandra Wozniak, Co-Extr., Susan M. Wozniak, Co-Extr.; Atty: Ryan L. Dansak; 06142 of 2023.

Alba A. Deflower, deceased; Alfred L. Ciotti, Extr.; Atty: James A. Welker; 06146 of 2023.

Veronica Sciarretti, deceased; Sheryl S. Vento, Extrx.; 06147 of 2023.

Helen K. Piggford, deceased; James Wayne Piggford, III, Extr.; Atty: Daniel F. Bekavac, Jr.; 06150 of 2023.

Coral R. Zolnar, deceased; James D. Zolnar, Extr.; Atty: Gary Kalmeyer; 06152 of 2023.

Albert Burlikowski, deceased; Gerald McNamara, Extr.; Atty: Philip H. Rubenstein; 06154 of 2023.

Jack L. Davis, deceased; James J. Davis, Extr.; Atty: Timothy R. Miller; 06155 of 2023.

Nelson L. Windsor, deceased; Joyce E. Wilson-Windsor, Extrx.; 06156 of 2023.

Philip R. McMahon, deceased; Patrick J. McMahon, Extr.; Atty: Thomas M. Junker; 06158 of 2023.

Lawrence F. Urbanek, deceased; Clara J. Urbanek, Extrx.; Atty: Robert B. Stein; 06160 of 2023.

Anna E. Ramsey, deceased; Dennis P. Ramsey, Extr.; 06161 of 2023.

Albert Raymond Maas, deceased; Susan Adrienne Foreman, Extrx.; Atty: Wendy Denton Heleen; 06162 of 2023.

CLASSIFIED

Employment

FEDERAL PUBLIC DEFENDER VACANCY—WESTERN DISTRICT OF PENNSYLVANIA. Refer to www.ca3.uscourts.gov for detailed announcement. Due date: Noon (EST), October 20, 2023.