

The Pittsburgh Legal Journal

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JANUARY 26, 2024
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CIVIL DIVISION

General Docket

Municipality of Monroeville vs Lexington Hills Homeowners Association; GD-24-000415; Municipal Lien; Municipal Lien; 1082.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Lexington Hills Homeowners Association; GD-24-000416; Municipal Lien; Municipal Lien; 496.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs 101 Mall Boulevard Owner LLC; GD-24-000417; Municipal Lien; Municipal Lien; 12722.00; Atty(s): Wratcher Robert J
Stagel Kyle; GD-24-000418; Petition for Change of Name; Petition to Change Name; Atty(s): Linkosky Sara, Linkosky John

Municipality of Monroeville vs Javelin Holdings LLC; GD-24-000419; Municipal Lien; Municipal Lien; 4060.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs CFT NV Developments LLC; GD-24-000420; Municipal Lien; Municipal Lien; 1288.00; Atty(s): Wratcher Robert J

84 Lumber Company L.P. vs Cooper Builders Inc., Cooper Gary; GD-24-000421; Contract - Other; Complaint; 201506.88; Atty(s): Blick William E, Jegasothy S. Manoj

Aurora Health Services LLC vs Mindful Tides Therapy LLC, Jarabeck Kristine, Davis Kindall, Johnston Jeffrey, Mindful Validations Consulting LLC, Pinebrook Consulting LLC; GD-24-000422; Contract - Other; Motion-Preliminary Injunction; 1000000.00; Atty(s): Arnold Roy W., Butcher Jayme L., Kovalyak Samantha L.

Teichman Michelle M. vs West Penn Allegheny Health System Inc.; GD-24-000423; Medical/Hospital Liability; Complaint; Atty(s): Simon Scott M, Martin David A., Lesik Noah S.

Mariner Finance LLC vs McElroy Jamie; GD-24-000424; MDJ Transcript; Notice of Judgment Mailed; 6776.23; Atty(s): Pro Se

O'Hare Dennis vs Aero Global Logistics; GD-24-000425; Motor Vehicle Accident; Complaint; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

Cullen Simon F vs Stolarz Benjamin C.; GD-24-000426; Motor Vehicle Accident; Complaint; Atty(s): Mayer Jr. Paul G.

Flowers Marcus vs Lagrotteria Jeffrey; GD-24-000427; Other Tort; Praecipe for Writ of Summons; Atty(s): Rudert Erin K

Legath Stephen vs Angiolini Stephen, Rosati Kristen; GD-24-000428; MDJ Transcript; Praecipe for Writ of Execution; 3137.38; Atty(s): Pro Se

CIVIL DIVISION

New Arbitration Suits

Siwik-Johnson Brandon vs Almohamed Said; AR-24-000141; Contract - Debt Collection; Defendant's Appeal of MDJ; 1159.70; Atty(s): Pro Se

Cleanup Services Inc. vs Taylor Jerrold F.; AR-24-000142; Contract - Debt Collection; Complaint; 2311.46; Atty(s): McKenna Mark F

Wright Holly vs Tedesco Vanessa; AR-24-000143; Motor Vehicle Accident; Complaint; 50000.00; Atty(s): Zafraan Jared Scott

Discover Bank vs Ballard Paulajeane J.; AR-24-000144; Contract - Credit Card; Exhibits; 4042.13; Atty(s): Loewy Andrew, Armstrong Kirsten R., Fitzgibbon Brittany R., Strand Jason Emerson

Difiore Todd Patricia vs Heartland Restaurant Group LLC; AR-24-000145; Other Professional Liability; Complaint; Atty(s): Vincler Robert Paul

Gouza Theodore T. vs Toyota Motor Sales USA Inc.; AR-24-000148; Contract - Other; Complaint; Atty(s): Roseman Christina Gill

Avondolio James Matthew vs Cross Border Wealth LLC; AR-24-000146; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Pro Se

National Collegiate Student Loan Trust 2007-4 vs Tressler Jaimee A., Obyron Florence; AR-24-000147; Contract - Debt Collection; Exhibits; 33949.67; Atty(s): Ratchford Michael

Pintac Steven C. vs Bj's Spotless Car Wash; AR-24-000149; Other Tort; Complaint from MDJ Decision; Atty(s): Pro Se

Fox Chapel Mews Association vs Rish Jane; AR-24-000150; Against Property Owner; Complaint; 24047.18; Atty(s): Burkhart Lisa M

Progressive Specialty Insurance Company vs Wade Ivy M.; AR-24-000151; Motor Vehicle Accident; Complaint; 19259.56; Atty(s): Dougherty Michael J.

Lake MacLeod Homeowners' Association Inc. vs Vats Kalyani R., Vats Abhay N.; AR-24-000152; Against Property Owner; Complaint; 6610.00; Atty(s): Burkhart Lisa M

Scatena Jr. Gino F. vs Penn Landscape & Cement Work, Vaccarello Anthony; AR-24-000153; Contract - Debt Collection; Notice of Change of Address; 1669.84; Atty(s): Pro Se

Anthony Jr. Larry George vs General Motors LLC; AR-24-000154; Contract - Other; Complaint; Atty(s): Silverman Robert M

Newton Square No. 1 Condominium Association vs Ross Megan K.; AR-24-000155; Against Property Owner; Complaint; Atty(s): Burkhart Lisa M

ORPHANS' COURT

Wills

Mary L. Solomon, deceased; Amy Solomon Leopold, Extr.; Atty: Rebecca A. Bowman; 00017 of 2024.

Gail L. Weaver, deceased; Margie Hammer Lieber, Extr.; Atty: Pernille Frankmar; 00020 of 2024.

Richard S. McNulty, deceased; Richard S. McNulty, Co-Extr., Karen Frobe, Co-Extr.; 00021 of 2024.

Robert P. Subasic, Sr., deceased; Robert P. Subasic, Jr., Extr.; 00033 of 2024.

BANKRUPTCY COURT

Western District

MaryEllen Hatcher; ALLEGHENY-PA; 23-22752; Atty: Kenneth Steidl; Chapter: 7; Filed 12/27/2023; Judge Taddonio

James T. Och, Jr.; ALLEGHENY-PA; 23-22753; Atty: Kenneth Steidl; Chapter: 13; Filed 12/27/2023; Judge Bohm

Elizabeth M. Fennell; ALLEGHENY-PA; 23-22754; Atty: Kenneth Steidl; Chapter: 7; Filed 12/27/2023; Judge Taddonio

Jennifer L. Kos; BEAVER-PA; 23-22755; Atty: Kenneth Steidl; Chapter: 7; Filed 12/27/2023; Judge Deller

ALLEGHENY COUNTY BAR ASSOCIATION Nominating Committee Solicitation of Candidates for 2024-2025 President-Elect, Treasurer, Governors and Members of the Judiciary Committee

The Nominating Committee of the Bar Association is seeking candidates for the positions of President-Elect, Treasurer (two-year term), five (5) Governor positions (three-year terms) and eleven (11) Judiciary Committee positions (three-year terms). Terms are to begin on July 1, 2024.

Qualifications:

President-Elect—Candidate must be a member of the Bar Association and a current or former member of the Board of Governors of the Bar Association. One seat is available for a one-year term, with the individual automatically ascending to the position of President and, subsequently, Immediate Past-President.

Treasurer—Candidate must be a member of the Bar Association and have served as a member of the Audit or Finance Committee for at least the year prior to taking office. One seat is available for a two-year term.

Governor—Candidate must be a member of the Bar Association and should have a history of active participation in one or more Committees, Divisions or Sections of the ACBA. Five (5) seats are available for three-year terms.

Judiciary Committee—Candidate must be a member of the Bar Association and should be actively practicing and appearing before judges of the Allegheny County Court of Common Pleas, PA Appellate Courts and/or Federal Courts. Eleven (11) seats with three-year terms will be filled by election to the Judiciary Committee. The following seats will be elected in 2024:

- Three (3) seats for members who are diverse as that term is defined by Section 1.3 of the ACBA By-Laws
- Five (5) seats representing practice-areas of the court system, with one seat available for members whose practices focus on each of the following: Appellate, Civil, Criminal, Family and Elder Law/Probate & Trust
- Two (2) At-Large seats which shall be available to any member(s) of the Association
- One (1) Young Lawyer seat (0 to 10 years of practice experience).

Anyone desiring to run for the above positions must submit a resume and completed ACBA Nomination Application Form (the Nomination Form can be downloaded from the ACBA website at ACBA.org or obtained by contacting David Blaner at 412-402-6601 / dblaner@acba.org).

The Nomination Application Form and resume are to be emailed to David A. Blaner, Executive Director, at dblaner@acba.org. **All applications with resumes must be received by 4:00 p.m. Friday, February 9, 2024.**

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Upper St. Clair Township vs Marcucci Donald R, Marcucci Mary Ellen; GD-24-000429; Sci Fa sur Municipal Lien; Praecepte - Sci Fa sur Tax Lien; 8150.00; Atty(s): Mongillo David J., Firman Irving S

Bruns Ryan vs Owens Grayson, Owens Raymond; GD-24-000430; Motor Vehicle Accident; Complaint; Atty(s): Levin Gabriel Zalman

Octave Christopher vs Economy Premier Assurance Company; GD-24-000431; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I.

McClintock Jason, Getz Samantha vs Saunders Michelle, City of Pittsburgh; GD-24-000432; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Nalducci Walter

Municipality of Monroeville vs McNair Properties LLC; GD-24-000433; Municipal Lien; Municipal Lien; 1082.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs MJM Capital LLC; GD-24-000434; Municipal Lien; Municipal Lien; 1238.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs HTA Monroeville LLC; GD-24-000435; Municipal Lien; Municipal Lien; 171.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs CCI Telecommunications LLC; GD-24-000436; Municipal Lien; Municipal Lien; 1082.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs ATL Realty LLC; GD-24-000437; Municipal Lien; Municipal Lien; 578.00; Atty(s): Wratcher Robert J

Collins Frank vs UPMC Community Medicine Inc, Burke and Bradley Orthopedics, Bradley M.D. James P.; GD-24-000438; Medical/Hospital Liability; Complaint; Atty(s): Simon Scott M, Martin David A.

Brown Jared Martin vs Complete Auto and Performance; GD-24-000439; MDJ Transcript; Notice of Judgment Mailed; 10780.07; Atty(s): Beam Matthew J, Goodermote Andrew C.

Municipality of Monroeville vs Berkeley Square Planned Community Association Inc.; GD-24-000440; Municipal Lien; Municipal Lien; 1074.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Karrington Operating Company; GD-24-000441; Municipal Lien; Municipal Lien; 810.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Landmark Savings Assn; GD-24-000442; Municipal Lien; Municipal Lien; 942.00; Atty(s): Wratcher Robert J

Bicket Alexander P vs Pennsylvania Electric Company; GD-24-000443; Asbestos Silicas; Praecepte for Writ of Summons; Atty(s): Savinis Janice M, Kane John R., Gallucci Michael J

Libell Michelle vs CBL & Associates Management Inc., CBL Monroeville L.P., CBL Properties LLC, CBL & Associates Properties Inc., Tedesco Excavating and Paving Inc.; GD-24-000444; Against Property Owner; Praecepte for Writ of Summons; Atty(s): Monzo Jeffrey D

Municipality of Monroeville vs Second Fed S&LA; GD-24-000445; Municipal Lien; Municipal Lien; 678.00; Atty(s): Wratcher Robert J

Monroeville Borough vs Wentz Jack; GD-24-000446; Municipal Lien; Municipal Lien; 1082.00; Atty(s): Wratcher Robert J

Norfolk Southern Railway Company vs West Carson Associates Inc.; GD-24-000447; Declaration of Taking; Petition Initiating Case; Atty(s): Kush Victoria Bechtold, Goldman Kathleen Jones

Hemlock Remodeling LLC vs Michael Sisko; GD-24-000448; Mechanic's Lien; Certificate of Location; 62035.73; Atty(s): Webb Benjamin D.

Niehaus Pamela vs Sullivan Super Service Inc.; GD-24-000449; Other Tort; Praecepte for Writ of Summons; Atty(s): Brumfield David

Eguaoje Babatunde vs Burns Adam; GD-24-000450; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Booth Patrick C., Chaffin Eric T, Joseph Justin David

S&T Bank vs Morgan Nathaniel R.; GD-24-000451; DSB (for money commercial); Notice of Judgment & Documents; 7862146.85; Atty(s): Kile Brian M

Hummel III Howard vs Manns Patricia A.; GD-24-000452; Motor Vehicle Accident; Complaint; Atty(s): Cartwright James L., Giannetti Anthony J.

Petrowski Marianne vs Sightline Ophthalmic Associates P.C., Southwestern Ambulatory Surgery Center LLC, Espandar M.D. Ladan; GD-24-000453; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Fardo Noah P, Rogel William F., DiPaola Jaclyn Marie

Brentwood Borough School District, Brentwood Borough vs Seddon Jacquelyn N; GD-24-000454; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 6615.21; Atty(s): Vogel John T.

Finney Jacqueline vs Tillman Derrick, DNT Properties LLC; GD-24-000455; Miscellaneous Petition; Petition to Proceed IFP; Atty(s): Pro Se

Marian Manor Corporation vs Slain Daniel L; GD-24-000456; DSB (for money commercial); Notice of Judgment & Documents; 39238.50; Atty(s): Dietrich Danielle L.

Breighner Kristi vs Philips North America LLC; GD-24-000457; Equity; Complaint; Atty(s): Tucker Kevin W., Abramowicz Kevin J., Steiger Chandler, Moore Stephanie

Mozol Austin vs Polyanskyy Pavlo; GD-24-000458; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Gurrera II Lawrence E

Silver Susan A. vs 3 Rivers Brick Pointing & Cleaning LLC, Duncan Dorin; GD-24-000459; MDJ Transcript; Notice of Judgment Mailed; 2240.03; Atty(s): Pro Se

Commonwealth of PA Department of Labor & Industry vs Pippens Sherwin D.; GD-24-100100; Unemployment Compensation Lien; Unemployment Compensation Lien; 1318.97

Commonwealth of PA Department of Labor & Industry vs Dellas Frozen Custard LLC; GD-24-100101; Unemployment Compensation Lien; Unemployment Compensation Lien; 2343.55

Commonwealth of PA Department of Labor & Industry vs Bartko Insulation Services LLC; GD-24-100102; Unemployment Compensation Lien; Unemployment Compensation Lien; 1416.35

Commonwealth of PA Department of Labor & Industry vs Thomas Nicole; GD-24-100103; Unemployment Compensation Lien; Unemployment Compensation Lien; 1425.61

Commonwealth of PA Department of Revenue vs Ace A Video Productions; GD-24-100104; Commonwealth Tax Lien; Business Taxes; 6708.28

Commonwealth of PA Department of Revenue vs Long Investment Group LLC; GD-24-100105; Commonwealth Tax Lien; Business Taxes; 4809.66

Commonwealth of PA Department of Revenue vs Moses Melissa, Moses Robert M.; GD-24-100106; Commonwealth Tax Lien; Personal Income Tax; 4465.41

Commonwealth of PA Department of Revenue vs Tran Le Julieanna, Le Toan H; GD-24-100107; Commonwealth Tax Lien; Personal Income Tax; 4457.86

Commonwealth of PA Department of Revenue vs Boros Shawn J, Enciso Jennifer L; GD-24-100108; Commonwealth Tax Lien; Personal Income Tax; 2272.09

Commonwealth of PA Department of Revenue vs Mineral Processing Specialties Inc.; GD-24-100109; Commonwealth Tax Lien; Business Taxes; 4413.76

Commonwealth of PA Department of Revenue vs Titan Hvac Inc; GD-24-100110; Commonwealth Tax Lien; Business Taxes; 4416.96

Commonwealth of PA Department of Revenue vs Hometown Rooter Plumbing Llc; GD-24-100111; Commonwealth Tax Lien; Business Taxes; 4691.91

Commonwealth of PA Department of Revenue vs Roth Carpet Cleaning Inc.; GD-24-100112; Commonwealth Tax Lien; Business Taxes; 12071.93

Commonwealth of PA Department of Revenue vs Degnan Daniel C; GD-24-100113; Commonwealth Tax Lien; Personal Income Tax; 9992.77

Commonwealth of PA Department of Revenue vs Enciso Jennifer L; GD-24-100114; Commonwealth Tax Lien; Personal Income Tax; 2249.88

PNC National Association vs Amoroso Cynthia A.; MG-24-000028; Mortgage Foreclosure; Complaint; Atty(s): Pierro Michelle Lynn

Bank of America N.A. vs Turner Diane E; MG-24-000029; Mortgage Foreclosure; Confidential Information Form; 14875.32; Atty(s): Manuel-Coughlin Jill

Wilmington Savings Fund Society vs Stewart Deborah L; MG-24-000030; Mortgage Foreclosure; Complaint; 143027.70; Atty(s): Fein Jill M.

Legacy Mortgage Asset Trust 2021-GS3 vs Watts Edward J.; MG-24-000031; Mortgage Foreclosure; Complaint; 67355.36; Atty(s): Gable Samantha

Lakeview Loan Servicing LLC vs McBride II James P.; MG-24-000032; Mortgage Foreclosure; Complaint; 74161.39; Atty(s): Fay Roger

Nanni Kelly, Nanni Seth vs Yancey D.O. Jacqueline D., Allegheny Clinic, West Penn Allegheny Health System Inc.; GD-24-000464; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Neuman Sandra S

Brentwood Borough School District, Brentwood Borough vs Marshall James M., Marshall Susan J.; GD-24-000466; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 5547.39; Atty(s): Vogel John T.

Brentwood Borough School District, Brentwood Borough vs Marshall James J., Marshall Susan J.; GD-24-000467; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 20718.89; Atty(s): Vogel John T.

Finigan Amanda vs Nabiev Abdugani, KMS Trans Inc., Bobo Transportation Inc.; GD-24-000468; Other Tort; Praecepte for Writ of Summons; Atty(s): Apepos G. Christopher

Citibank N.A. vs Snyder Ashley M.; GD-24-000469; MDJ Transcript; Notice of Judgment Mailed; 3276.13; Atty(s): Urban Matthew D.

Citibank N.A. vs Radvak Linda R; GD-24-000470; MDJ Transcript; Notice of Judgment Mailed; 2583.80; Atty(s): Urban Matthew D.

Citibank N.A. vs Radcliffe Ronald J.; GD-24-000471; MDJ Transcript; Notice of Judgment Mailed; 3661.25; Atty(s): Urban Matthew D.

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

COURT NOTICES

Court of Common Pleas
of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY FEBRUARY 26, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, APRIL 8, 2024**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
24-00184

Court of Common Pleas
of Allegheny CountyJUVENILE COURT
MOTIONS SCHEDULE

February 2024

February 1 - Judge Sizemore
February 2 - Judge Sizemore
February 5 - Judge Cozza
February 6 - Judge Cozza
February 7 - Judge Cozza
February 8 - Judge Cozza
February 9 - Judge Cozza
February 12 - Judge Middleman
February 13 - Judge Middleman
February 14 - Judge Middleman
February 15 - Judge Middleman
February 16 - Judge Middleman
February 19 - Holiday
February 20 - Judge Woodruff
February 21 - Judge Woodruff
February 22 - Judge Woodruff
February 23 - Judge Woodruff
February 26 - Judge Spurgeon
February 27 - Judge Spurgeon
February 28 - Judge Spurgeon
February 29 - Judge Spurgeon

23-04950

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

February 2024

February 1 - McGough, J. in Courtroom 425 at 2:00 PM
February 2 - No Motions
February 5 - McCrady, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM
February 6 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
February 7 - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM

February 8 - Sweeney, J. in Courtroom 425 at 2:00 PM *See below
February 9 - No Motions
February 12 - McGough, J. in Courtroom 425 at 2:00 PM
February 13 - Middleman, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM
February 14 - Korb, J. in Courtroom 425 at 2:00 PM
February 15 - Woodruff, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM
February 16 - No Motions
February 19 - Court Holiday
February 20 - Eaton, J. in 814 City-County Building at 2:00 PM
February 21 - Sweeney, J. in Courtroom 425 at 2:00 PM *See below
February 22 - Costa, J. in Courtroom 425 at 2:00 PM
February 23 - No Motions
February 26 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
February 27 - Bubash, J. in Courtroom 425 at 2:00 PM
February 28 - Bush, J. in Courtroom 320 at 10:00 AM and Sweeney, J. in Courtroom 425 at 2:00 PM *See below
February 29 - Korb, J. in Courtroom 425 at 2:00 PM

*Pending the publication of Judge Sweeney's Standard Operating Procedures please submit all Motions for Judge Sweeney to amy.ross@alleghenycountys.us 48 hours prior to your intended submission date.

000 Senior Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korb, 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

24-00156

Court of Common Pleas
of Allegheny CountyOrphans' Court Judges Motions
Schedule for the Month of
February 2024

Week of

February 1 - Judge O'Toole
February 12 - Judge Marmo
February 19 - Judge McCarthy
February 26 - Judge Williams

24-00084

COURT SCHEDULES

Daily Jury and
Non-Jury
Trial List

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

Monday
January 29, 2024

Jury Trials

(267C) 201016 GD-19-3228
Estate of Kris T. Kennedy, et al vs A. O. Smith Corporation, et al; P-Atty: Michael James Gallucci; D-Atty: Concetta Angela Silvaggio; 4x

Non-Jury Trials

(268) 204308 GD-22-6047
Darryl F. Hall vs Darin Cephas; P-Atty: Pro Se; D-Atty: Matthew A. Bole; 1x

(269) AR-22-2534
Citizens Bank, N.A. vs Philip DeCapito; P-Atty: Demetrios H. Tsarouhis; D-Atty: Martin Murray Scoratow; 1x

(270) AR-22-2838
JP Morgan Chase Bank, N.A. vs Jason Newton; P-Atty: James A. Holzman; D-Atty: Pro Se; 1x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Wednesday
January 31, 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-0004657-23; Andre M. Butler; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Heather Anne Kelly
CR-0011086-19; Rashad Cole; Simple Assault; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Max James Iverson
CR-0001851-23; Brock Lance Davis; Agg. Ind. Assault - Comp. Less Than 13 Years Old; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Patrick J. Thomassey
CR-0002340-23; Antoine Dorsey; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: Criminal Division Allegheny County District Attorney's Office
CR-0002381-23; Ernest Hardman; Crim Tres-Enter Structure; ADA: Criminal Division Allegheny County District Attorney's Office

CR-0003034-23; Che Juan Jones Jr.; Firearms Not To Be Carried W/O License; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: H. Craig Hinkle

CR-0004744-23; Devaughtaye Cali Moore; Receiving Stolen Property; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Owen Matthew Seman

CR-0004606-23; Jamar Irwin Spencer; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Bobby Joe Chambers Jr.

Judge Alexander P. Bicket
Courtroom 321

CR-0001198-23; Dana Anderson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Nina Martinelli

CR-0000635-23; Dana Anderson; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Nina Martinelli

CR-0001850-23; Mark Alan Laughner; Theft By Unlaw Taking-Movable Prop; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Adam Reynolds

CR-0000623-23; Syreeta Milligan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Michael B. Kalocay

CR-0005667-23; Vincent M. Serzan; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Casey David White

Judge Kelly Bigley
Courtroom 525

CR-0001370-23; Shane Michael Bates; DUI: Controlled Substance - Impaired Ability - 3rd Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Joseph Wayne Turman

CR-0001486-23; Matthew A. Best; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: John Kerrington Lewis Jr.

CR-0002001-23; Matthew A. Best; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: John Kerrington Lewis Jr.

CR-0005514-23; Dorothea Chambers; DUI: Controlled Substance - Impaired Ability - 3rd Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Seth Miller Barkley

CR-0005758-23; Surrton Cotton; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: David Andrew Obara

CR-0006210-23; Nathan Robert Davis; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: David Andrew Obara

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

CR-0003664-23; Cassandra Lydia Dent; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0005755-23; Michael Arnold Flynn; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas William Sporrer Jr.**

CR-0004643-23; Santos Erasmo Galdamez; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0011851-18; Santos Erasmo Galdamez; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0005625-23; Regis M. Maiette Jr.; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0004581-21; Denika McIntosh; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0007710-21; Mark D. McKinley Jr.; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; D-atty: **Taylor Marie Corn**

CR-0004563-23; Ronald Eugene Peters Jr.; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

CR-0012087-18; Tyler Alexander Sacco; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0002833-22; Debra Stanley; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

CR-0013125-19; Hannah Stimmel; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0005624-23; Anthony Lamont Tate Sr.; DUI: Highest Rte of Alc (BAC .16+) 4th Off & Sub; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0008296-21; Jenna Tigner; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0005965-23; Jenna Tigner; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0001957-22; Jasmine Williams; DUI: Gen Imp (BAC .08 - .10) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**Judge Edward J. Borkowski
Courtroom 514**

CR-0006373-23; Riyad Ibn Muh Christian; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelvin L. Morris**

**Judge Susan Evashavik Dilucente
Courtroom 530**

CR-0000158-23; Paul Eric Brown; Institut'l Vand'ism Educ Facil; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0001993-23; Todd M. Hanus; Cruelty to Animals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael E. Moser**

CR-0006406-23; Zakayah A. Scott; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelvin L. Morris**

**Judge Thomas Flaherty
Courtroom 324**

CR-0005078-23; Keymarree C. Daniels; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005891-23; Davon Aaron Dixon; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0002490-23; Christopher Durden; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0006091-23; David Hipps; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

CR-0006478-22; Adolph Knight Moore; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0005684-23; Theodore Morton; Aggravated Assault - Fear of Imminent SBI designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0003743-23; Tevin Dewayne Perry; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0000200-23; Tevin Dewayne Perry; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

CR-0005074-23; Brandon Townes; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Anderson Crosby**

**Judge Elliot Howsie
Courtroom 533**

CR-0006355-23; Kellie Marie Ruth Bell; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Yavonne Hayden**

CR-0006575-23; Scott Clouse; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

CR-0006056-23; Sierra M. Goshea; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

CR-0006622-23; Henry P. Hogben; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

CR-0004181-23; Michael Hutton Jr.; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael D. Foglia**

CR-0006784-23; Alexander Merida; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

CR-0006618-23; Izahaki Nesphoro; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir George Hadeed**

CR-0006196-23; Kenneth Lee Salters; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**

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

CR-0004902-23; Michael Aldrich; Abuse Of Corpse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

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

CR-0000071-23; Shyhiem Dewayne James; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000073-23; Shyhiem Dewayne James; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office**

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

CR-0002406-23; Gerald Miller; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0008483-22; Heather Sulzer; Theft By Fail To Make Req Disp Funds; ADA: **Ohara Hamlin;** D-atty: **Amita Maram**

**Judge Anthony M. Mariani
Courtroom 316**

CR-0009050-22; Nathaniel Clancy-McBride; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0006390-23; Joseph Dudek; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0006974-23; David Donald Everett; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0005753-23; Marquise Gibson; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0006472-23; Clinton Graves; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0013990-19; Darius A. Hanner; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeanne Marie Emhoff**

CR-0007482-23; Quavon McMillan; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0003525-23; Karron Lamont Taylor Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Jill E. Rangos
Courtroom 327**

CR-0004108-23; Rayshawn DeAndrea Banks; IDSI Person Less Than 16 Yrs Age; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0007121-22; Brian Robert Dougherty Jr.; Photograph/Film/Depict on Computer Sex Act - Knowingly or Permitting Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

CR-0007223-23; Riley Redman; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0003910-23; Erika Williams; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0008548-22; Caleb Mikhai Jones; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0007100-23; Deontae Daruine Webb-Higgs; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**Judge Jennifer Satler
Courtroom 527**

CR-0000091-22; Emanuel Joseph Barnette; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Jane Krolikowski**

CR-0005844-23; Kodi Downing; Receiving Stolen Property; ADA: **Daniel Nanovic;** D-atty: **Andrew Michael Sherman**

CR-0005893-23; Tahron Henderson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

CR-0004972-23; Demetrius Herring; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce Carsia**

CR-0005219-23; Demetrius Herring; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

CR-0004971-23; Demetrius Herring; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce Carsia**

CR-0005215-23; Demetrius Herring; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

CR-0006540-23; Nicholas Hodgkiss; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006878-23; Brison D. Logan; Poss Instrument of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0006512-22; Joshua Short; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0007305-22; Joshua James Short; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

Judge Randal B. Todd
Courtroom 310

CR-0000077-23; Burton Byrd; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0003228-22; Cameron Scott Minniefield; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0003229-22; Cameron Scott Minniefield; Robbery-Inflct Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0001982-23; Shakur Roberts; Possession Of Firearm Prohibited; ADA: **Connor Joseph Adair;** D-atty: **Kelly McLaughlin**

CR-0001515-21; Shakur Roberts; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Rachel Marie Geizura;** D-atty: **Kelly McLaughlin**

CR-0002987-22; Malik Sewell; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0002986-22; Dominique Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

Judge Wrenna L. Watson
Courtroom 521

CR-0002553-23; Adrien Shawn Falls; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elbert Richard Gray Jr.**

Arbitration Trial List

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

Wednesday
January 31, 2024

AR-23-005316; CKS Prime Investments LLC vs Gilpin; P-atty: **Demetrios H. Tsarouhis**

AR-23-005312; Portfolio Recovery Associates LLC vs Robbins; P-atty: **Robert N. Polas, Jr.**

AR-23-005310; Portfolio Recovery Associates LLC vs Kanatbekov; P-atty: **Robert N. Polas, Jr.**

AR-23-005309; Portfolio Recovery Associates LLC vs Rucker; P-atty: **Robert N. Polas, Jr.**

AR-23-005308; Portfolio Recovery Associates LLC vs Smith; P-atty: **Robert N. Polas, Jr.**

AR-23-005303; CKS Prime Investments LLC vs Pannell; P-atty: **Demetrios H. Tsarouhis**

AR-23-005299; Leone vs Bodelos; P-atty: **Daniel L. DeMarco**

AR-23-005294; Glover vs Quinlan; P-atty: **Anthony J. Giannetti;** D-atty: **Pro Se**

AR-23-005290; JPMorgan Chase Bank N.A. vs Virag; P-atty: **Julie E. Goodchild**

AR-23-005285; CKS Prime Investments LLC vs Helwich; P-atty: **Demetrios H. Tsarouhis**

AR-23-005283; JPMorgan Chase Bank N.A. vs Dumas; P-atty: **Julie E. Goodchild**

AR-23-005277; Thompson vs Duquesne Light Company; P-atty: **Pro Se;** D-atty: **Cathy R. Gordon**

AR-23-005276; U.S. Bank National Association vs Ostrander; P-atty: **Kirsten R. Armstrong;** D-atty: **Brittany Weston**

AR-23-005275; Discover Bank vs Meade; P-atty: **Kirsten R. Armstrong**

AR-23-005274; Discover Bank vs Kessler; P-atty: **Kirsten R. Armstrong**

AR-23-005273; Lantz vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

AR-23-004910; Irwin vs Herald; P-atty: **Pro Se;** D-atty: **Pro Se**

AR-23-004839; Zyhler vs Beidenbach; P-atty: **Pro Se;** D-atty: **Pro Se**

AR-23-004176; Baumgartner, III vs JJ Land Company; P-atty: **Pro Se;** D-atty: **Gregory Gerlach**

AR-23-003769; Allegheny County Southwest Tax Collection District vs Bobeck; P-atty: **Richard A. Monti**

AR-23-003759; Allegheny County Central Tax Collection District, et al vs Taylor; P-atty: **David L. Scherer**

AR-23-003753; Allegheny County Central Tax Collection District vs Kotula; P-atty: **Richard A. Monti**

AR-23-001895; JW Restoration LLC vs Paul, et al; P-atty: **Nicholas Ray DiNardo;** D-atty: **Pro Se**

AR-23-000618; Farrell, et al vs JMC Roofing LLC; P-atty: **Eric J. Randolph;** D-atty: **Michael A. Weiner**

AR-19-003134; Portfolio Recovery Associates vs Lynch; P-atty: **Matthew Weston Pomy;** D-atty: **Thomas J. Dausch**

AR-19-000816; Duquesne Light Company vs Anderson; P-atty: **Tara R. Pfeifer**

AR-18-003844; Ransom vs JBT Contracting LLC; P-atty: **Olanrewaju Olufemi Kukoyi;** D-atty: **P. William Bercik**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, February 5, 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. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, FEBRUARY 1, 2021 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, FEBRUARY 2, 2021, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, FEBRUARY 8, 2021 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class
County New Chapter 485.

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

Article XII

Sheriff's Sales

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

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

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

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

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

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

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

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following: "This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

Baldwin Borough

27. Michael A. Babyak and Michelle L. Babyak
MG-22-001040—\$120,176.99
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 451 Charlotte Drive, Pittsburgh, PA 15236. Deed Book 12360, Page 389. Block and Lot Number 315-N-73.

Bell Acres

95. Chad Louis Letrick In His Capacity As Co-Administrator and Heir of the Estate of Linda L. Letrick a/k/a Linda Letrick a/k/a Linda Lee Letrick; Megan Alice Letrick, In Her Capacity As Co-Administratrix and Heir of the Estate of Linda L. Letrick a/k/a Linda Letrick a/k/a Linda Lee Letrick; and

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Linda L. Lettrick a/k/a Linda Letrick a/k/a Linda Lee Letrick

MG-22-001038—\$195,348.97

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Having erected thereon a dwelling being known and numbered as 1747 Big Sewickley Creek Road, Sewickley, PA 15143. Deed Book Volume 12343, Page 541. Block and Lot 1198-D-00037-0000-00.

Bellevue

42. Kevin Watson and Tonya Watson a/k/a Tonya M. Watson

MG-22-000864—\$171,816.88
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 564 Dawson Avenue, Pittsburgh, PA 15202-3109. Deed Book Volume 11796, Page 199. Block and Lot Number 160-C-132.

Bethel Park

70. Ryan Lucido and Erin E. Lucido

MG-22-000715—\$287,043.45
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 442 Limestone Drive, Bethel Park, PA 15102, Deed Book Volume 12500, Page 500, Block and Lot Number 0774-E-00020-0000-00.

94. Crestland Company

GD-23-009398—\$51,683.37
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being Vacant Land, Known As Clifton Road, Bethel Park, PA 15102. Deed Book 4326, Page 421. Block and Lot Number 667-K-106.

Brentwood

13. Joseph Mackewich, individually and as Heir to the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Frank Raymond Mackewich, a/k/a Frank R. Mackewich, individually and as Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Unknown Heirs of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Unknown Administrators of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Susan Morris, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; David Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Robert Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Patricia Lammert, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Michael Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Stephen Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Theresa Zeiler, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich

MG-17-000922—\$123,354.72
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 4037 Cloverlea Street, Pittsburgh, PA 15227. Deed Book Volume 11584, Page 082. Block and Lot Number 0188-N-00273-0000-00.

31. Sara Silvio, Known Heir of Anthony M. Silvio, deceased, Tricia Silvio, Known Heir of Anthony M. Silvio, deceased, Cheyenne Silvio, Known Heir of Anthony M. Silvio, deceased, Michael Silvio, Known Heir of Anthony M. Silvio, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Anthony M. Silvio, Deceased

MG-20-000170—\$179,272.13
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 115 Catskill Avenue, Pittsburgh, PA 15227. Deed Book Volume 11444, Page 359, Block and Lot 0137-L-00152-0000-00.

48. Janet M. Tarker

MG-22-000938—\$108,758.04
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 33 West Francis Avenue, Pittsburgh, PA 15227. Deed Book 10498, Page 251. Block and Lot Number 137-K-183.

Collier

36. Shawn W. McVay

MG-23-000797—\$99,392.04
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Collier Township: Having erected thereon a dwelling being known and numbered as 210 Brook Street, Carnegie, PA 15106 a/k/a 12 Main Street, Carnegie, PA 15106. Deed Book Volume 12480, Page 230. Block and Lot Number 147-E-2. Alternate Parcel Id 9905-X-572.

Dormont

35. Dominic Jeremiah Reese and Mackenzie Marie Ceraso

MG-23-000012—\$182,889.33
Jill M. Fein, Esq.
Hill Wallack LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story dwelling known and numbered as 3065 Latonia Ave., Pittsburgh, PA 15216. Deed Book 18361 and Page 1, Block & Lot No. 98-M-192.

Dravosburg

54. Hometown Rooter, LLC

GD-22-007569—\$11,058.78
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a commercial structure being known and numbered as 314 Washington Avenue, Dravosburg, PA 15034. Deed Book 17406, Page 187. Block and Lot Number 309-M-188.

60. Ronald G. Holmes

GD-20-013179—\$4,262.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a two story two family house being known as 16 Park Avenue, Dravosburg, PA 15034. Deed Book Volume 6363, Page 37. Block & Lot 309-L-86.

Elizabeth Township

18. Latorre Investments, Inc. and Kathleen Latorre a/k/a Kathleen Latorre Compton

GD-21-013736—\$27,860.51
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a small detached commercial building being known and numbered as 2030-2050 Hayden Blvd., Elizabeth, PA 15037. Deed Book 11589, Page 612. Block and Lot Number 1573-S-173.

80. Francis T. Gouker a/k/a Francis T. Gouker, III; and United States of America c/o Western District of Pennsylvania

MG-22-000867—\$77,779.04
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

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

Parcel I: Having erected thereon a Res Aux Building (no house) being known and numbered as 524 Lincoln Hall Rd., Elizabeth, PA 15037. Deed Book Volume 15372, Page 579. Block and Lot Number 0998-L-00152-0000-00.

Parcel II: Having erected thereon a dwelling being known and numbered as 524 Lincoln Hall Rd., Elizabeth, PA 15037. Deed Book Volume 15372, Page 579. Block and Lot Number 0998-G-00014-0000-00.

85. Brian M. Grice

GD-21-013735—\$21,063.80
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 201 Clover Dr., Elizabeth, PA 15037. Deed Book 17218, Page 47. Block and Lot Number 1130-R-275.

93. The Unknown Heirs of Irene A. Jones, deceased

GD-23-002405—\$77,630.60
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 506 Oak Avenue, Elizabeth, PA 15037-1634. Deed Book Volume 4637, Page 328. Block and Lot Number 1132-N-35.

Etna

2. Judith Bruder and John K. Bruder

MG-23-000777—\$55,262.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 106 Grant Avenue, Pittsburgh, PA 15223. Deed Book 12671, Page 436. Block and Lot Number 221-H-122.

76. Gregory Vinski Known Surviving Heir of Nancy M. Vinski, Stephanie Kumphmiller a/k/a Stephanie Vinski Known Surviving Heir of Nancy M.

Vinski, Deborah A. Mangola Known Surviving Heir of Nancy M. Vinski, John Vinski Known Surviving Heir of Nancy M. Vinski, Lawrence N. Vinski, Jr. Known Surviving Heir of Nancy M. Vinski, Richard Thewes, Jr. Known Surviving Heir of Nancy M. Vinski, and Unknown Surviving Heirs of Nancy M. Vinski

GD-19-013013—\$80,846.76
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 14 Spring Street, Pittsburgh, Pennsylvania 15223. Deed Book Volume 4060, Page 74. Block and Lot Number 0222-N-00274-0000-00.

Glassport

84. Intissar, LLC

GD-23-000997—\$12,394.11
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family dwelling being known and numbered as 726 Hemlock Aly, Glassport, PA 15045. Deed Book 15306, Page 98. Block and Lot Number 558-F-38.

Harmar

50. Martin P. Callender

MG-22-000176—\$110,837.93
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a dwelling being known and numbered as 38 Highbury Road, Cheswick, PA 15024. Deed Book Volume 13810, Page 423. Block and Lot 0622-J-00066-0000-00.

91. All Known and Unknown Heirs of the Estate of David A. Fedock a/k/a David Fedock

MG-23-000255—\$21,457.45
Michelle Piero, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a dwelling known and numbered as 835 Guys Run Road, Pittsburgh, PA 15238. Deed Book Volume 10618, Page 613, Block and Lot# 0441-E-22.

Harrison

46. Kerri Hazlett and Phillip E. Pirozzi

MG-23-000599—\$99,266.23
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1014 Gordon Street, Natrona Heights, Pennsylvania 15065. Deed Book Volume 18452, Page 69. Block and Lot Number 1679-E-00248-0000-00.

51. Christopher L. Rutkowski and Jamie Marie Z. Rutkowski

MG-23-000118—\$64,498.36
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1304 8th Ave., Natrona Heights, PA 15065. Deed Book Volume 17620, Page 157. Block and Lot 1368-J-00008-0000-00.

77. Lawrence Naccarato, Sr., solely as heir of Matthew Naccarato, deceased, Laurie Naccarato a/k/a Laurie Miller Pino, solely as heir of Matthew Naccarato, deceased, Lawrence Naccarato, Jr., solely as heir of Matthew Naccarato, deceased, Anthony Naccarato, solely as heir of Matthew Naccarato, deceased Unknown Heirs, Devises, and/or Personal Representatives of Matthew Naccarato, deceased, Tami Lynn Naccarato, solely as heir of Matthew Naccarato, deceased, R. N., solely as heir of Matthew Naccarato, deceased, L. N., solely as heir of Matthew Naccarato, deceased, J. N., solely as heir of Matthew Naccarato, deceased and M. N., solely as heir of Matthew Naccarato, deceased

MG-22-000275—\$80,143.30

Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a dwelling being known and numbered as 16 Pine Street, Natrona Heights, PA 15065. Deed Book Volume 18031, Page 18, Block and Lot Number 1368-R-00178-0000-00.

Indiana

9. Jonathan C. Hall, Trustee for the 2009 Irrevocable Trust for Jonathan C. Hall

GD-22-009783—\$16,895.55

Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Parcel One: Having erected thereon a dwelling E being known and numbered as 100 Lazy W. Lane, Cheswick, PA 15024. Deed Book 14133, Page 24. Block and Lot Number 1081-D-188.

Parcel Two: Having erected thereon a dwelling being known and numbered as 108 Lazy W. Lane, Cheswick, PA 15024. Deed Book 14133, Page 24. Block and Lot Number 1081-H-012.

Parcel Three: Having erected thereon land being known and numbered as Lazy W. Lane, Cheswick, PA 15024. Deed Book 14133, Page 24. Block and Lot Number 1081-H-095.

26. Unknown Heirs of Anna L. Scialabba, Deceased, Melissa Salmon, Solely in Her Capacity as Heir of Anna L. Scialabba, Deceased

MG-19-001382—\$10,835.99

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 27 Rowe Street, Rural Ridge, PA 15075. Deed Book 10608, Page 455. Block and Lot Number 957-F-109.

Leet

78. Paul Bukoskey, III and Tracy Bukoskey

GD-22-000523—\$3,498.46

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Leet: Having erected thereon a one and one half story frame house known as 129 Willow Street, Ambridge, PA 15003. Deed Book Volume 15354, Page 159. Block & Lot No. 934-F-101.

Lincoln

5. Louis Campano a/k/a Louis Campano, III and Rebecca M. Campano

MG-23-000269—\$155,957.60

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.

City of McKeesport

4. Michael A. Nahas Administrator of the Estate of Albert J. Pozzuto, Deceased

MG-23-000655—\$40,290.65

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 406 31st Street, McKeesport, PA 15132. Deed Book 11655, Page 065. Block and Lot Number 464-F-26.

62. James S. Wilson

GD-23-006339—\$3,960.27

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a one story commercial garage being known as 427 Eden Park Boulevard, McKeesport, PA 15132. Deed Book Volume 10774, Page 472. Block & Lot 464-S-70.

102. John A. Mayer, with Notice to Heirs and Assigns

GD-23-007450—\$3,671.27

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Being thereon vacant residential land known as Union Avenue, McKeesport, PA 15132. Deed Book Volume 7399, Page 256. Block & Lot No. 307-L-106.

103. Garriton Jones, with Notice to Heirs and Assigns

GD-23-007448—\$5,210.62

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Being thereon vacant residential land known as Union Avenue, McKeesport, PA 15132. Deed Book Volume 7234, Page 455. Block & Lot No. 307-L-110.

McKees Rocks

8. DGST Enterprises, LLC

GD-23-000531—\$67,324.38

Brett Solomon, Esq.
412-406-8946

In the Commonwealth of Pennsylvania, County of Allegheny, County of Allegheny, Borough of McKees Rocks: Having erected thereon a two-family dwelling known as 419 Broadway Avenue, McKees Rocks, PA 15136. Deed Book 17964, Page 308. Block and Lot Number 72-H-172.

59. Olga Goyda, With Notice to Heirs and Assigns

GD-23-004936—\$4,029.58

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a two story frame house being known as 15 Shingiss Street, McKees Rocks, PA 15136. Deed Book Volume 3905, Page 235. Block & Lot No. 43-D-53.

Monroeville

37. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Geraldine M. Ross, Deceased

GD-23-009644—\$117,686.92

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling house being known and numbered as 1184 Colgate Drive, Monroeville, PA 15146. Deed Book Volume 12691, Page 244. Block and Lot Number 857-S-183.

63. James R. Thrift

AR-22-003933—\$7,556.37

Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a Haymaker Pointe Homeowners' Association dwelling being known and numbered as 130 Horizon Drive, Monroeville, Pennsylvania 15146. Deed Book 17827, Page 12. Block and Lot Number 0860-E-00022-0000-00.

98. The Unknown Heirs of Charles J. Tagg, Deceased & The Unknown Heirs of Laura L. Tagg, Deceased

GD-23-006003—\$11,611.36

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant residential land known as 3767 Evergreen Drive, Monroeville, PA 15146. Deed Book Volume 5012, Page 465. Block & Lot No. 742-R-80.

Mt. Oliver

58. Denise F. Grisham

GD-12-011100—\$3,670.72

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two story frame house being known as 107 John Street, Pittsburgh, PA 15210. Deed Book Volume 12484, Page 405. Block & Lot No. 14-L-249-A.

Munhall

24. Chantel Ayers a/k/a Chantel L. Ayers and Mary Banks a/k/a Mary Maxine Banks

GD-23-003665—\$174,049.96

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 832 East 10th Avenue, Homestead, PA 15120. Deed Book 18801, Page 191. Block and Lot Number 179-J-56.

38. Charles A.J. Halpin, III; Esquire, Personal Representative of the Estate of Elizabeth M. Stack, Deceased

GD-23-009639—\$8,545.24

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame dwelling being known and numbered as 303 West Miller Avenue, Homestead, PA 15120. Deed Book Volume 10333, Page 182. Block and Lot Number 132-L-151.

North Braddock

104. Onasni Property Group, LLC

GD-18-000995—\$4,085.84

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house being known as 508 Price Avenue, Braddock, PA 15104. Deed Book Volume 12693, Page 380. Block & Lot No. 301-J-91.

North Versailles

3. The Unknown Heirs of Charles S. Knox, Deceased, Breianna Knox a/k/a Breianna Henaghan Solely in Her Capacity as Heir of Charles S. Knox, Deceased, Charles Knox, Jr. a/k/a C.J. Knox, Jr. Solely in His Capacity as Heir of Charles S. Knox, Deceased, Denise Knox Solely in Her Capacity as Heir of Charles S. Knox, Deceased and Tyler Knox Solely in His Capacity as Heir of Charles S. Knox, Deceased

MG-21-000140—\$60,614.03

KML Law Group, P.C.
215-627-1322

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 9963, Page 48. Block and Lot Number 457-C-58.

10. Lauren Noel Douglas

GD-23-010047—\$97,265.46

Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 192 Maryellen Drive, North Versailles, PA 15137. Document Number 2013-19199, Deed Book Volume 15304, Page 91. Block and Lot Number 0645-N-00183-0000-00.

79. The Unknown Heirs, Executors and/or Administrators of the Estate of Helen P. Grosskopf a/k/a Helen Grosskopf

MG-23-000800—\$75,456.43

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling house known as 704 Ridgeside Place, North Versailles, PA 15137. Deed Book Volume 12169, Page 536. Block and Lot Number 458-N-68.

100. Edward E. Bucko, III

GD-23-000977—\$5,430.17

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story frame house being known as 1034 Logan Road, North Versailles, PA 15137. Deed Book Volume 16211, Page 328. Block & Lot No. 751-F-163.

101. Bassam Khalil

GD-15-002790—\$4,522.39

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as Logan Road, North Versailles, PA 15137. Deed Book Volume 13728, Page 205. Block & Lot No. 751-F-162.

Penn Hills

7. Robert A. Satryan, Sr.

MG-22-000933—\$48,445.15

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 11738 Joan Dr., Pittsburgh, PA 15235. Deed Book Volume 10556, Page 458. Block and Lot 0450-E-00304-0000-00.

17. PHO Real Estate, LLC

GD-23-000527—\$52,423.41

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a commercial convenience store/gas station being known and numbered as 4689 Verona Road, Verona, PA 15147. Deed Book 17279, Page 363. Block and Lot Number 367-J-330. And

Parcel 2: Being all that vacant commercial land known and numbered as Sandy Creek Road, Verona, PA 15147. Deed Book 17279, Page 363. Block and Lot Number 367-J-316.

21. Justin C. Glunt

MG-23-000450—\$56,111.05
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 302 McCutcheon Lane, Pittsburgh, PA 15235. Deed Book Volume 15748, Page 263. Block and Lot Number 0295-M-00307-0000-00.

25. The Unknown Heirs of Herman C. Hill a/k/a Herman Hill, Deceased, Lisa Wilson a/k/a Lisa Hill a/k/a Lisa Y. Wilson, Solely in Her Capacity as Heir of Herman C. Hill a/k/a Herman Hill, Deceased

MG-22-000051—\$59,350.92
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 644 Southern Avenue, Pittsburgh, PA 15235. Deed Book 9411, Page 450. Block and Lot Number 296-M-196.

55. Richard J. Klinger, III

MG-23-000207—\$41,637.78
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 108 Hazel Road, Pittsburgh, PA 15235. Deed Book Volume 16688, Page 180. Block and Lot Number 539-A-26.

71. Kiavi Funding, Inc.

MG-23-000610—\$219,421.39
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having erected thereon a four family two-story dwelling being known and numbered as 5725 Verona Road, Verona, PA 15147. Deed Book Volume 18839, Page 513, Instrument Number 2022-9394. Block and Lot Number 0366-L-00021-0000-00.

75. Jimmy Hertzog a/k/a James Herzog, Known Surviving Heir of Virginia May Hertzog, Dave Hertzog a/k/a David Hertzog, Known Surviving Heir of Virginia May Hertzog, Sue Hertzog a/k/a Susan Hertzog, Known Surviving Heir of Virginia May Hertzog, Jeanie Hertzog, Known Surviving Heir of Virginia May Hertzog, and Unknown Surviving Heirs of Virginia May Hertzog

GD-23-000405—\$94,004.42
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1820 Loretta Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 3708, Page 357. Block and Lot Number 0632-K-00134-0000-00.

83. Carmine C. Laughlin

GD-23-002343—\$14,326.87
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 7957 Aber Rd., Verona, PA 15147. Deed Book 17848, Page 553. Block and Lot Number 230-H-377.

88. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anita L. Upshaw a/k/a Anita Louise Upshaw, Deceased; and Raymond D. Brown, III, In His Capacity As Heir of Anita L. Upshaw a/k/a Anita Louise Upshaw, Deceased

MG-23-000576—\$119,367.86
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 224 Key Dr., Pittsburgh, PA 15235. Deed Book Volume 17242, Page 558. Block and Lot Number 0539-A-00224-0000-00.

92. Joseph W. Young

GD-23-001777—\$72,234.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 117 Johnston Road, Pittsburgh, PA 15235. Deed Book Volume 5647, Page 481. Block and Lot Number 295-R-390.

Plum

56. Anna Hill, with Notice to Heirs and Assigns & Grant Hill, with Notice to Heirs and Assigns & Shirley M. Brown, with Notice to Heirs and Assigns

GD-23-008154—\$28,690.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Being thereon vacant residential land known as Hemphill Hollow Road, New Kensington, PA 15068. Deed Book Volume 3020, Page 443. Block & Lot 1096-L-252.

57. Odessa Bennett, with Notice to Heirs and Assigns

GD-23-008153—\$11,110.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Being thereon vacant residential land known as Greensburg Road, New Kensington, PA 15068. Deed Book Volume 4002, Page 532. Block & Lot 1096-M-154.

97. Matthew Fulmer and Karen McLean

MG-23-000733—\$211,058.00
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 5060 Hialeah Drive, Pittsburgh, PA 15239. Deed Instrument Number 2006-43314, Block and Lot 1238-G-00029-0000-00.

Port Vue

44. Cathy Petrulli, Administratrix of the Estate of Joseph S. Szalko

GD-23-008555—\$138,419.63
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 207 Dersam Street,

McKeesport, Pennsylvania 15133. Deed Book Volume 18587, Page 213. Block and Lot Number 0383-L-00222-0000-00.

82. Suzanne N. Lis

MG-23-000497—\$91,012.78
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 909 Morton Ave., McKeesport, PA 15133. Deed Book Volume 13339, Page 41. Block and Lot Number 0383-F-00319-0000-00.

Rankin

99. Josephine Summers

GD-08-016277—\$5,776.65
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a two story brick town house being known as 207 Rankin Boulevard, Braddock, PA 15104. Deed Book Volume 5187, Page 81. Block & Lot No. 236-E-53.

105. Shelia A. Winstead

GD-04-002580—\$11,683.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a two story brick town house being known as 205 Rankin Boulevard, Braddock, PA 15104. Deed Book Volume 6331, Page 938. Block & Lot No. 236-E-52.

Reserve

29. The Unknown Heirs of Mary Ellen Dulgeroff a/k/a Mary Dulgeroff, Deceased, Ronald Newman Solely in His Capacity as Heir of Mary Ellen Dulgeroff a/k/a Mary Dulgeroff, Deceased

GD-23-002256—\$76,681.84
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 2612 Mount Troy Road, Pittsburgh, PA 15212. Deed Book 13775, Page 175. Block and Lot Number 78-S-178.

Robinson

39. Jason G. Asturi

AR-20-000360—\$8,825.50
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a Sunguild of Robinson Condominium Association dwelling being known and numbered as 2706 Leona Lane, Coraopolis, PA 15108. Deed Book 12930, Page 244. Block and Lot Number 0270-P-00001-B006-00.

Scott

74. David A. Lacek, Jr. and Brandy M. Padgelek

MG-20-000173—\$222,804.79
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Scott: Having erected thereon a dwelling being known and numbered as 323 Glenn Avenue, Carnegie, PA 15106. Deed Book Volume 17244, Page 17. Block and Lot Number 0102-P-00136-0000-00.

Sewickley

49. Julie Guss and John R. Guss

MG-22-000659—\$421,923.08
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 620 Maple Lane, Sewickley, PA 15143. Deed Book 10554, Page 47. Block and Lot Number 506-M-60.

South Fayette

40. Ruth A. Lovett

AR-23-000484—\$3,825.12
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 2007 Clearfork Road, Bridgeville, PA 15017. Deed Book 11425, Page 616. Block and Lot Number 0481-R-00038-0000-00.

64. Jeffrey Patrick and Patricia L. Sharpe

AR-22-003050—\$2,325.48
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge Community Services Association, condominium dwelling, being known and numbered as 2467 Brook Ledge Road, 24B, Bridgeville, PA 15017. Deed Book 18614, Page 93. Block and Lot Number 0481-R-00474-024B-00.

96. C. Scott Compton

MG-23-000481—\$85,648.01
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 740 Wheatland Cir., Bridgeville, PA 15017. Deed Book Volume 14077, Page 448. Block and Lot 0482-S-00022-0000-00. Alternate ID: 9946-X-82667-0000-00.

South Park

14. Monica Meyers a/k/a Monica Ann Meyers a/k/a Monica A. Meyers

MG-23-000837—\$44,903.52
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 6327 Crestview Drive, South Park, PA 15129. Deed Book 9199, Page 38. Block and Lot Number 887-K-26.

68. Robert David Moore a/k/a Robert D. Moore and the United States of America c/o the United States Attorney for the Western District of PA

MG-20-000345—\$171,722.50
Jeff Calcagno, 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 1889 Riggs Rd., South Park, PA 15129. Deed Book Volume 9762, Page 473. Block and Lot Number 0885-S-00142-0000-00.

81. Ethan J. Sorochman and Stephanie Marie Harden

MG-23-000579—\$212,994.58
Jeff Calcagno, 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 6332 Crestview Dr., South Park, PA 15129. Deed Book Volume 18289, Page 293. Block and Lot Number 0887-K-00042-0000-00.

Springdale

1. Mary E. Miller and Robert L. Miller
GD-23-008024—\$83,413.38
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Borough of Springdale: Having erected thereon a dwelling being known and numbered as 334 Moyhead Street, Springdale, PA 15144. Deed Book Volume 4726, Page 429, Block and Lot Number 732-K-255.

Stowe

89. Joseph R. Hardy
MG-23-000796—\$21,268.44
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling known and numbered as 1151 Stowe Avenue, McKees Rocks, PA 15136. Deed Book Volume 9123, Page 182, Block / Lot #73-H-188.

Turtle Creek

15. Erica Yesko, in Her Capacity as Heir of Sharon K. Yesko; Ronald Yesko, in His Capacity as Heir of Sharon K. Yesko; Jamal Yesko, in His Capacity as Heir of Sharon K. Yesko; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sharon K. Yesko
MG-22-000666—\$15,050.84

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 373 Stewart St., Turtle Creek, PA 15145. Deed Book Volume 10671, Page 389. Block and Lot 0455-K-00063-0000-00.

61. J Key Housing, LLC
GD-22-000218—\$16,633.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two story commercial apartment building being known as 415 Mercer Street, Turtle Creek, PA 15145. Deed Book Volume 17986, Page 328. Block & Lot No. 455-M-290.

Upper St. Clair

69. Thomas A. Bennett and Misty D. Bennett
MG-18-000769—\$384,100.54
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2123 Clairmont Drive, Pittsburgh, PA 15241. Deed Book Volume 14979, Page 261. Block and Lot Number 0321-P-00022-0000-00.

West Deer

34. The Unknown Heirs, Successors, Assigns and All Persons, Firms, or

Associations Claiming Right, Title, or Interest From or Under Dorothy J. Campbell, Deceased

MG-23-000550—\$155,858.23
Jill M. Fein, Esq.
Hill Wallack LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one story dwelling known and numbered as 15 Deer Hollow Lane, Tarentum, PA 15084. Deed Book 11620 and Page 582, Block & Lot No. 1220-J-239.

43. James V. Harbison a/k/a James V. Harbison, III and Marcia L. Harbison
MG-23-000116—\$149,472.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Township of West Deer: Having erected thereon a dwelling being known and numbered as 1066 Deer Creek Road, Gibsonia, PA 15044-7013. Deed Book Volume 13122, Page 276. Block and Lot Number 2010-A-168.

West Mifflin

12. Dennis Bloom
GD-23-006309—\$30,601.87
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 408 Curry Hollow Road, West Mifflin, PA 15122. Document Number 106924, Deed Book Volume 8557, Page 96. Block and Lot Number 0311-S-00087-0000-00.

22. Bruce G. Gavlik
MG-23-000328—\$76,041.03
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 2832 Skyline Dr., West Mifflin, PA 15122. Deed Book Volume 12674, Page 474. Block and Lot Number 0241-N-00028-0000-00.

30. Eve Mirt and Corey V. Mirt
MG-23-000291—\$122,549.53
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4615 Home Street, West Mifflin, PA 15122. Deed Book Volume 16627, Page 431, Block and Lot 0181-S-00092-0000-00.

65. Known and Unknown Heirs of Mary Maureen Baker a/k/a Mary M. Baker
MG-22-000708—\$30,680.06
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as: 1735 Vermont Avenue, West Mifflin, PA 15122. Deed Book Volume 6100, Page 849. Block / Lot #306-B-148.

90. John S. Demeri and Linda A. Demeri
MG-22-000798—\$33,977.40
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 2536 Old Elizabeth Road, West Mifflin, PA 15122. Deed Book Volume 12116, Page 475, Block & Lot #312-S-178.

Whitaker

47. Marianne Hirkulich, Denis Hirkulich, Paul Plichta, Joseph Kazan and All Unknown Heirs of John Troha, Deceased
GD-22-002114—\$48,886.03
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a single family bungalow dwelling being known and numbered as 131 Arkansas Avenue, Homestead, PA 15120. Deed Book DE-18928, Page 232. Block and Lot 180-H-43.

Wilkinsburg

16. Latoya M. Hamm
GD-23-002228—\$11,977.46
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1809 Montier St., Pittsburgh, PA 15221. Deed Book 13441, Page 285. Block and Lot Number 232-M-24.

53. Loretta A. Jarrett a/k/a Loretta Jarrett, in Her Capacity as Executrix and Known Heir of the Estate of Logretta Myers; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Logretta Myers

MG-22-000819—\$23,312.49
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1326 Sherman Street, Pittsburgh, PA 15221. Deed Book Volume 3908, Page 378. Block and Lot 0232-G-00069-0000-00.

66. Known and Unknown Heirs of Earl Clark a/k/a Earl L. Clark

MG-22-000927—\$61,305.97
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling known and numbered as 904 Coal Street, Pittsburgh, PA 15221. Deed Book Volume 11560, Page Number 540. Block / Lot #233-A-182.

72. Nicole D. Jordan, as Believed Heir of the Estate of Donna D. Still, a/k/a Donna S. Jordan; Unknown Heirs of the Estate of Donna D. Still, a/k/a Donna S. Jordan; and Unknown Administrators of the Estate of Donna D. Still, a/k/a Donna S. Jordan

GD-23-005977—\$22,145.16
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1706 Turner Avenue, Pittsburgh, PA 15221. Deed Book Volume 6635, Page 336. Block and Lot Number 0296-P-00162-0000-00.

86. Rosemarie Mahone

GD-23-004576—\$14,985.29
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 704 Whitney Ave., Pittsburgh, PA 15221. Deed Book 8406, Page 177. Block and Lot Number 176-M-202.

87. Chris Younger a/k/a Christine Younger
GD-22-002170—\$35,533.01
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 2104 Chalfant Street, Pittsburgh, PA 15221. Deed Book 18300, Page 373. Block and Lot Number 297-B-187.

Pittsburgh—10th Ward

45. Jeffrey Kearns, Known Surviving Heir of Carol A. Kearns, Jeremy Kearns, Known Surviving Heir of Carol A. Kearns, Justin Kearns, Known Surviving Heir of Carol A. Kearns, and Unknown Surviving Heirs of Carol A. Kearns

GD-23-007884—\$76,987.52
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

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 5706 Butler Street, Pittsburgh, Pennsylvania 15201. Deed Book Volume 11257, Page 265. Block and Lot Number 0120-J-00155-0000-00.

Pittsburgh—14th Ward

28. David Leff a/k/a David A. Leff and Deborah J. Leff

GD-23-006772—\$22,901.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3 Flotilla Way, Pittsburgh, PA 15221. Deed Book 8609, Page 118. Block and Lot Number 176-A-146.

Pittsburgh—15th Ward

52. William Snow
GD-22-012492—\$28,453.34
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 566 Greenfield Ave., Pittsburgh, PA 15207. Deed Book Volume 12370, Page 416. Block and Lot 0054-R-00028-0000-00.

Pittsburgh—19th Ward

6. Ronald Lee Lewis as Administrator of the Estate of Joshua Lee Lewis, Deceased
MG-23-000744—\$197,821.93
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh:

Parcel One: Having erected thereon a dwelling being known and numbered as 1870 Kiralfy Avenue, Pittsburgh, PA 15216. Deed Book Volume 18998, Page 12, Block and Lot Number 35-R-228.

Parcel Two: Having thereon a vacant land being known as Kiralfy Avenue, Pittsburgh, PA 15216. Deed Book Volume 18998, Page 12, Block and Lot Number 35-R-229.

Pittsburgh—20th Ward

11. Eric Lippert, as Believed Heir of the Estate of Earla Connors; Rachel Rizzo, as Believed Heir of the Estate of Earla

Connors; Steven Lippert, as Believed Heir of the Estate of Earla Connors; David Lippert, as Believed Heir of the Estate of Earla Connors; Joseph Sullen, as Believed Heir of the Estate of Earla Connors; Unknown Heirs of the Estate of Earla Connors (if any); Unknown Administrators of the Estate of Earla Connors (if any)

MG-22-000653—\$62,790.28
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 20:
Parcel 1: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00043-0000-00.

Parcel 2: Having erected thereon a dwelling being known and numbered as 1222 Lakewood Street, Pittsburgh, PA 15220 a/k/a 1222 Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00045-0000-00.

Parcel 3: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00047-0000-00.

Parcel 4: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00048-0000-00.

Parcel 5: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00049-0000-00.

19. Rashayla Johnson

MG-23-000884—\$163,305.78
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling known and numbered as 3727 Chartiers Ave., Pittsburgh, PA 15204. DBV 18907, PG 100, B/L #71-G-36.

Pittsburgh—25th Ward

23. Robin Little, as Believed Heir to the Estate of Carolyn J. Pittman; Unknown Heirs, to the Estate of Carolyn J. Pittman; and Unknown Administrators, to the Estate of Carolyn J. Pittman

GD-23-009954—\$19,377.54
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 25: Having erected thereon a dwelling

being known and numbered as 2116 Perrysville Avenue, Pittsburgh, PA 15214. Document Number 1997-014894, Deed Book Volume 10065, Page 657. Block and Lot Number 0046-P-00028-0000-00.

Pittsburgh—28th Ward

33. Marsha L. Wilson-Barber a/k/a Marsha L. Wilson, known Heir of Jean Wilson, deceased, Cynthia Wilson Brockington, known Heir of Jean Wilson, deceased, Lisa Burden, known Heir of Jean Wilson, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jean Wilson, deceased

MG-23-000596—\$28,346.52
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 424 Fairywood Street, Pittsburgh, PA 15205. Deed Book Volume 5383, Page 119, Block and Lot 0070-E-00036-0000-00.

67. Carey G. King and Harmonie M. Sites

MG-22-000724—\$45,937.19
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh:

Parcel One: Having erected thereon a dwelling being known and numbered as 232 Hollywood Street, Pittsburgh, PA 15205. Deed Book 10643, Page 404. Block and Lot 0040-C-00248-0000-00.

Parcel Two: Vacant land being known as Hollywood Street, Pittsburgh, PA 15205. Deed Book 10643, Page 404. Block and Lot 0040-D-00081-0000-00.

Pittsburgh—29th Ward

41. Justine A. Bibey and Kimberly J. Bibey

MG-17-001510—\$51,153.09
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1628 Leolyn Street, Pittsburgh, PA 15210. Deed Book Volume 12903, Page 241. Block and Lot Number 60-M-118.

73. Adrian Auden Sanchez Fierro

MG-23-000850—\$175,814.92
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 29: Having erected thereon a dwelling being known and numbered as 133 Duffland

Street, Pittsburgh, PA 15210. Document Number 2022-29064, Deed Book Volume 19047, Page 101. Block and Lot Number 0095-D-00370-0000-00.

Pittsburgh—31st Ward

32. Eric Dorsch

MG-23-000602—\$102,904.23
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1063 Elwell Street, Pittsburgh, PA 15207. Deed Book Volume 12151, Page 369, Block and Lot 0185-M-00028-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Jan 11, 2024

Jan 12, 19, 26, 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:

Andrus, Ronald James, deceased, of McKees Rocks, PA. No. 05840 of 2022. Richard J. Andrus, Admr., 513 Delmar Road, Bradford Woods, PA 15015 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.

24-00229 Jan 26; Feb 2, 9, 2024

Baehr, Clara C., deceased, of Pittsburgh, PA. No. 00397 of 2024. James M. Baehr, Extr., 433 Arden Road, Pittsburgh, PA 15216-1464 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

24-00164w Jan 26; Feb 2, 9, 2024

Baum, Raymond G., deceased, of Pittsburgh, PA. No. 04124 of 2023. Patricia Baum, Admrx. c.t.a., 250 Stevens Dr., Apt. 303, Pittsburgh, PA 15237 or to George P. Geyer, Jr., Esq., 4106 Butler Street, Pittsburgh, PA 15201.

24-00231 Jan 26; Feb 2, 9, 2024

Bernens, Jean K., deceased, of Upper St. Clair, PA. No. 00465 of 2024. Elizabeth J. Bernens, Co-Extr. and Donald L. Bernens, Jr., Co-Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.

24-00165w Jan 26; Feb 2, 9, 2024

Bonccek, Robert Andrew a/k/a Robert A. Bonccek a/k/a Robert Bonccek, deceased, of McKeesport, PA. No. 00070 of 2024. Glenn R. Bonccek, Extr., 2711 Liberty Way, McKeesport, PA 15133.

24-00227 Jan 26; Feb 2, 9, 2024

Canavan, Anthony John, deceased, of Pittsburgh, PA. No. 00135 of 2024. Lynda A. Curdie, Admrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-00228 Jan 26; Feb 2, 9, 2024

Demeter, Gary Paul a/k/a Gary P. Demeter a/k/a Gary Demeter, deceased, of Pittsburgh, PA. No. 00445 of 2024. Slade R. Miller, Admr. and Atty., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-00158w Jan 26; Feb 2, 9, 2024

Evans, Janet Daschbach Mary a/k/a Janet D. Evans a/k/a Janet Evans, deceased, of Pittsburgh, PA. No. 08046 of 2023. Linda A. Staab, Admrx., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

24-00237 Jan 26; Feb 2, 9, 2024

Guthrie, Dwight J., deceased, of Gibsonsia, PA. No. 07479 of 2023. Michael D. Guthrie, Extr., 47187 Sundback Road, Spartansburg, PA 16434.

24-00159w Jan 26; Feb 2, 9, 2024

Haynes, Irene H. a/k/a Irene Helen Haynes, deceased, of West Mifflin, PA. No.

Wonder if your decisions, legal advice or other professional actions are ethical?

Members can get consultation on their legal actions and potential actions through the ACBA Professional Ethics Hotline.

All calls are confidential.

See ACBA.org/OfficerAssignments for details.

00272 of 2024. Michelle Kenney, Extr., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.
24-00222 Jan 26; Feb 2, 9, 2024

Helmstaedter, Paul G., deceased, of McCandless Township, PA. No. 00217 of 2024. Craig E. Helmstaedter, Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
24-00223 Jan 26; Feb 2, 9, 2024

Kenna, Carol A., deceased, of Pittsburgh, PA. No. 08320 of 2023. Jessica L. Kelly, Admr., 3002 Churchview Avenue, #2, Pittsburgh, PA 15227 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.
24-00242 Jan 26; Feb 2, 9, 2024

King, Earl E., deceased, of McKeesport, PA. No. 00015 of 2024. Cora King Panian, Extr., 131 Buttercup School Road, Renfrew, PA 16053 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.
24-00221 Jan 26; Feb 2, 9, 2024

Lagrotteria, Charlotte, deceased, of Penn Hills, PA. No. 00243 of 2024. Gregory A. Lagrotteria, Admr., 553 Foltz Drive, Verona, PA 15147 or to Ryan G. Lemke, Esq., Hergenroeder, Rega, Ewing & Kennedy, LLC, Centre City Tower, 650 Smithfield St., Ste. 1700, Pittsburgh, PA 15222.
24-00230 Jan 26; Feb 2, 9, 2024

Mackie, Sandra A. a/k/a Sandra Mackie, deceased, of Gibsonia, PA. No. 08580 of 2023. Dennis Mackie, Admr., 5182 Hardt Road, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
24-00166w Jan 26; Feb 2, 9, 2024

Matassa, Jr., James R. a/k/a James R. Matassa, deceased, of Indiana Township, PA. No. 08633 of 2023. Jaycee L. Stein, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.
24-00234 Jan 26; Feb 2, 9, 2024

McMasters, Jack S. a/k/a Jack McMasters a/k/a Jack Mc Masters, deceased, of Plum Borough, PA. No. 00337 of 2024. Scott J. McMasters, Extr., 433 Shady Drive, Grove City, PA 16127 or to Amy E. Molloy, Esq., Molloy Law, LLC, 15 Woodland Center Drive, Grove City, PA 16127.
24-00161w Jan 26; Feb 2, 9, 2024

Owens, Clifton E., deceased, of McKees Rocks, PA. No. 06723 of 2023. Kristin A. Owens, Admr., c/o John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.
24-00233 Jan 26; Feb 2, 9, 2024

Pavlick, David A., deceased, of Glenshaw, PA. No. 00356 of 2024. Steven Pavlick, Admr., c/o Claire Johnson Saénz, Esq., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.
24-00238 Jan 26; Feb 2, 9, 2024

Phillips, Barbara Ann a/k/a Barbara A. Phillips a/k/a Barbara Phillips, deceased, of Harrison Township, PA. No. 00316 of 2024. Howard F. Boehm, Jr., Extr., 11122 Quail Canyon Road, El Cajon, CA 92021 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
24-00240 Jan 26; Feb 2, 9, 2024

Rowan, Jean E. a/k/a Jean Edith Rowan, deceased, of Pittsburgh, PA. No. 07906 of 2023. James David Rowan, Extr., 1642 Sockless Rd., Dandridge, TN 37225 or to George P. Geyer, Jr., Esq., 4106 Butler Street, Pittsburgh, PA 15201.
24-00232 Jan 26; Feb 2, 9, 2024

Spadaro, Peter R., deceased, of Upper St. Clair, PA. No. 7977 of 2023. Maria L. Spadaro, Extr., 30 Rex Drive, Asheville, NC 28806 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.
24-00235 Jan 26; Feb 2, 9, 2024

Springer, Ryan Arthur a/k/a Ryan A. Springer, deceased, of West Mifflin, PA. No. 07582 of 2023. Carolyn L. Pokorny, Admr., 418 Gill Hall Road, Jefferson Hills, PA 15033 or to Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033.
24-00245 Jan 26; Feb 2, 9, 2024

Valchar, Roseann a/k/a Rose A. Valchar a/k/a Rose Ann Valchar, deceased, of O'Hara, PA. No. 0275 of 2024. Kathleen Valchar, Extr., c/o Brenda B. Sebring, Esq., Sebring & Associates, 339 Old Haymaker Road, Suite 1101, Monroeville, PA 15146.
24-00236 Jan 26; Feb 2, 9, 2024

Waronsky, Mary G., deceased, of Avalon, PA. No. 07091 of 2023. Paul R. Waronsky, Extr., 8673 W. Barkhurst Drive, Pittsburgh, PA 15237 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.
24-00244 Jan 26; Feb 2, 9, 2024

Watson, Gladys M., deceased, of Pittsburgh, PA. No. 08532 of 2023. Donald G. Fink, Co-Extr., 271 Cecil-Sturgeon Road, McDonald, PA 15057, Gladys M. Channell, Co-Extr., 525 Orchard Street, Carnegie, PA 15106, Dennis J. Kohlmyer, Co-Extr., 191 Latonka Drive, Mercer, PA 16137 and Cheryl A. Boyd, Co-Extr., 1218 Oak Ridge Road, McDonald, PA 15057 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.
24-00243 Jan 26; Feb 2, 9, 2024

Weaver, Gail L. a/k/a Gail Latterman Weaver, deceased, of Pittsburgh, PA. No. 00020 of 2024. Margie Hammer Lieber, Extr., c/o Pernille Frankmar, Esq., Lieber Hammer Huber & Paul, P.C., 1722 Murray Avenue, Fl. 2, Pittsburgh, PA 15217.
24-00226 Jan 26; Feb 2, 9, 2024

Wilkes, Edward a/k/a Edward A. Wilkes, deceased, of Pittsburgh, PA. No. 00125 of 2024. Erik Cooley, Admr., 744 Wheatland Circle, Bridgeville, PA 15017 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.
24-00241 Jan 26; Feb 2, 9, 2024

Wiser, Nicholas Scott, deceased, of Brentwood, PA. No. 07917 of 2022. Gary Wiser, Admr., c/o Mildred B. Sweeney, Esq., and Heather M. Papp-Sicignano, Esq., Sweeney Law Offices, LLC, 20581 Route 19, Ste. 1, Cranberry Twp., PA 16066.
24-00239 Jan 26; Feb 2, 9, 2024

Zilen, Mary Eleanor, deceased, of Pittsburgh, PA. No. 00327 of 2024. Robert Lavery, Extr., 2505 Yale Ave., Apt. 1, Seattle, WA 98102 or to Jillian F. Zacks, Esq., Zacks Trust & Estate Law LLC, 4927 William Flinn Hwy., Allison Park, PA 15101.
24-00160w Jan 26; Feb 2, 9, 2024

Briggs, Lisa J., deceased, of Penn Hills, PA. No. 06405 of 2023. Casey Monique Briggs-Morris, Admr., c/o James F. Donohue, Esq., Joe Pometto Law, 27 W. Main Street, Carnegie, PA 15106.
24-00164 Jan 19, 26; Feb 2, 2024

Colletti, John P., deceased, of Bridgeville, PA. No. 07736 of 2023. Steve Colletti, Extr., 944 Western Ave., Hickory, PA 15340.
24-00100w Jan 19, 26; Feb 2, 2024

Dailey, Leona Eunice a/k/a Leona E. Dailey, deceased, of Penn Hills, PA. No. 07318 of 2023. Casey Monique Briggs-

Morris, Admr., c/o James F. Donohue, Esq., Joe Pometto Law, 27 W. Main Street, Carnegie, PA 15106.
24-00165 Jan 19, 26; Feb 2, 2024

Horn, Richard I., deceased, of New Kensington, PA. No. 00047 of 2024. Leslie D. Shuman, Extr., 1151 Kahite Trail, Vonore, TN 37885 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
24-00169 Jan 19, 26; Feb 2, 2024

Hunter, David L., deceased, of Pittsburgh, PA. No. 8698 of 2023. Brandon D. Hunter, Co-Extr., 135 Oak Meadow Drive, Oakmont, PA 15139 and Kent H. Hunter, Co-Extr., 2659 Richmar Drive, Beaver Creek, OH 45434 or to Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.
24-00161 Jan 19, 26; Feb 2, 2024

Kleinfelder, Olga J. a/k/a Olga Julia Kleinfelder, deceased, of Pittsburgh, PA. No. 8701 of 2023. Mark E. Kleinfelder, Extr., 4772 King Road, Allison Park, PA 15101 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
24-00162 Jan 19, 26; Feb 2, 2024

Lohr, Linda L. a/k/a Linda Lee Lohr, deceased, of Pittsburgh, PA. No. 0119 of 2024. Amy B. Gregory, Co-Extr., 13659 Oxford Road, Germantown, OH 45327 and Michael J. Lohr, Co-Extr., 1280 Desiderio Boulevard, Clairton, PA 15025 or to Daniel P. Johnson, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
24-00099w Jan 19, 26; Feb 2, 2024

Ludwig, Margaret, deceased, of Ohio Township, PA. No. 08353 of 2023. Thomas G. Ludwig, Extr., c/o Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.
24-00158 Jan 19, 26; Feb 2, 2024

Martin, Elaine N., deceased, of South Park, PA. No. 06695 of 2023. Lisa Ann Schorr, Extr., 1015 Irwin Drive, Pittsburgh, PA 15236.
24-00104w Jan 19, 26; Feb 2, 2024

McCallen, Marie J., deceased, of Pittsburgh, PA. No. 08652 of 2023. Celeste Holt, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.
24-00167 Jan 19, 26; Feb 2, 2024

Mormur, Deborah a/k/a Deborah Arbutus Mormur, deceased, of Plum Borough, PA. No. 08547 of 2023. Gerald Daniel Franklin Mormur, Extr., 4049 Sardis Road, Pittsburgh, PA 15239 or to Raymond W. Bitar, Sr., Esq., Bitar Law Firm PLLC, Feldarelli Square, 2300 Freepport Rd., Ste. 10, New Kensington, PA 15068.
24-00160 Jan 19, 26; Feb 2, 2024

Rhodes, Brian P., deceased, of Mt. Lebanon, PA. No. 08472 of 2023. Stifel Trust Company, Extr., c/o Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.
24-00157 Jan 19, 26; Feb 2, 2024

Snodgrass, Marlene H. a/k/a Toni Marlene Snodgrass, deceased, of Mt. Lebanon, PA. No. 08414 of 2023. Stewart R. Snodgrass, III, Extr., 861 Lovington Drive, Pittsburgh, PA 15216 or to Linda Rhone Enion, Esq., Fox Rothschild LLP, BNY Mellon Center, 500 Grant St., Ste. 2500, Pittsburgh, PA 15219.
24-00170 Jan 19, 26; Feb 2, 2024

Stanley, Christopher J., deceased, of Monroeville, PA. No. 08278 of 2023. Lori Stanley, Extr., 124 Hidden Valley Road, Monroeville, PA 15146 or to Molly M.

Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
24-00168 Jan 19, 26; Feb 2, 2024

Tepe, Connie, deceased, of Pittsburgh, PA. No. 00149 of 2024. Douglas J. Tepe, Extr., 2835 N. Birch Run, Erie, PA 16506.
24-00095w Jan 19, 26; Feb 2, 2024

Yagesh, Helen D., deceased, of Pittsburgh, PA. No. 08173 of 2023. Loretta Y. Crum, Extr., 109 Gadshill Place, Pittsburgh, PA 15237 or to David W. Tyree, Esq., David W. Tyree, PC, 3371 Babcock Blvd., Pittsburgh, PA 15237.
24-00098w Jan 19, 26; Feb 2, 2024

Conlan, James J. a/k/a James John Conlan, deceased, of Pittsburgh, PA. No. 08217 of 2023. Timothy J. Conlan, Extr., 128 Gensler Road, Pittsburgh, PA 15236.
24-00087 Jan 12, 19, 26, 2024

Howard-Jackson, Kathryn a/k/a Kathryn Howard a/k/a Kathryn Jackson a/k/a Kathryn H. Jackson, deceased, of Blairsville, PA. No. 00105 of 2024. Michelle Hornick Crowley, Extr., 244 Highland Terrace Way, Boiling Springs, PA 17007 or to Richard F. Boyle, Jr., Esq., Mears, Smith, Houser & Boyle, P.C., 127 North Main St., Greensburg, PA 15601.
24-00039w Jan 12, 19, 26, 2024

Kamin, John M., deceased, of Pittsburgh, PA. No. 8364 of 2023. Diana C. Kamin, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.
24-00092 Jan 12, 19, 26, 2024

Kelly, Loretta A., deceased, of Allison Park, PA. No. 08208 of 2023. Cynthia K. Rarig, Extr., 202 Chadborne Ct., Wexford, PA 15090.
24-00066 Jan 12, 19, 26, 2024

Laballe, Edward Lloyd Martin a/k/a Edward L. Laballe a/k/a Edward Lloyd Laballe, deceased, of Verona, PA. No. 08211 of 2023. Charles T. Webb, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
24-00044w Jan 12, 19, 26, 2024

Lorch, Katelin Li Xin, deceased, of Pittsburgh, PA. No. 07653 of 2023. Robert W. Lorch, Admr., 239 Cheryl Dr., Sewickley, PA 15143 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.
24-00065 Jan 12, 19, 26, 2024

Lynn, Anna C., deceased, of Pittsburgh, PA. No. 08666 of 2023. Ann Brusceci, Extr., 534 Carriage Circle, Pittsburgh, PA 15205 or to John M. Smith, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.
24-00094 Jan 12, 19, 26, 2024

Munroe, Sherry R., deceased, of Pittsburgh, PA. No. 08360 of 2023. Madison Rae Deery, Extr., c/o Claire Johnson Saénz, Esq., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.
24-00090 Jan 12, 19, 26, 2024

Spenser, Marjorie Dorst, deceased, of Pittsburgh, PA. No. 07914 of 2023. M. Serena Spenser, Admr., 214 Main Street, Pittsburgh, PA 15201 or to Elizabeth A. Ensminger, Esq., 108 Blackhawk Street, Pittsburgh, PA 15218.
24-00091 Jan 12, 19, 26, 2024

Verbish, John M., deceased, of Pittsburgh, PA. No. 08670 of 2023. Lawrence Robert Richards, Extr., 147 West 24th Street, Erie, PA 16502 or to Andrew J. Sisinni, Esq., 1314 Griswold Plaza, Erie, PA 16501.
24-00041w Jan 12, 19, 26, 2024

Wagner, Arlene S., deceased, of Pittsburgh, PA. No. 00055 of 2024. John R. Wagner, Extr., 1660 Murray Avenue, Unit 21, Pittsburgh, PA 15217 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-00088 Jan 12, 19, 26, 2024

Wegrzyn, Richard T., deceased, of Plum, PA. No. 08428 of 2023. Evelyn M. Wegrzyn, Extr., 217 Shasta Drive, Plum, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-00089 Jan 12, 19, 26, 2024

White, Beatrice M., deceased, of Pittsburgh, PA. No. 08628 of 2023. Jenice Murray, Admr., c/o James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

24-00093 Jan 12, 19, 26, 2024

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is PLANTE FLEUR INC.

24-00157w Jan 26, 2024

Articles of Incorporation Business Corporation

McNeas Wallace & Nurick, LLC, Attorneys at Law, 100 Pine Street, Harrisburg, PA 17101. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is REC52, Inc.

24-00268 Jan 26, 2024

Certificate of Organization Limited Liability Company

Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Pitt United Girls Volleyball Club LLC.

24-00163w Jan 26, 2024

Revocable Trust Notice

The Trustees named below give notice of the death of John M. Ursin on May 20, 2023 at the Municipality of Monroeville, Allegheny County, Pennsylvania.

The said Decedent was the Settlor of the John M. Ursin Revocable Trust under a Restated Trust Agreement dated March 7, 2014.

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

Virginia E. Ursin, 3401 Ridgewood Drive, Pittsburgh, PA 15235, Cheryl L. Wood, 9413 Nicholson Way, Dublin, OH 43017, and Kim Diane Ursin, 2523 Lindenwood Drive, Wexford, PA 15090

or to

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

24-00159 Jan 19, 26; Feb 2, 2024

Notice of Action in Mortgage Foreclosure

Court of Common Pleas - Allegheny County - No. GD-19-012423 - Civil Action - Mortgage Foreclosure - US Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust, Plaintiff vs. Bernadette Haase, known heir of Carole Ondish a/k/a Carole A. Ondish, Deceased and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Carole Ondish a/k/a Carole A. Ondish, Deceased, Defendant(s) - NOTICE OF SHERIFF'S SALE OF REAL PROPERTY - To: Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Carole Ondish a/k/a Carole A. Ondish, Deceased, Defendant(s), 5024 Lea Dr., Cheswick, PA 15024, is scheduled to be sold at Sheriff's Sale on 3/4/24 at 9:00 am in the Public Sale, Rm. 410 (Gold Rm.), 4th Fl., Court House, Pittsburgh, PA, to enforce the court judgment of \$126,536.14, plus fees, costs and other charges obtained by Plaintiff against you - NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - 1. This sale will be canceled if you pay the judgment to Patrick J. Wesner, Esq., 9000 Midlantic Dr., #300, P.O. Box 5054, Mt. Laurel, NJ 08054. To find out how much you must pay, you may call 856-810-5815. 2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause. 3. You may also be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. - RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at 412-255-6700 or Patrick J. Wesner, Esq. at 856-810-5815. 2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at 412-255-6700 or Patrick J. Wesner, Esq. at 856-810-5815. 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution. 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL

SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Allegheny County Bar Assn., 400 Koppers Bldg., 436 7th Ave., Pittsburgh, PA 15219, 412-261-5555. Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, 412-255-6700.

24-00279 Jan 26, 2024

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Newton Square No. 1 Condominium Association vs Herstine Samuel; AR-24-000156; Against Property Owner; Complaint; 8627.05; Atty(s): Burkhardt Lisa M

Old Republic National Title Insurance Company vs Hammer Robert M; AR-24-000157; Contract - Debt Collection; Exhibits; 5929.82; Atty(s): Molczan William T

Allegent Community Federal Credit Union vs Donnelly Daniel T., Donnelly Tracey; AR-24-000158; Contract - Credit Card; Exhibits; 14470.11; Atty(s): Urban Matthew D.

S&T Bank vs Barrett Christopher; AR-24-000159; Contract - Other; Complaint; 15252.45; Atty(s): Herron Alexander

Allegent Community Federal Credit Union vs Jackson Loretta, Jackson Frederick K; AR-24-000160; Contract - Debt Collection; Exhibits; 5642.97; Atty(s): Urban Matthew D.

Davis Alexis C vs I.Q. Data International Inc.; AR-24-000161; Other Tort; Defendant's Appeal of MDJ; 11801.96; Atty(s): Fogle Douglas Griffith

Buzard Shannon vs FCA US LLC; AR-24-000162; Contract - Other; Complaint; Atty(s): Silverman Robert M

Discover Bank vs Saylor Kimberly A.; AR-24-000163; Contract - Credit Card; Exhibits; 5255.18; Atty(s): Pomy Matthew Weston

Discover Bank vs Phillips Desiree; AR-24-000164; Contract - Debt Collection; Exhibits; 16909.09; Atty(s): Pomy Matthew Weston

Discover Bank vs Baldwin Michael A.; AR-24-000165; Contract - Debt Collection; Exhibits; 18546.37; Atty(s): Pomy Matthew Weston

Discover Bank vs Murrell Jasmine A.; AR-24-000166; Contract - Credit Card; Exhibits; 1830.11; Atty(s): Pomy Matthew Weston

Discover Bank vs Preiser Blair T.; AR-24-000167; Contract - Debt Collection; Exhibits; 13281.27; Atty(s): Pomy Matthew Weston

Crispin Jeffrey vs FCA US LLC; AR-24-000168; Contract - Other; Complaint; Atty(s): Silverman Robert M

Discover Bank vs Callender Jason; AR-24-000169; Contract - Debt Collection; Exhibits; 13837.59; Atty(s): Pomy Matthew Weston

Discover Bank vs Raines Marcia L.; AR-24-000170; Contract - Debt Collection; Exhibits; 5928.41; Atty(s): Pomy Matthew Weston

Discover Bank vs Thomas Theresa A.; AR-24-000171; Contract - Debt Collection; Exhibits; 14615.38; Atty(s): Pomy Matthew Weston

Discover Bank vs Delancey-Moore Scharrae; AR-24-000172; Contract - Debt Collection; Exhibits; 1223.30; Atty(s): Pomy Matthew Weston

Discover Bank vs Deutsch Adam P.; AR-24-000173; Contract - Debt Collection; Exhibits; 13122.96; Atty(s): Pomy Matthew Weston

JPMorgan Chase Bank N.A. vs Gallo Derek; AR-24-000174; Contract - Debt Collection; Exhibits; 30813.34; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

Discover Bank vs Katip Melanie; AR-24-000175; Contract - Debt Collection; Exhibits; 15528.57; Atty(s): Pomy Matthew Weston

Bizzozero Eva Marie vs Burkett George; AR-24-000176; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Dalfonso Samuel J.

Karaagac Eleonora vs Portfolio Recovery Associates LLC; AR-24-000177; Other Tort; Exhibits; Atty(s): Gordon Travis A.

BCS Rentals LLC vs Lucas Raymond R, Lipinski Holly; AR-24-000178; Replevin; Complaint; 5863.81; Atty(s): Pack Brandon Donald

Potteiger Kenneth vs LVNV Funding LLC, Credit Control LLC; AR-24-000179; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

Tafoya Lynda vs Midland Credit Management Inc.; AR-24-000180; Other Tort; Exhibits; Atty(s): Gordon Travis A.

Discover Bank vs Campbell Jeff; AR-24-000181; Contract - Credit Card; Exhibits; 9974.96; Atty(s): Edenhofner Matthew, Armstrong Kirsten R., Loewy Andrew, Fitzgibbon Brittany R., Strand Jason Emerson

Wells Fargo Bank N.A. vs Palmer Karen J.; AR-24-000182; Contract - Credit Card; Complaint; 8349.59; Atty(s): Francese Nicole M.

Wells Fargo Bank N.A. vs Curtis Sheryl; AR-24-000183; Contract - Credit Card; Complaint; 6075.91; Atty(s): Francese Nicole M.

Caruso Angelo vs FCA US LLC; AR-24-000184; Contract - Other; Complaint; Atty(s): Silverman Robert M

Seemann Theodore vs Absolute Resolutions Investments; AR-24-000185; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

Turnbaugh Aiddan Ryanmikel vs General Motors LLC; AR-24-000186; Contract - Other; Complaint; Atty(s): Silverman Robert M

Barclays Bank Delaware vs Chadish Angelique; AR-24-000187; Contract - Debt Collection; Exhibits; 2244.52; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

Barclays Bank Delaware vs Calhoun Gary; AR-24-000188; Contract - Debt Collection; Exhibits; 3776.32; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

Barclays Bank Delaware vs Lewkowicz Doreen; AR-24-000189; Contract - Debt Collection; Exhibits; 3823.15; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

Barclays Bank Delaware vs Rai Milan; AR-24-000190; Contract - Debt Collection; Exhibits; 2244.58; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

D'Achille Steven vs Crowder Dequartavious T.; AR-24-000191; Contract - Other; Complaint; Atty(s): Bevington Gregory W, Miller Colin G.L.