

# The Pittsburgh Legal Journal

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SEPTEMBER 13, 2024

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www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Loretto Borough, David Eckenrode J., Prostejovsky Nedward J.** vs Zabrzkeski Michael, Zabrzkeski Karen, Sansone Esq. Joel S., Tuttle Esq. Elizabeth A., Terzigni Esq. Massimo A., Law Offices of Joel Sansone, Saul Esq. Charles H., Selective Insurance Company of America; GD-24-009837; Intentional Tort; Certificate of Merit; Atty(s): Farneth II George R.

**Allegheny County** vs ROV Realty LLC; GD-24-009838; Sci Fa sur Tax Lien; Certificate of Location; 6316.01; Atty(s): McCabe Michael G.

**Allegheny County** vs Marshall Thomas M., Marshall Andrea D.; GD-24-009840; Sci Fa sur Tax Lien; Certificate of Location; 1481.94; Atty(s): McCabe Michael G.

**Allegheny County** vs Turnbull Kayle Jean; GD-24-009841; Sci Fa sur Tax Lien; Certificate of Location; 1441.94; Atty(s): McCabe Michael G.

**Allegheny County** vs Stripay Ed; GD-24-009843; Sci Fa sur Tax Lien; Certificate of Location; 1268.65; Atty(s): McCabe Michael G.

**LNVN Funding LLC** vs Mitchell Cara A.; GD-24-009844; MDJ Transcript; Notice of Judgment Mailed; 1593.85; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Allegheny County** vs Crow Hill Develop LLC; GD-24-009845; Sci Fa sur Tax Lien; Certificate of Location; 1089.65; Atty(s): McCabe Michael G.

**Allegheny County** vs Collins Tyler; GD-24-009846; Sci Fa sur Tax Lien; Certificate of Location; 1422.98; Atty(s): McCabe Michael G.

**Allegheny County** vs Craven Melissa L., Yeager Joseph M.; GD-24-009847; Sci Fa sur Tax Lien; Certificate of Location; 1521.97; Atty(s): McCabe Michael G.

**Allegheny County** vs Gardner Robert W., Gardner Beverly A.; GD-24-009848; Sci Fa sur Tax Lien; Certificate of Location; 4471.94; Atty(s): McCabe Michael G.

**Commonwealth of PA Department of Labor & Industry** vs Sals Landscaping Inc; GD-24-101881; Unemployment Compensation Lien; Unemployment Compensation Lien; 3578.63

**Commonwealth of PA Department of Labor & Industry** vs Horovitz Rudoy & Roteman LLC; GD-24-101882; Unemployment Compensation Lien; Unemployment Compensation Lien; 4300.52

## CIVIL DIVISION

### Arbitration Awards

**MJ Kelly Realty Corp.** vs Aiman, et al; AR-24-001002; P-atty: Richard W. Kelly; D-atty: Matthew D. Gailey; Award for Plaintiff and against Defendant in the amount of \$10,378.72. Dated 09/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40587

**Citizens Bank, N.A.** vs Gonzalez; AR-24-001981; P-atty: Ron L. Woodman; Non Jury Verdict Dated 09/06/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a non-suit is entered against the Plaintiff. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Allegheny County Central Tax Collection District** vs Talliferro; AR-24-002013; P-atty: Richard A. Monti; D-atty: Pro Se; Award for Plaintiff in the amount of \$5,168.03. Dated 09/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40587

**Stallworth, Jr.** vs Kirkland; AR-24-002022; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 09/06/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a non-suit is entered against the Plaintiff. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Discover Bank** vs Evanovich; AR-24-002024; P-atty: Kirsten R. Armstrong; Award Ex Parte for Plaintiff in the amount of \$16,877.90, the Defendant having failed to appear as of 10:35 a.m. Dated 09/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40588

**Brown, Jr.** vs USX Federal Credit Union; GD-23-001968; P-atty: Michael E. Megrey; D-atty: Keri P. Ebeck; Award for Plaintiff and against Defendant in the amount of \$36,000.00. Dated 09/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40588

**Jackson** vs Alexander, et al; AR-24-000008; P-atty: Adriana Frontino, Mark D. Troyan; D-atty: Mark A. Martini; Award for Defendant and against Plaintiff. Dated 09/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40588

## ORPHANS' COURT

### Letters

**Kiersten Emily Crosby, deceased;** George E. Crosby, IV, Admr.; Atty: Ryan R. Mick; 05202 of 2024.

**Michael David Kraszewski, deceased;** Janet Kraszewski, Admr.; Atty: Glenn A. Smith; 05203 of 2024.

**Helen J. Ringeisen, deceased;** Deborah A. Vogel, Admr.; Atty: Michael Deriso; 05208 of 2024.

**Helen L. Pompe, deceased;** Mark R. Pompe, Admr.; 07109 of 2018.

## BANKRUPTCY COURT

### Western District

**Naomi Lynn Berthiaume;** BLAIR-PA; 24-70334; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 08/14/2024; Judge Deller

**Paidyn Lynn Melchor;** MERCER-PA; 24-10474; Atty: Daniel P. Foster; Chapter: 7; Filed 08/15/2024; Judge Melaragno

**Z. Paul Reynolds;** ERIE-PA; 24-10475; Atty: Kenneth Steidl; Chapter: 7; Filed 08/15/2024; Judge Melaragno

**Todd Acomb;** CLARION-PA; 24-10476; Atty: Pro Se; Chapter: 13; Filed 08/15/2024; Judge Melaragno

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

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

### THE ACBA JUDICIARY COMMITTEE

will meet at 4:30 p.m. on Wednesday, September 18, 2024, at the Bar Association Headquarters, 4th Floor Koppers Building, Pittsburgh, Pa to consider candidates seeking ratings for the Allegheny County Court of Common Pleas. The following candidate will be interviewed by the Committee.

**Dennis R. Very Allegheny County Court of Common Pleas**

Written comments of members of the Bar are invited and shall be received and maintained as confidential by the Committee. Candidate interviews will be conducted at this time and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews. Written comments should be sent to David A. Blaner, Executive Director, ACBA, by e-mail to [dblaner@acba.org](mailto:dblaner@acba.org).

**Comments for candidates being interviewed on Wednesday, September 18, 2024, are due by Monday, September 16, 2024 at 4:00 p.m.**

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**Commonwealth of PA Department of Labor & Industry** vs Jo-Lynn Pizzeria LLC; GD-24-101883; Unemployment Compensation Lien; Unemployment Compensation Lien; 8600.23

**Commonwealth of PA Department of Revenue** vs Nomic, Inc.; GD-24-101884; Commonwealth Tax Lien; Business Taxes; 12418.11

**Commonwealth of PA Department of Revenue** vs Janas Eric; GD-24-101885; Commonwealth Tax Lien; Personal Income Tax; 3996.41

**Commonwealth of PA Department of Revenue** vs Domke Thomas W, Domke Cynthia D; GD-24-101886; Commonwealth Tax Lien; Personal Income Tax; 11488.53

**Commonwealth of PA Department of Revenue** vs Hoffman Matthew R; GD-24-101887; Commonwealth Tax Lien; Personal Income Tax; 12307.44

**Commonwealth of PA Department of Revenue** vs Tate Delvon M, Cousar Khaliah; GD-24-101888; Commonwealth Tax Lien; Personal Income Tax; 3982.05

**Commonwealth of PA Department of Revenue** vs Regan Margaret M; GD-24-101889; Commonwealth Tax Lien; Personal Income Tax; 3997.00

**Commonwealth of PA Department of Revenue** vs Mashuda Danielle R; GD-24-101890; Commonwealth Tax Lien; Personal Income Tax; 3977.45

**Commonwealth of PA Department of Revenue** vs Me Mccandless Crossing LLC; GD-24-101891; Commonwealth Tax Lien; Business Taxes; 2264.20

**Commonwealth of PA Department of Revenue** vs Afg LLC; GD-24-101892; Commonwealth Tax Lien; Business Taxes; 2150.34

**Commonwealth of PA Department of Revenue** vs Elkind Carol; GD-24-101893; Commonwealth Tax Lien; Personal Income Tax; 3996.10

**Metropolitan Life Insurance Company** vs Dudley Brenda J.; MG-24-000669; Mortgage Foreclosure; Confidential Information Form; 45068.14; Atty(s): Williams Robert W.

**U.S. Bank National Association** vs Maritz Ashlee E.; MG-24-000670; Mortgage Foreclosure; Complaint; 103252.73; Atty(s): Schweiger Karin Baltimore

**A. Folino Construction Inc.** vs Caliber Contracting Services Inc., Hudson Insurance Company; GD-24-009842; Contract - Other; Complaint; Atty(s): Klein Michael D., Wright Benjamin R.

**Davis Genysya**; GD-24-009849; Petition for Change of Name; Order of Court; Atty(s): Self-Represented

**UPMC Presbyterian Shadyside Hospital** vs Turner Construction Company; GD-24-009850; Mechanic's Lien; Certificate of Location; Atty(s): Shaffner William G

**Stewart Dillon** vs UPMC Presbyterian Shadyside, UPMC Children's Hospital of Pittsburgh, Cannon M.D. Glenn, Schneck M.D. Francis X., Vukina M.D. Josip; GD-24-009851; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Daley Robert F., Kennedy Kristin Frances, Frontino Adriana

**Spencer Richard** vs Depkon Karen; GD-24-009852; MDJ Transcript; Praecepte for Writ of Execution; 3342.36; Atty(s): Self-Represented

**Bower/King Jamie/Ray** vs Stoehr's Hydroseeding Inc.; GD-24-009853; MDJ Transcript; Notice of Judgment Mailed; 10000.00; Atty(s): Self-Represented

**Boosted Club LLC** vs Jordan Zach; GD-24-009854; Contract - Other; Praecepte for Writ of Summons; Atty(s): Hoel Carter C.

**Commonwealth of PA Department of Labor & Industry** vs Over-Deliver LLC; GD-24-101894; Unemployment Compensation Lien; Unemployment Compensation Lien; 3404.99

**Commonwealth of PA Department of Revenue** vs Hilyard Lance E.; GD-24-101895; Commonwealth Tax Lien; Personal Income Tax; 24169.51

**Commonwealth of PA Department of Revenue** vs Coates John A.; GD-24-101896; Commonwealth Tax Lien; Personal Income Tax; 55625.15

**Commonwealth of PA Department of Revenue** vs Desimone Patrick A.; GD-24-101897; Commonwealth Tax Lien; Personal Income Tax; 21583.96

**Commonwealth of PA Department of Revenue** vs Coates Donna A.; GD-24-101898; Commonwealth Tax Lien; Personal Income Tax; 55625.15

**Commonwealth of PA Department of Revenue** vs Cancilla Danielle C.; GD-24-101899; Commonwealth Tax Lien; Personal Income Tax; 18024.11

**Commonwealth of PA Department of Revenue** vs Desimone Michael; GD-24-101900; Commonwealth Tax Lien; Personal Income Tax; 21583.96

**Commonwealth of PA Department of Revenue** vs Scheerbaum James; GD-24-101901; Commonwealth Tax Lien; Personal Income Tax; 14531.42

**Loneker Frederick V., Siebels Jill E.** vs Shawn Weaver Custom Homes; GD-24-009883; Mechanic's Lien; Certificate of Location; Atty(s): Self-Represented

**Henkels Mary Theresa**; GD-24-009890; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Farnan Michael A.

**Zovinka Shane Paul**; GD-24-009895; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Schwenninger Barbara Ann**; GD-24-009916; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Jets Barbershop Group LLC** vs Lamb Lauren, Kraynyk Shayne, Weber Eric, Renegades Barbershop LLC; GD-24-009948; Other Tort; Order of Court; Atty(s): Tallman James T

**Gobbie Thomas C.** vs Hussar Irene; GD-24-010012; Praecepte to File Lis Pendens; Certificate of Location; Atty(s): Hamilton Mark Conrad

**Locke Marybeth** vs Commonwealth of PA Department of Transportation; GD-24-010013; Motor Vehicle Accident; Complaint; Atty(s): Baer Benjamin James, Langsam David Jacob

**Deutsche Bank National Trust Company** vs Nedlik John E., Hughes Karen L, United States of America; GD-24-010014; Mortgage Foreclosure; Certificate of Location; Atty(s): Marley Andrew John

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The Pittsburgh Legal Journal has been designated by the Court of Common Pleas of Allegheny County, the Supreme Court of Pennsylvania, the United States District Court for the Western District of Pennsylvania, the Commonwealth Court of Pennsylvania, the Superior Court of Pennsylvania and the Bankruptcy Court for the Western District of Pennsylvania as the official newspaper for the publication of all notices in Allegheny County.

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

## COURT NOTICES

Pennsylvania  
Supreme CourtIN RE: ORDER AMENDING RULE 613  
OF THE PENNSYLVANIA RULES  
OF EVIDENCENO. 990  
SUPREME COURT RULES DOCKET

## ORDER

## PER CURIAM

AND NOW, this 4th day of September, 2024, upon the recommendation of the Committee on Rules of Evidence; the proposal having been submitted without publication pursuant to Pa.R.J.A. 103(a)(3):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 613 of the Pennsylvania Rules of Evidence is amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective January 1, 2025.

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

24-03276

Court of Common Pleas  
of Allegheny County

## CIVIL DIVISION

DAILY JURY AND NON-JURY  
TRIAL LIST  
4 WEEK PERIODMARCH 10, 2025 THROUGH  
APRIL 4, 2025

You are hereby notified of the publication of the jury and non-jury trial list for the weeks commencing **March 10, 17, 24, 31, 2025**. The Call of the List will take place at **9:00 a.m.** each day in **Courtroom No. 711, on the 7th Floor of the City-County Building**.

The call of the list for jury and non-jury trials commencing on **Monday, March 10, 2025**, will be held on **Monday, March 10, 2025, at 9:00 a.m., in Courtroom 711**. Counsel and *pro se* parties must appear for the Call of the List for jury as well as non-jury trials.

Jury selection will take place on **Monday, March 10, 2025**, for trials commencing on **Monday, March 10, 2025**.

Find out what's  
happening in the  
Pittsburgh Legal  
Community

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

ACBA.org/calendar

Publication of this list constitutes a representation by counsel to the Court that the identities of trial counsel are correct; that the names of all counsel have been listed and that no cases have been consolidated except those shown on the list.

Listed counsel or substitute counsel must report any changes to the Calendar Control Office within five (5) days after publication of this notice, and not later.

All Discovery to be completed by **November 18, 2024**. All other requirements of PA R.C.P. 212 (including pre-trial statements) must be met by plaintiff on or before **December 2, 2024**, and by all other parties on or before **December 16, 2024**. Mediation needs to be completed by **January 27, 2025** in accordance with Local Rule 212.7. **Summary Judgment or Judgment on the Pleadings Motions need to be filed on or before December 30, 2024, to be heard prior to the March 2025 Trial Term.** Motions in Limine are to be filed electronically and served on all counsel of record at least 5 days prior to trial and delivered to the trial judge the day of trial.

PLEASE SEE LOCAL RULE 212.2 GOVERNING PRE-TRIAL STATEMENTS. EACH PARTY MAY SET FORTH IN THE PRE-TRIAL STATEMENT A VERBATIM VOIR DIRE STATEMENT OF 200 OR FEWER WORDS, AND MAY PROPOSE UP TO FIVE (5) ADDITIONAL VOIR DIRE QUESTIONS. FAILURE TO PROVIDE A VOIR DIRE STATEMENT OR PROPOSED ADDITIONAL VOIR DIRE IN A TIMELY FILED PRE-TRIAL STATEMENT WILL CONSTITUTE WAIVER.

FOLLOWING THE CALL OF THE LIST, COUNSEL SHALL BE PREPARED TO CONCILIATE THE CASE BEFORE THE TRIAL JUDGE. PLEASE BRING AN ADDITIONAL COPY OF THE "VOIR DIRE STATEMENT" AND THE "PROPOSED ADDITIONAL VOIR DIRE" FOR THE TRIAL JUDGE.

Except for good cause shown or by agreement of counsel to the contrary, the date for completion of discovery contained in the notice of publication of this list will be interpreted to mean that discovery must be completed by such date. The party initiating the discovery must do so within such time as to permit the responding party the full time allowed for response by the Rules of Civil Procedure so that the response may be served on or before the date set for completion of discovery.

No trial will be delayed because of failure to comply with R.C.P. 212.

If any party is not ready when a case is called for trial, Local Rule 214 will be strictly enforced.

The specific date on which a given case is listed is a close estimate as to when the case will be reached for trial. If the case does not settle, a jury will be selected and trial will begin thereafter.

Counsel must appear at the call of the list on the day the case is listed for trial.

You must notify the Calendar Control Judge's Staff or the Calendar Control Office immediately when a case on a

trial list is settled. The failure to notify results in unnecessary jurors being called, causing inconvenience to them and costs to the County. Sanctions will be imposed on all counsel for failure to notify timely.

## TRIAL POLICY

The following rules will be applied to all cases published:

(1) When the list of cases is first published each firm must ascertain the readiness of its cases as to bills, reports, etc., and the availability of witnesses, doctors, experts, etc., involved in the case.

(2) When it is ascertained that any person necessary for the trial of the case may not be available during the trial term, the deposition of that person for use at trial must be taken forthwith.

(3) Continuances may not be granted to accommodate counsel, clients, or witnesses for business trips, vacations, or any absence during trial terms or for failure to comply with any of the trial policy rules.

(4) Counsel, as listed for the case, must be available and ready to try the case at the time it is called.

(5) If listed counsel is not available, absent compelling reasons, substitute counsel must be available.

(6) A law firm not having sufficient trial counsel must obtain substitute trial counsel.

(7) If listed counsel is not available and substitute counsel is not provided, the case will proceed without counsel.

(8) When called to select a jury, counsel must appear within 30 minutes. If counsel is not present when called, a clerk will select the jury and the case will be ordered to trial without counsel.

(9) The trial policy rules will be applied regardless of the directions or desires of clients.

## PRE-TRIAL MOTIONS

All Pre-Trial/Calendar Control Motions as defined under Local Rule 208.3(a)(3) shall be presented to the Honorable Patrick M. Connelly. Please refer to Judge Connelly's Calendar Control Motions Procedures found online at [https://www.allegheycourts.us/downloads/Civil/Connelly\\_Calendar\\_Control\\_Standard\\_Operating\\_Procedures\\_1-27-21.pdf](https://www.allegheycourts.us/downloads/Civil/Connelly_Calendar_Control_Standard_Operating_Procedures_1-27-21.pdf), or on the information sheet outside Courtroom 711, City-County Building, as to the filing, scheduling and presentation of said motions. (This list appears on pages 6 to 10 of the Monday, September 9, 2024 publication and at the Court website at [www.allegheycourts.us](http://www.allegheycourts.us)).

PATRICK M. CONNELLY  
CALENDAR CONTROL JUDGE  
CIVIL DIVISION

24-03234

Court of Common Pleas  
of Allegheny County

## CIVIL DIVISION

## GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning Thursday, October 10, 2024, 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 10, 2024 at 9:30 a.m.**  
**Thursday, November 7, 2024 at 8:45 a.m.**  
**Thursday, December 5, 2024 at 9:00 a.m.**

24-03089

Court of Common Pleas  
of Allegheny County

UPDATED 9/9/2024

FAMILY DIVISION MOTIONS  
SCHEDULE FOR THE MONTH OF

September 2024

**September 2** - Court Holiday  
**September 3** - Bush, J. in Courtroom 320 at 10:00 AM  
**September 4** - Cozza, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM  
**September 5** - Costa, J. in Courtroom 425 at 2:00 PM  
**September 6** - No Motions  
**September 9** - Sweeney, J. in Courtroom 425 at 2:00 PM  
**September 10** - Eaton, J. in 814 City-County Building at 2:00 PM  
**September 11** - Henry-Taylor, J. in 712 City-County Building at 2:00 PM  
**September 12** - McGough, J. in Courtroom 425 at 2:00 PM  
**September 13** - No Motions  
**September 16** - McCrady, J. in Courtroom 320 at 10:00 AM and Korbil, J. in Courtroom 425 at 2:00 PM  
**September 17** - Costa, J. in Courtroom 425 at 2:00 PM  
**September 18** - Sweeney, J. in Courtroom 425 at 2:00 PM  
**September 19** - Eaton, J. in 814 City-County Building at 2:00 PM  
**September 20** - No Motions  
**September 23** - Henry-Taylor, J. in 712 City-County Building at 2:00 PM  
**September 24** - Middleman, J. in Courtroom 320 at 10:00 AM  
**September 25** - Korbil, J. in Courtroom 425 at 2:00 PM and Bubash, J. in Courtroom 500 at 2:00 PM  
**September 26** - Woodruff, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM  
**September 27** - No Motions  
**September 30** - Sizemore, J. in Courtroom 320 at 10:00 AM and Sweeney, J. in Courtroom 425 at 2:00 PM  
**001 Senior Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbil, 010 President Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Sweeney, 018 Judge McCrady, 019 Judge Spurgeon**

24-02909

Court of Common Pleas  
of Allegheny County

## CIVIL DIVISION

## GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

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

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

October 22, 2024 at 11:00 a.m.

November 13, 2024 at 11:00 a.m.

December 9, 2024 at 11:00 a.m.

24-02781

## COURT SCHEDULES

## Daily Jury and Non-Jury Trial List

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

Monday  
September 16, 2024

### Jury Trials

(180) 205158 GD-23-506  
Jinjian Gao vs Benjamin McToy, Jr., et al;  
P-Atty: Ryan M. Flaherty; D-Atty: David Kyle Harouse; 2x

(183A) 205175 GD-23-9465  
Jeanne Shebanie, et al vs 84 Lumber Company, et al; P-Atty: Michael James Gallucci; D-Atty: Concetta Angela Silvaggio; 1x

### To Be Tried Together

(183B) 204800 GD-23-5462  
Harry Chirdon, et al vs Enerfab, Inc., et al;  
P-Atty: David B. Halpern; D-Atty: Concetta Angela Silvaggio; 2x

(183C) 204798 GD-22-16244  
Harry Chirdon, et al vs 3M Company, et al;  
P-Atty: David B. Halpern; D-Atty: Concetta Angela Silvaggio; 2x

(183D) 204799 GD-23-1673  
Harry Chirdon, et al vs Armstrong International, Inc., et al; P-Atty: David B. Halpern; D-Atty: Concetta Angela Silvaggio; 2x

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information and  
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PLJads@acba.org.

## Criminal Division

Allegheny County Courthouse  
9:00 a.m.

Wednesday  
September 18, 2024

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

Judge Bruce R. Beemer  
Courtroom 510

CR-0005963-22; Chaz Charron Charles; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0000998-24; John Coaston; Possession Of Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0000049-24; Brett Jerry Faychak; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Jordan Oliver Buzza**; D-atty: **Jonathan Coumes**

CR-0001954-24; Alexis Mauria Pawlowski; Dec Bus Pract - Adulterated Goods; ADA: **Katherine Anne Weeks**

CR-0001953-24; David William Quick; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003765-23; Amber Rose Thompson; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William Robert Bickerton**

Judge Kelly Bigley  
Courtroom 525

CR-0005614-20; Jazmine Bentley; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kristen A. Pauli**

CR-0001083-24; Taylor Sky Brewer; DUI: Controlled Substance - Impaired Ability - 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **T. Brent McCune**

CR-0001686-24; Timothy Harding; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0000555-24; Timothy Patrick Hudson; DUI: High Rte of Alc (BAC .10 - <.16) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Joel Shrager**

CR-0000392-24; William Stephen Kelly; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

CR-0001874-24; Lyndsay Kovach; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Jacob Steinberg**

CR-0001641-24; Melissa G. McCulloch; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0001541-21; Lamont Nesbitt; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Seth Miller Barkley**

CR-0006465-23; Jeffrey Tucker; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

Judge Thomas P. Caulfield  
Courtroom 521

CR-0008052-23; Shane Grooms; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kyle Domenic Donovan**

Judge Susan Evashavik Dilucente  
Courtroom 530

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

CR-0001752-24; Shani Watson; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

Judge Thomas Flaherty  
Courtroom 324

CR-0002908-24; Kevin Jacob Brown; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002802-24; Cameron Cosentino; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

Judge Elliot Howsie  
Courtroom 533

CR-0000833-24; Christopher Cymmerman; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0000834-24; Christopher Cymmerman; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002436-24; David Jablonsky; Possession Of Firearm Prohibited; ADA: **Daniel Nanovic**; D-atty: **Benjamin Nelson Zuckerman**

CR-0002534-24; John Lamont Lane; Assault of Law Enforcement Officer - Firearm Discharged; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anthony Jackson**

CR-0003026-24; Darnell L. Peak; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0000228-24; Jason T. Seifert; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lauren Marie Leiggi**

CR-0003009-24; James Thompson; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

Judge Beth A. Lazzara  
Courtroom 306A

CR-0002533-24; Thomas Hazlip; Murder; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Angela Rene Carsia**

CR-0000784-24; Scott Levy; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lisle Tyler Weaver**

CR-0008767-23; Scott Levy; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lisle Tyler Weaver**

CR-0002976-24; Scott Levy; Retail Theft-Alter Label/Price Marking; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lisle Tyler Weaver**

CR-0000755-24; Scott Levy; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008690-23; Sabrina Joy Porter; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0002190-24; Brittany Powell-Givner; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0007383-22; Brittany Powell-Givner; Crim'l Misch-Tamper W/Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0002516-24; Brittany Powell-Givner; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Alyssa Marie Henderson**; D-atty: **Amita Maram**

CR-0000330-24; Isabella Silvie Maler Shaw; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Michael Bishop**

Judge Jill E. Rangos  
Courtroom 327

CR-0007405-23; Mortel Anthony Bartley; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **P. William Bercik**

CR-0002395-21; Kimberly R. Chapman; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Michael Sherman**

CR-0005295-23; Alon Hatch; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Owen Matthew Seman**

CR-0009302-23; Alon Hatch; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000405-24; Shawnta Latoy Robinson; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

**CR-0001487-24;** Paul J. Roblanski; Rape of Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**CR-0001486-24;** Paul J. Roblanski; Agg. Ind. Assault of Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

**CR-0001488-24;** Paul J. Roblanski; Agg. Ind. Assault of Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

**Judge Kevin G. Sasinowski  
Courtroom 506**

**CR-0002723-24;** Brian George Allfrey; Bad Checks; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

**CR-0002414-24;** Tyre Blackwell; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0008834-23;** Antonio Brooks; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

**CR-0002372-24;** Brandon Darwin; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron David Sontz**

**CR-0002701-24;** Kenneth Davis; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**CR-0002721-24;** Samuel Fleming; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

**CR-0002284-24;** Aaron Hayden; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0001510-24;** Eric Antoin Foste Johnson; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0002970-24;** Raymond Phillip Kain IV; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

**CR-0002610-24;** David McMicken; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0006171-23;** Autumn Poole; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0000261-24;** Robert Eugene Wargo; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Robert Bickerton**

**Judge Jennifer Satler  
Courtroom 527**

**CR-0007783-23;** Bailey Louise Cooper; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Matthew Toprani**

**CR-0004242-23;** Kishauna Laree Rose; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Heather Anne Kelly**

**Judge Randal B. Todd  
Courtroom 310**

**CR-0003555-24;** Eugene J. Bott; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**CR-0008757-22;** Eugene J. Bott; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**CR-0003480-24;** Eugene J. Bott; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**CR-0003180-24;** Eugene J. Bott; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0000534-24;** Steve Edwards Jr.; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

**CR-0000187-23;** Derrick Lewis; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

**CR-0003407-24;** Eric McGuire; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0004539-23;** Michael A. McKee; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

**CR-0002558-24;** Mark A. Mikalowski; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**

## Arbitration Trial List

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

**Wednesday  
September 18, 2024**

**GD-22-001589;** Skhoun vs El Harrak; P-atty: **Louis J. Kroeck, IV;** D-atty: **Andrew C. Goodermote**

**AR-24-002326;** Gordon vs CKS Prime Investments, LLC; P-atty: **Travis A. Gordon**

**AR-24-002323;** JPMorgan Chase Bank, N.A. vs Cullen; P-atty: **Julie E. Goodchild**

**AR-24-002322;** PNC Bank, National Association vs Hargrove; P-atty: **Kirsten R. Armstrong;** D-atty: **Pro Se**

**AR-24-002319;** PNC Bank, National Association vs Burks; P-atty: **Kirsten R. Armstrong**

**AR-24-002311;** Discover Bank vs Scott; P-atty: **Kirsten R. Armstrong**

**AR-24-002309;** PNC, National Association vs Albert; P-atty: **Kirsten R. Armstrong**

**AR-24-002308;** PNC Bank, National Association vs Taylor; P-atty: **Kirsten R. Armstrong**

**AR-24-002305;** Grassman Lawncare, LLC vs Genesis Healthcare, et al; P-atty: **Todd Thomas Zwikl**

**AR-24-002304;** Tarr, et al vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

**AR-24-002303;** PNC Bank, National Association vs Federico; P-atty: **Kirsten R. Armstrong;** D-atty: **Brittany Nicole Weston**

**AR-24-002301;** Melendez vs Midwestern Auto Finance, Inc., et al; P-atty: **Aaron David Sontz;** D-atty: **Aaron H. Weiss**

**AR-24-002291;** JPMorgan Chase Bank, N.A. vs Scruggs; P-atty: **Michael Robert Lipinski;** D-atty: **Brittany Weston**

**AR-24-002286;** JPMorgan Chase Bank, N.A. vs Scionti; P-atty: **Michael Robert Lipinski;** D-atty: **Brittany Nicole Weston**

**AR-24-002284;** JPMorgan Chase Bank, N.A. vs Unger; P-atty: **Michael Robert Lipinski;** D-atty: **Brittany Nicole Weston**

**AR-24-002283;** Gusty A. E. Sunseri and Associates, PC vs Swartz; P-atty: **Gusty A. E. Sunseri;** D-atty: **Walter Nalducci**

**AR-24-002278;** Haas vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-24-001772;** Patrick, Jr. vs Middleton; P-atty: **Adam Daniel Shorr;** D-atty: **Stephen J. Magley**

**AR-24-001654;** Geico Secure Insurance Company vs Williams; P-atty: **Paul N. Sandler;** D-atty: **Donna Marie Flaherty**

**AR-24-001065;** Molto Forte Enterprises, LLC vs Murty, et al; P-atty: **Christine M. Selden;** D-atty: **Noah P. Fardo**

**AR-23-006703;** Bank of America, N.A. vs Siwakoti; P-atty: **Bryan J. Polas;** D-atty: **Michael A. Agresti**

**AR-23-006568;** Farmers Group Property and Casualty Insurance Company vs Born; P-atty: **Paul J. Hennessy;** D-atty: **Ryan W. French, R. Sean O'Connell**

**AR-23-003262;** CKS Prime Investments, LLC vs Kokoska; P-atty: **Frederic I. Weinberg;** D-atty: **Travis A. Gordon**

**AR-23-002138;** PPG & Assoc. Federal Credit Union vs Orris; P-atty: **Natalie Piscione;** D-atty: **Robert D. Klingensmith**

**AR-13-002826;** Eure vs Erie Insurance Exchange; P-atty: **David Abrams;** D-atty: **Dennis J. Geis, Jr.**

## 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 7, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

### CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, OCTOBER 7, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, OCTOBER 8, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before TUESDAY, OCTOBER 15, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

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

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

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

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](https://www.ACBA.org/LivingWill).

name and address of the individual(s) or other entity that purchased the property.

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

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

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

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

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

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

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

### Baldwin Borough

13. Dawn Radomsky and Kent J. Radomsky  
MG-22-000530—\$157,857.70  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

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

known and numbered as 5443 Keenan Dr., Pittsburgh, PA 15236. Deed Book Volume 10461, Page 519. Block and Lot Number 0390-S-00109-0000-00.

### Brentwood

27. Ryan Tempalski  
GD-24-000461—\$16,411.77  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 3017-3019 Glendale Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 15205, Page 5, and Deed Book Volume 17294, Page 162, Block and Lot 137-G-261.

### Carnegie

53. Beth A. Myers  
GD-22-004466—\$3,719.64  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two story frame house being known as 522 Hulston Street, Carnegie, PA 15106. Deed Book Volume 14300, Page 276. Block & Lot No. 102-A-261.

### City of Clairton

16. Miriam Maletta  
GD-23-014127—\$14,485.52  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a commercial structure being known and numbered as 508 Saint Clair Avenue, Clairton, PA 15025. Deed Book 9850, Page 225. Block and Lot Number 879-H-042.

### Coraopolis

40. Frank Cimino, Jr.  
MG-23-000590—\$196,298.08  
Dana Marks, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1302 Vance Avenue, Coraopolis, PA 15108. Deed Book Volume 7627, Page 212. Block and Lot Number: 0342-P-00185-0000-00.

### Crafton

50. Tracy Conti a/k/a Tracy L. Wenger, in Her Capacity as Administratrix and Heir of Mary M. Wenger; Kristen L. Wenger a/k/a Kristin L. Wenger, in Her Capacity as Executrix of the Estate of Michael Wenger, Deceased Heir of Mary M. Wenger; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Mary M. Wenger; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Michael Wenger, Deceased Heir of Mary M. Wenger  
MG-22-000816—\$48,882.51  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the Borough of Crafton: Having erected thereon

a dwelling being known and numbered as 77 N. Linwood Avenue, Pittsburgh, PA 15205. Deed Book Volume 10633, Page 47. Block and Lot 0069-S-00305-0000-00.

### Dormont

56. Edwards Realty & Associates LP  
GD-22-003570—\$7,230.52  
David L. Scherer, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a three family, two story brick house being known as 2739 Miles Avenue, Pittsburgh, PA 15216. Deed Book Volume 14981, Page 134. Block & Lot No. 62-J-272.

60. Edwards Realty & Associates LP  
GD-22-003569—\$4,229.86  
David L. Scherer, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story, four family brick house being known as 2838-2840 West Liberty Avenue, Pittsburgh, PA 15216. Deed Book Volume 14947, Page 54. Block & Lot No. 62-N-227.

61. Edwards Realty & Associates LP  
GD-22-003567—\$9,328.19  
David L. Scherer, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story, four family brick house being known as 1441 Dormont Avenue, Pittsburgh, PA 15216. Deed Book Volume 15244, Page 413. Block & Lot No. 98-C-325.

### Duquesne

42. Robert Cavanaugh, in His Capacity as Heir of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh and in His Capacity as Heir of the Estate of James Cavanaugh, Deceased Heir of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marylou Cavanaugh a/k/a Mary Lou Cavanaugh, Deceased; Shayna Cavanaugh in Her Capacity as Heir to the Estate of James Cavanaugh, Deceased; and Unknown Heirs of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh, Deceased  
MG-23-000014—\$15,256.74  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - 1st Ward: Having erected thereon a dwelling being known and numbered as 417 William Street, Duquesne, PA 15110-1086. Deed Book Volume 6157, Page 757. Block and Lot Number 0305-D-00095-0000-00.

### Elizabeth Township

64. David Williams  
GD-21-011719—\$5,502.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two story frame house being known as 226 Williamsburg Drive, Elizabeth, PA 15037. Deed Book Volume 13120, Page 80. Block & Lot No. 1129-E-134.

65. Shirley May Miklos, with Notice to Heirs and Assigns

GD-19-002070—\$5,320.20  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant residential land known as Pineview Drive, Elizabeth, PA 15037. Deed Book Volume 5440, Page 65. Block & Lot No. 1904-F-232.

### Etna

67. James W. Winters  
GD-17-008222—\$5,636.29  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a one and one half story brick house being known as 55 Vilsack Street, Pittsburgh, PA 15223. Deed Book Volume 16335, Page 261. Block & Lot No. 221-M-195.

### Glassport

22. Carrie Lee Kish a/k/a Carrie L. Kish  
MG-23-000217—\$27,704.19  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one-story frame residential dwelling known as 811 Delaware Avenue, Glassport, PA 15045, as recorded in Deed Book Volume 12535, Page 354, Being Block and Lot Number 558-H-380.

68. Parei Ventures, LLC

GD-24-000953—\$2,788.73  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a three story commercial apartment building being known as 600 Ohio Avenue, Glassport, PA 15045. Deed Book Volume 17726, Page 318. Block & Lot No. 558-B-14.

### Harrison

31. Joel A. Demharter  
MG-23-000286—\$192,311.25  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 209 Elbrook Drive, Natrona Heights, PA 15065. Deed Book Volume 17471, Page 502. Block and Lot Number 1679-P-60.

### Indiana

79. William J. Nowak and Sandra M. Nowak  
GD-23-002130—\$4,838.85  
Robert J. Garvin  
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one story dwelling being known as 308 Grandview Drive, Indianola, PA 15051. Deed Book Volume 12525, Page 74. Block & Lot No. 725-K-211.

### Lincoln

47. Louis Campano a/k/a Louis Campano, III and Rebecca M. Campano  
MG-23-000269—\$167,049.50  
KML Law Group, P.C.  
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 4694 West Smithfield Street, McKeesport, PA 15135. Deed Book 12616, Page 528. Block and Lot Number 761-P-240.

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### Marshall

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#### 11. L. Joyce Evans a/k/a Lois Joyce Evans; Samuel E. Evans; and the United States of America

MG-18-000095—\$866,118.59  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling being known and numbered as 113 Burry Avenue, Bradford Woods, PA 15015. Document Number 2004-32782, Deed Book Volume 12198, Page 405. Block and Lot Number 1657-L-00002-0000-00.

#### 46. Subhendra N. Mattagajasingh and Mamata Mohanty a/k/a Mamta Mohanty

MG-19-001065—\$59,825.58

The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling house being municipally known and numbered as 848 Hillcrest Circle, Wexford, PA 15090. Deed Book Volume 12734, Page 318. Block and Lot Number 1497-M-49.

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### Town of McCandless

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#### 23. Cynthia L. Porter f/k/a Cynthia P. Johnson and the United States of America c/o United States Attorney for the Western District of Pennsylvania

MG-19-000286—\$478,285.87  
Chelsea A. Nixon, Esq.

McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 332 Old Babcock Trail, Gibsonsia, Pennsylvania 15044. Deed Book Volume 15462, Page 189. Block and Lot Number 1209-F-00351-0000-00.

#### 34. Argelis Candelario

MG-23-001088—\$101,136.40  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8520 Wittmer Road, Pittsburgh, PA 15237. Deed Book 16656, Page 198. Block and Lot Number 713-S-282.

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### City of McKeesport

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#### 71. Brandi L. Yarris and the Secretary of Housing and Urban Development

MG-24-000257—\$15,834.57  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1604 Scott Street, McKeesport, PA 15132. Deed Book Volume 12634, Page 174. Block and Lot Number 381-E-318.

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### Monroeville

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#### 2. William J. Fulmer, Jr., Personal Representative of the Estate of William B. Fulmer a/k/a William B. Fulmer, Sr., Deceased, and Helen J. Fulmer

MG-23-001055—\$177,462.15

The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected a dwelling house thereon being known and numbered as 1211 Old Concord Road, Monroeville, PA 15146. Deed Book Volume 9424, Page 168. Block and Lot Number 858-S-323.

#### 44. Michael Jones

MG-22-000226—\$194,432.26  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1154 Colgate Drive, Monroeville, PA 15146. Deed Book 18603, Page 335. Block and Lot Number 0858-D-00261-0000-00.

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### Mt. Lebanon

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#### 3. James R. Johns and Linda M. Lodge

MG-19-000546—\$132,696.98  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 1286 Lakemont Drive, Pittsburgh, PA 15243. Deed Book 10120, Page 629. Block and Lot Number 193-N-54.

#### 24. Kevin A. Janda and Viki J. Janda

MG-16-001134—\$525,535.65  
Emmanuel J. Argentieri, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a condominium unit No. 402 in Building 2-G in Woodridge being known and numbered as 402 Royal Court, Pittsburgh, PA 15234. Deed Book Volume 11728, Page 309. Block and Lot Number 318-C-80-402.

#### 58. Robert J. Kennedy and Victoria DeDonato

GD-22-014552—\$32,273.13  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two and a half story brick house being known as 30 Lemoine Avenue, Pittsburgh, PA 15228. Deed Book Volume 9315, Page 175. Block & Lot No. 141-P-326.

#### 59. Mario Silipigni

GD-23-001024—\$9,314.07  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two story brick house being known as 232 Sleepy Hollow Road, Pittsburgh, PA 15216. Deed Book Volume 16649, Page 48. Block & Lot No. 140-A-32.

#### 69. Edwards Realty & Associates, LP

GD-22-014530—\$7,864.78  
David L. Scherer, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one story, three-family brick house being known as 950 Margaretta Avenue, Pittsburgh, PA 15234. Deed Book Volume 15070, Page 505. Block & Lot No. 250-E-234.

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### Mt. Oliver

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#### 48. Triple D's Estate LLC and Darrell E. Johnson a/k/a Darrell Johnson

GD-24-002250—\$133,806.56  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver:

Having erected thereon a dwelling being known and numbered as 112 Amanda Avenue, Pittsburgh, PA 15210. Deed Book 18982, Page 385. Block and Lot Number 14-L-246.

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### Munhall

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#### 25. Scott W. Schempp and Tabitha M. Schempp

MG-24-000280—\$116,041.74  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3014 Alberta Street, Homestead, Pennsylvania 15120 a/k/a 3014 Alberta Street, Munhall, Pennsylvania 15120. Deed Book Volume 14607, Page 443. Block and Lot Number 0132-H-00152-0000-00.

#### 76. Mark Olsavicky, Sr., Dee Olsavicky, Nadine Knight, Solely as the Known Heirs of George J. Olsavicky, Deceased and All the Unknown Heirs of George J. Olsavicky

GD-23-010484—\$35,243.44  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a 1-story frame dwelling known as 1042 Hays Ln., Homestead, PA 15120 a/k/a 1042 Hays Ln., Munhall, PA 15120, Deed Book Volume 3923, Page 149, Block & Lot No. 179-P-131.

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### North Versailles

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#### 17. Central America Preservation Trust

GD-21-002470—\$8,851.24  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 125 Central Avenue, North Versailles, PA 15137. Deed Book 17421, Page 342. Block and Lot Number 457-C-057.

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### Penn Hills

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#### 4. Kyle Six and Nastacia Six

MG-22-001008—\$168,968.25  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 9600 Frankstown Road, Pittsburgh, PA 15235. Deed Book 18718, Page 109. Block and Lot Number 296-B-123.

#### 18. Daniel M. Wasnick, Jr., Known Heir of Amina Wasnick, Deceased, Lynda Nolan a/k/a Lynda Nolan Skundrich, Known Heir of Amina Wasnick, Deceased, and All Unknown Heirs of Amina Wasnick, Deceased

GD-23-002916—\$18,455.21  
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 343 Jefferson Road, Pittsburgh, PA 15235. Deed Book 3944, Page 328. Block and Lot Number 450-C-32.

#### 19. Samuel R. Greenlee, II, Administrator of the Estate of Helen S. Greenlee

GD-21-009941—\$23,646.99  
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 7219 Travella Boulevard, Pittsburgh, PA

15235. Deed Book 3142, Page 642. Block and Lot Number 173-D-392.

#### 20. Lamar D. Washington

GD-21-010987—\$19,395.32  
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 8926 Frankstown Road, Pittsburgh, PA 15235. Deed Book 16910, Page 289. Block and Lot Number 231-D-38.

#### 26. Latacia Brentley

MG-24-000276—\$77,012.51  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 110 Garlow Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 15183, Page 380. Block and Lot Number 0448-J-00396-0000-00.

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### Pitcairn

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#### 54. Pitcairn Ambulance Association, Inc.

GD-23-000628—\$3,597.74  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 900 Creighton Avenue, Pitcairn, PA 15140. Deed Book Volume 13822, Page 319. Block & Lot No. 746-K-278.

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### Plum

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#### 10. Richard J. Filar and Maura K. Filar

MG-24-000170—\$347,048.06  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling house known as 1170 Balkan Drive, Pittsburgh, PA 15239. Deed Book Volume 12673, Page 353, Block & Lot No. 1104-K-305.

#### 30. Harwood H. Dorman a/k/a Harwood H. Dorman, Jr.

MG-24-000174—\$117,712.84  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 328 Center New Texas Road, Pittsburgh, PA 15239. Deed Book Volume 4074, Page 113. Block and Lot Number 851-R-211.

#### 39. Matthew C. Walling and Kristin L. Walling

MG-24-000256—\$88,386.11  
Jeffrey R. Lalama, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 1081 McAllister Drive, New Kensington, Pennsylvania 15068, Deed Book Volume 13162, Page 544. Block and Lot Number 0968-F-00138-0000-00.

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### Port Vue

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#### 77. Jeffrey Mazzei a/k/a Jeff E. Mazzei a/k/a Jeff Mazzei

GD-23-004582—\$23,830.76  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel 1: Being all that vacant land being known and numbered as Glenn Ave., McKeesport, PA 15133. Deed Book 6823, Page 74. Block and Lot Number 465-B-80;

Parcel 2: Being all that mobile home dwelling being known and numbered as 603 Glenn Ave., McKeesport, PA 15133. Deed Book 6801, Page 521. Block and Lot Number 465-F-101;

Parcel 3: Being all that res. aux. building (no house) being known and numbered as 601 Glenn Ave., McKeesport, PA 15133. Deed Book 6812, Page 124. Block and Lot Number 465-F-102;

Parcel 4: Being all that vacant land known and numbered as Liberty Way, McKeesport, PA 15133. Deed Book 6507, Page 125. Block and Lot Number 465-F-106.

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### Reserve

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#### 9. John Donatelli

GD-24-004703—\$18,985.61  
Kristine M. Anthou, 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. Deed Book Volume 10762, Page 523, Block and Lot Number 78-E-236.

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### Richland

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**63. Jerry C. Kennedy, Jr. and Tammy L. Kennedy**  
GD-23-011713—\$8,757.32  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a two story frame house being known as 241 Whitehaven Drive, Gibsonia, PA 15044. Deed Book Volume 9799, Page 334. Block & Lot No. 1666-J-7.

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### Ross

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#### 72. Daniel J. Miller

MG-23-000717—\$170,893.50  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 105 Donmor Drive, Pittsburgh, PA 15237. Deed Book Volume 15219, Page 122, Instrument Number 2013-10351, Block and Lot Number 0281-S-00144-0000-00.

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### Scott

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#### 15. Dean J. Bergstedt

MG-23-000726—\$271,566.64  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1761 Bower Hill Rd., Pittsburgh, PA 15243. Deed Book Volume 18632, Page 476. Block and Lot Number 0195-M-00200-0000-00.

#### 33. Terrance L. Cassidy

MG-23-000203—\$199,176.62  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 603 Lindsay Road, Carnegie, PA 15106. Deed Book 17041, Page 120. Block and Lot Number 143-A-52.

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### Sewickley

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#### 73. George J. Merrick

GD-23-000195—\$363,752.86  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 605 Mulberry Street, Sewickley, Pennsylvania 15143. Deed Book Volume 11716, Page 564. Block and Lot Number 0421-B-00265-0000-00.

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### Shaler

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#### 28. Carol J. Clark

GD-22-000971—\$20,471.70  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 121 Beech Street, Glenshaw, Pennsylvania 15116-2619, Deed Book Volume 13932, Page 387, Block and Lot 356-E-154.

#### 57. Marcella Gebert, with Notice to Heirs and Assigns

GD-22-014177—\$2,820.08  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one and one half story frame house being known as 1213 Maple Street, Glenshaw, PA 15116. Deed Book Volume 2308, Page 516. Block & Lot No. 356-J-48.

#### 62. George L. Fong

GD-22-013127—\$3,796.24  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story frame house being known as 500 Glen Malcolm Drive, Glenshaw, PA 15116. Deed Book Volume 9844, Page 49. Block & Lot No. 285-E-14.

#### 66. Susan T. Zupancic

GD-22-008423—\$5,702.84  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story brick house being known as 492 Seavey Road, Pittsburgh, PA 15209. Deed Book Volume 10051, Page 210. Block & Lot No. 166-K-212.

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### South Fayette

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#### 8. Charles McClellan and Sherri McClellan

MG-24-000154—\$101,275.22  
Dennis M. Blackwell, Esq.  
412-391-5299

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling house being known and numbered as 632 Millers Run Road, Cuddy, PA 15031. Deed Book Volume 19171, Page 371, Block and Lot Number 325-L-36-0000-00.

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### South Park

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#### 14. Chad A. Hanley

MG-24-000275—\$161,192.06  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

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

known and numbered as 1292 Armstrong Dr., South Park, PA 15129. Deed Book Volume 18000, Page 539. Block and Lot Number 1008-F-00202-0000-00.

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### Swissvale

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#### 75. Major Rainey

GD-23-006439—\$197,762.97  
Brian W. Kincaid, Esq.  
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward of the Borough of Swissvale: Having erected thereon a commercial building being known and numbered as 1910 Monongahela Avenue, Pittsburgh, PA 15218 also known as 1910-1912 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 11572, Page 194, Parcel Number 178-C-145.

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### Turtle Creek

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#### 6. Debbie A. Gdovic

MG-23-001013—\$86,765.44  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 408 Charles Street, Turtle Creek, PA 15145. Deed Book 16850, Page 85. Block and Lot Number 455-L-307.

#### 55. Jose Melendez, Jr.

GD-23-014507—\$5,831.10  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two story brick house being known as 823 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 18071, Page 595. Block & Lot No. 455-L-128.

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### Versailles

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**36. Julian Lamar Sparrow, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, Faythe L. Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, Jonathan Lamar Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, and Charity Lynn Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased**

MG-23-001135—\$61,647.09  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a dwelling being known and numbered as 4605 2nd Street, McKeesport, PA 15132. Deed Book 16481, Page 74. Block and Lot Number 555-S-272.

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### West Mifflin

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#### 49. Duke Race

MG-22-000267—\$82,493.92  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 724 Laura Ave., West Mifflin, PA 15122. Deed Book Volume 8852, Page 399. Block and Lot 0238-K-00178-0000-00.

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### West View

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#### 5. Kory Boehm

MG-23-000949—\$74,583.46  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 134 Georgetown Avenue, Pittsburgh, PA 15229. Deed Book 11948, Page 486. Block and Lot Number 350-P-58.

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### White Oak

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#### 12. Carrie Smallwood and Charles R. O'Bryon, Jr.

MG-24-000354—\$124,458.47  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1710 Educational Drive, McKeesport, PA 15131 a/k/a 1710 Educational Drive, White Oak, PA 15131. Document Number 2016-28803, Deed Book Volume 16534, Page 244. Block and Lot Number 0550-R-00109-0000-00.

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### Wilksburg

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#### 21. Nicole S. Weissert a/k/a Nicole Dabecco, All Unknown Heirs of Daniel J. Weissert, Deceased and the United States of America

GD-23-002174—\$13,927.19  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1114 East Street, Pittsburgh, PA 15221. Deed Book 9465, Page 490. Block and Lot Number 233-G-28.

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### Pittsburgh—7th Ward

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#### 80. Michael A. Dolan, II

GD-18-002761—\$379,856.98  
Jeffrey R. Lalama, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 7th Ward: Having erected thereon a dwelling being known and numbered as 5804 Walnut Street, Pittsburgh, Pennsylvania 15232, Deed Book Volume 11270, Page 6. Block and Lot Number 0085-B-00271-0000-00.

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### Pittsburgh—10th Ward

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#### 78. Anthony Barnett, a/k/a Anthony B. Barnett, Anthony Barnett, as Executor of the Estate of Kevin S. Barnett, deceased, and the Estate of Kevin S. Barnett, deceased

GD-22-011182—\$99,102.59  
John M. Silvestri, Esq.  
412-512-4902

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5208 Brown Way, Pittsburgh, PA 15224, Deed Book Volume 9763, Page 113, Block and Lot Number 50-L-51.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 116 N. Evaline St., Pittsburgh, PA 15224, Deed Book Volume 13712, Page 422, Block and Lot Number 50-L-282-A.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having vacant land being known and numbered as N. Pacific Ave., Pittsburgh, PA 15224, Deed Book Volume 13063, Page 482, Block and Lot Number 50-L-56.



Parcel 4: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having vacant land being known and numbered as Kincaid St., Pittsburgh, PA 15224, Deed Book Volume 13063, Page 487, Block and Lot Number 50-L-57.

### Pittsburgh—11th Ward

**74. Law1 Capital Real Estate, LLC**  
GD-23-009044—\$298,566.18  
Brian W. Kincaid, Esq.  
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6336 Stanton Avenue, Pittsburgh, PA 15206 Deed Book Volume 19051, Page 177, Parcel Number 124-E-159.

### Pittsburgh—13th Ward

**52. Ira Vann Harris, Jr., in His Capacity as Heir of Ira Vann Harris a/k/a Ira Vann Harris, Sr.; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ira Vann Harris a/k/a Ira Vann Harris, Sr.**

MG-22-000168—\$48,580.00

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

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7604 Mulford Street, Pittsburgh, PA 15208. Deed Book Volume 11887, Page 383. Block and Lot 0175-C-00035-0000-00.

**70. Vincent Bennett a/k/a Harold Vincent Bennett, Todd Bennett a/k/a Maurice Todd Bennett and Racheal Flanagan, Known Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett, Deceased, and the Unknown Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett, Deceased**

MG-22-000248—\$36,893.21

Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7123 Kedron Street, Pittsburgh, PA 15208. Deed Book Volume 12553, Page 387. Block and Lot Number 174-A-148.

### Pittsburgh—16th Ward

**43. Travis Buick**

MG-23-001119—\$72,596.88  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 436 Gorgas St., Pittsburgh, PA 15210. Deed Book 16520, Page 344. Block and Lot Number 0032-A-00337-0000-00 a/k/a 0032-A-00337.

### Pittsburgh—20th Ward

**1. Luca Carol**

MG-24-000164—\$44,486.22  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 20th Ward: Having erected thereon a

dwelling being known and numbered as 2631 Bellingham Avenue, Pittsburgh, Pennsylvania 15216. Deed Book Volume 12687, Page 335. Block and Lot Number 0036-S-00068-0000-00.

### Pittsburgh—21st Ward

**7. Triple DS Estate LLC, and Darrell E. Johnson a/k/a Darrell Johnson**

GD-24-001920—\$96,115.93  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1222 North Franklin Street, Pittsburgh, PA 15233. Deed Book 19005, Page 528. Block and Lot Number 22-L-105.

### Pittsburgh—26th Ward

**45. Matthew D. Evans in His Capacity as Heir of the Estate of Robin L. Parker, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robin L. Parker, Deceased**

MG-23-000064—\$40,657.45  
Carolyn Treglia, 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 2420 Wilson Ave., Pittsburgh, PA 15214. Deed Book 12488, Page 546, Instrument Number 2005-19982. Block and Lot Number 0046-E-00209-0000-00.

### Pittsburgh—27th Ward

**32. Hatherley Brittan, and Sean Mickail as Executor of the Estate of Penny Mickail a/k/a Penny L. Mickail, Deceased**

MG-23-000124—\$60,743.88  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1423 Woodland Avenue, Pittsburgh, PA 15212. Deed Book 16879, Page 439. Block and Lot Number 45-E-81.

### Pittsburgh—30th Ward

**51. Edward P. Desabato, Jr. c/o Gioia Mangis, POA**

MG-23-000510—\$38,362.69  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City

of Pittsburgh: Having erected thereon a dwelling being known and numbered as 230 McKinley Street, Pittsburgh, PA 15210. Deed Book Volume 5796, Page 709. Block and Lot 0033-K-00149-0000-00.

### Pittsburgh—32nd Ward

**41. Ronald C. Palashoff**

MG-23-000492—\$68,749.71  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2630 Ivyglen St., Pittsburgh, PA 15227. Deed Book 7885, Page 508. Block and Lot Number 0138-F-00114-0000-00.

### AMENDED NOTICE

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

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

Allegheny County Bar Association  
412-261-0518

Lawyer Referral Services  
412-261-5555

Neighborhood Legal Services  
412-255-6700

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

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

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

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

[www.sheriffalleghenycounty.com](http://www.sheriffalleghenycounty.com).

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Sep 12, 2024

Sep 13, 20, 27, 2024

**Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.**

### Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Bailey, Emily J., deceased, of Pittsburgh, PA. No. 08209 of 2023. Barbara A. Sabatucci, Extr., 2624 Keats Drive, South Park, PA 15129 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

24-03279 Sep 13, 20, 27, 2024

Butterworth, Helen M., deceased, of Bethel Park, PA. No. 03890 of 2024. Greg Alan Butterworth, Co-Extr., 974 Henderson Rd., Bel Air, MD 21019 and James Scott Butterworth, Co-Extr., 223 E. Wallace St., Findlay, OH 45840 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

24-03290 Sep 13, 20, 27, 2024

Conn, Lynn A., deceased, of Pittsburgh, PA. No. 05589 of 2024. Jeffrey Conn, Admr., 1229 Prescott Street, White Oak, PA 15131.

24-01711w Sep 13, 20, 27, 2024

Cressman, Lynne Jean, deceased, of Bellevue, PA. No. 05670 of 2024. David Joel Cressman, Extr., 10255 E. Northpark St., Claremont, OK 74017 or to Claire Johnson Saenz, Esq., 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

24-03283 Sep 13, 20, 27, 2024

Farris, Daniel R. a/k/a Daniel Robert Farris, deceased, of Penn Hills, PA. No. 05625 of 2024. Evon Linette Farris, Extr., 324 Augusta St., Pittsburgh, PA 15235 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-03288 Sep 13, 20, 27, 2024

Gobbie, Kelly Lynn, deceased, of Scott Township, PA. No. 05554 of 2024. Irene F. Hussar, Admr., c/o Lisa M. Henry, Esq., Strassburger McKenna Gutnick & Gefsky, Four Gateway Center, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.

24-01701w Sep 13, 20, 27, 2024

Johnson, Dolores Jean, deceased, of South Park, PA. No. 05144 of 2024. Karin Koeppel, Extr., 1261 Barnstaple Drive, South Park, PA 15129 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

24-03280 Sep 13, 20, 27, 2024

Karbowsky, Craig Henry, deceased, of Shaler Township, PA. No. 05650 of 2024. Eric H. Karbowsky, Admr., 603 Burchfield Road, Allison Park, PA 15101 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

24-03287 Sep 13, 20, 27, 2024

Lindstrom, Bert Roy, deceased, of Pittsburgh, PA. No. 05637 of 2024. Scott R. Lindstrom, Extr., 123 Shafer Road, Coraopolis, PA 15108 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

24-03289 Sep 13, 20, 27, 2024

## Need clients?

The Lawyer Referral Service can help bring them to you.

For details, contact Whitney Hughes at 412-402-6703 or [whughes@acba.org](mailto:whughes@acba.org).

To learn more, see [GetAPittsburghLawyer.com](http://GetAPittsburghLawyer.com).

Maniet, Phyllis E., deceased, of Gibsonia, PA. No. 05788 of 2024. Karen M. Ebert, Extr., 3220 Cramlington Drive, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-01700w Sep 13, 20, 27, 2024

Mulkern, Robert A., deceased, of Richland Township, PA. No. 05093 of 2024. Eileen M. Kudlock, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-03286 Sep 13, 20, 27, 2024

O'Connor, Barbara A., deceased, of Pittsburgh, PA. No. 0780 of 2024. Daniel A. O'Connor, Extr., c/o Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.

24-01708w Sep 13, 20, 27, 2024

Pancari, Joan Rowene, deceased, of Bridgeville, PA. No. 05838 of 2024. Sherry McCarren, Extr., 240 Woodhaven Drive, Bridgeville, PA 15017 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

24-01704w Sep 13, 20, 27, 2024

Piole, David J., deceased, of McKees Rocks, PA. No. 5414 of 2024. Gail M. Piole, Admr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-01710w Sep 13, 20, 27, 2024

Rose, Kathryn J., deceased, of Pittsburgh, PA. No. 05782 of 2024. David E. Rose, Admr., 13385 Lincoln Way, North Huntingdon, PA 15642 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

24-01707w Sep 13, 20, 27, 2024

Sherwood, Jr., Malcolm Henry, deceased, of Pittsburgh, PA. No. 05792 of 2024. Barbara S. Currey, Admr., c/o James R. Fenchel, II, Esq., Fenchel Law Offices, 472 Constitution Boulevard, New Brighton, PA 15066.

24-01703w Sep 13, 20, 27, 2024

Slogan, Michael Craig a/k/a Michael C. Slogan, deceased, of South Park, PA. No. 04847 of 2024. Christie Parris, Admr., 1017 Piney Ridge Drive, South Park, PA 15129 or to Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301.

24-03281 Sep 13, 20, 27, 2024

Etzel, Joan T., deceased, of Whitehall Borough, PA. No. 05661 of 2024. F. William Etzel, Co-Extr., 304 Farmcrest Drive, Oakdale, PA 15071 and Kirsten M. Billbie, Co-Extr., 103 Washington Drive, Jefferson Hills, PA 15025 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

24-01655w Sep 6, 13, 20, 2024

Hart, James P., deceased, of Wilkins Township, PA. No. 02415 of 2024. James D. Hart, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

24-03219 Sep 6, 13, 20, 2024

Kinzler, Christopher James, deceased, of Pittsburgh, PA. No. 03223 of 2020. Holly Kinzler, Extr., 1013 Deerfield Circle, Wexford, PA 15090 or to Matthew J. Brungo, Esq., 304 Ross Street, Suite 601, Pittsburgh, PA 15219.

24-03220 Sep 6, 13, 20, 2024

Lopus, Phyllis V., deceased, of Pittsburgh, PA. No. 04695 of 2024. Allen M. Lopus, Extr., 402 Greyhawk Circle, Venetia, PA 15367 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.

24-03225 Sep 6, 13, 20, 2024

Metz, Susan D., deceased, of Pittsburgh, PA. No. 05107 of 2024. Terri Lynn Fulton, Extr., 940 Cimarron Drive, Pittsburgh, PA 15235 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-03218 Sep 6, 13, 20, 2024

Phillips, Joseph, deceased, of Pittsburgh, PA. No. 7816 of 2023. Carol Lynn Gallagher, Admr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

24-03224 Sep 6, 13, 20, 2024

Siebert, Melva A., deceased, of North Versailles, PA. No. 5675 of 2024. Steve W. Siebert, Jr., Extr., 2115 Harrison Street, McKeesport, PA 15132 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

24-01658w Sep 6, 13, 20, 2024

Stewart, Mildred E., deceased, of Pittsburgh, PA. No. 02943 of 2003. Robert W. Kolb, Extr., 121 Wabash St., Carnegie, PA 15106 or to Matthew J. Brungo, Esq., 304 Ross Street, Suite 601, Pittsburgh, PA 15219.

24-03221 Sep 6, 13, 20, 2024

Trusnovic, Beverly K., deceased, of Oakdale, PA. No. 4711 of 2024. Stephen P. Trusnovic, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

24-03223 Sep 6, 13, 20, 2024

Yencik, Susan K., deceased, of Pittsburgh, PA. No. 08352 of 2021. Robin E. Seddon, Extr., 115 High Street, Frostburg, MD 21532 or to Matthew J. Brungo, Esq., 304 Ross Street, Suite 601, Pittsburgh, PA 15219.

24-03222 Sep 6, 13, 20, 2024

Beiriger, Roberta a/k/a A. Roberta Beiriger, deceased, of Monroeville, PA. No. 3081 of 2024. Michael J. Beiriger, Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-03094 Aug 30; Sep 6, 13, 2024

Culhane, Helen M., deceased, of West Mifflin, PA. No. 04515 of 2024. Sean P. Windisch, Admr., 238 Banbury Lane, Pittsburgh, PA 15220 or to Robert H. Gustine, Esq., Straka & Gustine, LLP, 1130 Greentree Road, Pittsburgh, PA 15220.

24-03092 Aug 30; Sep 6, 13, 2024

DeBellis, Lawrence J., deceased, of Verona, PA. No. 5281 of 2024. Meg L. Burkardt, Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-03095 Aug 30; Sep 6, 13, 2024

Haven, Lynda Cheryl a/k/a Lynda C. Haven, deceased, of Reserve Township, PA. No. 05382 of 2024. Stephen Carl Wacaster, Co-Extr. and Stephanie Wacaster Pack, Co-Extr., c/o Thomas J. Dempsey, Jr., Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-01607w Aug 30; Sep 6, 13, 2024

Hedgren, Arthur W. a/k/a Arthur W. Hedgren, Jr., deceased, of Pittsburgh, PA. No. 04775 of 2024. Gregg R. Hedgren, Extr., 1426 Rosebank Avenue, Nashville, TN 37206 or to James K. Goldberg, Esq., Clark Hill PLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219-1425.

24-03091 Aug 30; Sep 6, 13, 2024

Hughes, John Robert, deceased, of Bethel Park, PA. No. 04054 of 2024. John Robert Hughes, Jr., Extr., 3313 Forrest Rd., Bethel Park, PA 15102 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA 15241.

24-01603w Aug 30; Sep 6, 13, 2024

Marchetti, Alice M. a/k/a Alice Marchetti, deceased, of Pittsburgh, PA. No.

04712 of 2024. William M. Marchetti, Extr., 84 Gibson Street, Emsworth, PA 15202 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

24-01605w Aug 30; Sep 6, 13, 2024

McCloy, Sarah Alice, deceased, of Pittsburgh, PA. No. 05369 of 2024. Nancy Silay, Extr., 206 Hilglor Dr., Pittsburgh, PA 15209.

24-01606w Aug 30; Sep 6, 13, 2024

Sauter, Arthur W., deceased, of Shaler Township, PA. No. 05237 of 2024. Marsha Vinski, Extr., 2604 Sapling Street, 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.

24-03093 Aug 30; Sep 6, 13, 2024

Sigmund, Harriet Darline a/k/a Harriet D. Dukic a/k/a Harriet D. Sigmund a/k/a Harriet Darlene Sigmund, deceased, of McKeesport, PA. No. 02546 of 2024. Thomas J. Dempsey, Jr., Admr. and Atty., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-01608w Aug 30; Sep 6, 13, 2024

#### Articles of Incorporation Nonprofit Corporation

Ronald A. Sugar, Esq., 394 Bigelow St., Pittsburgh, PA 15207. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on July 30, 2024, with respect to a nonprofit corporation, Bridge for Brain Health, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-01706w Sep 13, 2024

#### Notice

CITATION - COURT OF COMMON PLEAS - ALLEGHENY COUNTY - COMMONWEALTH OF PA - NO. 022306747 - IN RE: THE ESTATE OF SASCHA BROSIER, DECEASED - To: WILLIAM STAFFORD - At the instance of: TENILLE BROSIER - You are hereby cited to be and appear before me, Michael McGeever, Director of Dept. of

Court Records, Wills/Orphans' Court Div. of Allegheny County, PA on or before 10/4/24 at 10:00 a.m. prevailing time in my office at 414 Grant St., 1st Fl., City-County Bldg., Pittsburgh, PA 15219, TO SHOW CAUSE Why, Letters of Administration should not be granted to Petitioner TENILLE BROSIER and why she should not be appointed Administratrix of the Estate of SASCHA BROSIER, deceased. The date 10/4/24 is not a Hearing Date. An Answer must be filed before this date; However, the hearing date will be arranged between counsel and the Director. Given under my hand and seal of office, at Pittsburgh, PA this 4th day of Sept. 2024. /s/ Michael McGeever, Dir. of Dept. of Court Records. /s/ Carla Sheffield, Index. By Atty.: KRISTEN L. BEHRENS, DILWORTH PAXSON LLP, 1500 Market St., Ste. 3500E, Phila., PA 19102, 215-575-7084.

24-03327 Sep 13, 20, 2024

#### Notice

ESTATE NOTICE - SERVICE BY PUBLICATION - ESTATE OF ROBERT WISNIEWSKI, DECEASED - LATE OF ALLEGHENY COUNTY - To: LINDA WISNIEWSKI, heir of Robert Wisniewski, Deceased (D.O.D. 4/13/22) - A Petition for Alias Citation to Compel Administration of Decedent's Estate by Surviving Heir or in the Alternative to Show Cause Why Petitioner or his Nominee Should Not Be Appointed Administrator, has been filed by a principal creditor of decedent, Citizens Bank, N.A., and a Citation has been awarded directed to the above Heir to be and appear before me, Michael McGeever, Director of Dept. of

Court Records, Wills/Orphans' Court Div. of Allegheny County, PA on or before 9/20/24 at 10:00 a.m. prevailing time in my office at 414 Grant St., 1st Fl., City-County Bldg., Pittsburgh, PA 15219, TO SHOW CAUSE Why, Letters of Administration should not be granted to the Petitioner's nominee, Charles A.J. Halpin, III, Esq., for the Estate of Robert Wisniewski, Deceased. The date 9/20/24 is not a hearing date. An answer must be filed before this date; However, the hearing date will be arranged between counsel and the Director. /s/ Charles A.J. Halpin, III, Esq., 100 S. Broad St., #1830, Phila., PA 19110, 215-563-4613.

24-03329 Sep 13, 2024

#### Notice of Trust

Notice is hereby given of the administration of the The James Caristo Living Trust Dated June 29, 2021. James Caristo, settlor of the trust, of Collier Township, County of Allegheny, and Commonwealth of Pennsylvania, died on August 6, 2028. All persons having claims against James Caristo are requested to make known the same to the trustee of attorney named below. All persons indebted to James Caristo are requested to make payment without delay to the trustee or attorney named below.

Tammy Jo Caristo, Trustee  
67 Cowan Road  
Carnegie, PA 15106

Pecori & Pecori, Attorneys at Law  
7051 Steubenville Pike, Suite 7  
Oakdale, PA 15071

24-03233 Sep 6, 13, 20, 2024

#### CIVIL DIVISION

#### Arbitration Awards

(Continued from Page 1, Column 2)

**Thatcher, Jr. vs Pittsburgh Car Detail, LLC; AR-24-000028; P-atty: Pro Se; D-atty: Pro Se;** Award for Plaintiff in the amount of \$2,569.72 and against Defendant. Dated 09/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40582

**Eckert, et al vs Jordan; AR-24-000286; P-atty: Joseph G. Heminger; D-atty: Pro Se; Non Jury Verdict Dated 09/09/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$24,706.00 plus costs. Defendant not appearing. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.**

**Flickinger vs Tokarzewski; GD-23-005369; P-atty: Jeffrey C. Catanzarite; Non Jury Verdict**

**LVNV Funding, LLC vs Edwards; AR-23-004430; P-atty: Christopher B. Carfagno; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$16,371.98 plus costs. Defendant not appearing at 10:10 a.m. Dated 09/09/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40590**

**Dubin vs Honest Renovators; AR-23-006033; P-atty: Pro Se; D-atty: Matthew D. Galey; Award for Defendant Dated 09/09/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40589**

**Holzappel vs Zoological Society of Pittsburgh; AR-24-000374; P-atty: John E. Quinn; D-atty: Louis A. DePaul, Eric D. Brill; Award for Defendant on Plaintiff's claim. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 09/10/24. Arbitration Board #40592**