

# The Pittsburgh Legal Journal

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OCTOBER 18, 2024  
Vol. 150 - No. 199

The official newspaper for the publication of all public notices in Allegheny County

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Pittsburgh Water & Sewer Authority** vs Safarpour Masoud; GD-24-011148; Municipal Lien; Certificate of Location; 146.96; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water And Sewer Authority** vs AU/AG Enterprises LLC; GD-24-011149; Municipal Lien; Certificate of Location; 198.12; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Brown Oliver, Brown Mary; GD-24-011150; Municipal Lien; Certificate of Location; 211.63; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Brandon Gary, Brandon Leta; GD-24-011151; Municipal Lien; Certificate of Location; 225.79; Atty(s): Walaan Monica Samir, Farley Conor D.

**Bluedorn Jeffrey, Bluedorn Linda** Traced vs Pintar Barbara A.; GD-24-011152; Motor Vehicle Accident; Praecipe for Writ of Summons; Atty(s): McClain Thomas J, Dugan Mitchell H

**Pittsburgh Water & Sewer Authority** vs MacKlen Wayne, MacKlen Rea; GD-24-011153; Municipal Lien; Certificate of Location; 1176.36; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs East Carson Properties LLC; GD-24-011154; Municipal Lien; Certificate of Location; 288.99; Atty(s): Walaan Monica Samir, Farley Conor D.

**WSFS FSB** vs Silsley Edward; GD-24-011155; MDJ Transcript; Notice of Judgment Mailed; 995.34; Atty(s): Morris Gregg L

**Pittsburgh Water & Sewer Authority** vs Watkins Suzanne; GD-24-011156; Municipal Lien; Certificate of Location; 595.66; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Hoeffield Cheryl; GD-24-011157; Municipal Lien; Certificate of Location; 424.12; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Julia and Dani LLC; GD-24-011158; Municipal Lien; Certificate of Location; 315.53; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs 2232-2238 Larkins Way LLC; GD-24-011159; Municipal Lien; Certificate of Location; 183.91; Atty(s): Walaan Monica Samir, Farley Conor D.

**LVNV Funding LLC** vs Albright Bethany; GD-24-011160; MDJ Transcript; Notice of Judgment Mailed; 1610.35; Atty(s): Morris Gregg L

## CIVIL DIVISION

### New Arbitration Suits

**Laurel Grove Homeowners' Association Inc.** vs 8 Murray8 LLC; AR-24-005974; Against Property Owner; Complaint; 3971.25; Atty(s): Burkhart Lisa M

**Synchrony Bank** vs Roginski Sharon; AR-24-005975; Contract - Credit Card; Exhibits; 19667.72; Atty(s): Morris Gregg L

**Synchrony Bank** vs Wensel Terry; AR-24-005976; Contract - Credit Card; Exhibits; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Credit Corp Solutions Inc** vs Devaruex Christina; AR-24-005977; Contract - Other; Exhibits; Atty(s): Morris Gregg L

**Heltzel Mark James** vs Ford Motor Company; AR-24-005978; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**LVNV Funding LLC** vs Petrosky William H.; AR-24-005979; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Santucci Daniel

**First Commonwealth Bank** vs Noble III William C., Noble Eileen; AR-24-005980; Contract - Other; Complaint; 34501.27; Atty(s): Dittoe Andrew G

**First Commonwealth Bank** vs Patel Mitul; AR-24-005981; Contract - Other; Complaint; 30352.11; Atty(s): Dittoe Andrew G

**First Commonwealth Bank** vs Hazlett Jr. Richard L; AR-24-005982; Contract - Other; Complaint; 33138.47; Atty(s): Dittoe Andrew G

**First Commonwealth Bank** vs Patel Sudhir; AR-24-005983; Contract - Other; Complaint; 31452.76; Atty(s): Dittoe Andrew G

**Progressive Advanced Insurance Company** vs GTS Transportation Corp; AR-24-005984; Motor Vehicle Accident; Complaint; 8329.54; Atty(s): Dougherty Michael J.

**Mercy Surgical Dressing Group Inc.** vs Innovative Wound Solutions LLC; AR-24-005987; Contract - Debt Collection; Complaint; 32918.18; Atty(s): Shapiro Ann

**Piacenti Eric S.** vs Lawn Wizards Landscaping; AR-24-005985; Other Tort; Motion to File Late Appeal; 12000.00; Atty(s): Self-Represented

**Cavalry SPV I LLC** vs McMillan Lekeisha L; AR-24-005986; Contract - Credit Card; Complaint; 2942.61; Atty(s): Apothaker David J

**Discover Bank** vs Walker Allison N; AR-24-005988; Contract - Credit Card; Exhibits; 7820.08; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

## ORPHANS' COURT

### Petitions & Motions

**Judge Lawrence J. O'Toole** Beverly C. Morrow: deceased; Order of court. Conference October 28, 2024 at 11:00 a.m.; Atty: M. F. Santicola; 302 of 2023.

**Daniel J. Clements:** deceased; Petition and order for appeal from probate. Returnable October 30, 2024. Conference October 30, 2024 at 1:30 p.m.; Atty: M. C. Feldman; 6552 of 2023.

**Walter R. Shields:** deceased; Petition and order for determination of title. Returnable November 1, 2024. Hearing December 2, 2024 at 1:30 p.m.; Atty: A. G. Anderson; 5781 of 1980.

**Dean McHolme:** deceased; Order of court. Hearing December 9, 2024 at 10:00 a.m. and December 10, 2024 at 10:30 a.m.; Atty: S. M. Stein, C. B. Zacharia; 7678 of 2021.

**entrust Service, LLC:** non-profit; Petition and order to authorize entrust Services, LLC to exercise authority as a fiduciary; Atty: G. A. Ritchie; 5781 of 2024.

**Judge Michael F. Marmo** Kevin Bishop: trust; Consent order of court. Conference April 9, 2025; Atty: Q. Morant, N. G. Chatha, Z. Rivenbark; 1181 of 2024.

**Judge Michael E. McCarthy** Jodi Lynn Morrison: deceased; Motion and order to release password information; Atty: P. C. Koehler; 4938 of 2024.

**Mary Ann Robinson:** deceased; Motion and order to withdraw appearance; Atty: T. J. Dempsey, Jr.; 3424 of 2024.

**Donald J. Wood:** power of attorney; Motion and order to discharge guardian ad litem; Atty: T. J. Dempsey, Jr.; 4583 of 2022.

**Dejuan A. Green, Jr.:** deceased; Petition and order for small estate; Atty: A. F. Beck; 1850 of 2024.

**Georgianna M. Broniecki:** deceased; Petition and order for small estate; Atty: D. L. Goodyear; 2154 of 2024.

**Larry G. Good:** deceased; Petition and order for small estate; Atty: R. A. Auld; 6823 of 2023.

**Betty V. Weaver:** deceased; Order of court. Conference October 29, 2024 at 10:00 a.m.; Atty: J. R. Baker; 7481 of 2021.

**Michael L. Swaney:** deceased; Petition and order for citation to remove administratrix. Returnable November 5, 2024. Conference November 5, 2024 at 10:00 a.m.; Atty: E. M. Tarasi; 202 of 2024.

**Gill Hall Volunteer Fire Company:** non-profit; Consent order of court; Atty: T. M. Mazzocca; 6007 of 2022.

**Arlene Johan:** deceased; Motion and order for extension of time to file response. Time extension to October 16, 2024; Atty: M. L. Shields, III; 4086 of 2023.

**Alice Rice:** deceased/power of attorney; Order of court; Atty: M. A. Ross, D. Goodyear; 5673 of 2019; 7163 of 2019.

## BANKRUPTCY COURT

### Western District

**Charles P. Belfield;** ALLEGHENY-PA; 24-22349; Atty: Kenneth Steidl; Chapter: 7; Filed 09/23/2024; Judge Bohm

**Kathleen A. Piersol;** BEAVER-PA; 24-22350; Atty: Kenneth Steidl; Chapter: 13; Filed 09/23/2024; Judge Taddonio

**Allen W. Casteel and Toni L. Casteel;** FAYETTE-PA; 24-22351; Atty: Joseph E. Fieschko, Jr.; Chapter: 7; Filed 09/23/2024; Judge Bohm

**Rayetta L. Reed;** ALLEGHENY-PA; 24-22352; Atty: Brian C. Thompson; Chapter: 7; Filed 09/23/2024; Judge Taddonio

**Donald Ray Fields;** WASHINGTON-PA; 24-22353; Atty: David A. Rice; Chapter: 7; Filed 09/23/2024; Judge Taddonio

**Robert P. Johnston and Betty L. Johnston;** WESTMORELAND-PA; 24-22354; Atty: Kenneth Steidl; Chapter: 7; Filed 09/23/2024; Judge Taddonio

**Kelsey Rhea;** WESTMORELAND-PA; 24-22355; Atty: Brian P. Cavanaugh; Chapter: 7; Filed 09/23/2024; Judge Bohm

**Joshua J. Rittenour;** WESTMORELAND-PA; 24-22356; Atty: Corey J. Sacca; Chapter: 13; Filed 09/23/2024; Judge Bohm

**Kathy Lee Ramsey;** BEDFORD-PA; 24-70385; Atty: Daniel J. Boger; Chapter: 7; Filed 09/23/2024; Judge Deller

**Karen S. Hutchinson;** INDIANA-PA; 24-70386; Atty: Lauren M. Lamb; Chapter: 13; Filed 09/23/2024; Judge Deller

**Justin M. Daugherty;** BEDFORD-PA; 24-70387; Atty: Glenn R. Bartifay; Chapter: 13; Filed 09/23/2024; Judge Deller

**Justine Rose Botteicher;** SOMERSET-PA; 24-70388; Atty: Corey J. Sacca; Chapter: 7; Filed 09/23/2024; Judge Deller

**Justin J. McCurdy and Megan A. McCurdy;** CRAWFORD-PA; 24-10560; Atty: Kenneth Steidl; Chapter: 7; Filed 09/24/2024; Judge Melaragno

**Brandi M. Gerhardt;** MERCER-PA; 24-10561; Atty: Kenneth Steidl; Chapter: 7; Filed 09/24/2024; Judge Melaragno

**Christine L. Wheeler;** CRAWFORD-PA; 24-10562; Atty: Daniel P. Foster; Chapter: 7; Filed 09/24/2024; Judge Melaragno

**Ronald J. Kimmy, II;** ERIE-PA; 24-10563; Atty: Tina M. Fryling; Chapter: 13; Filed 09/24/2024; Judge Melaragno

**Rahim Beshimov and Guzel Beshimova;** BUTLER-PA; 24-22357; Atty: Dennis M. Sloan; Chapter: 7; Filed 09/24/2024; Judge Bohm

**Rebekah S. Aust;** BUTLER-PA; 24-22358; Atty: Kenneth Steidl; Chapter: 7; Filed 09/24/2024; Judge Bohm

**Joseph M. Hoehn and Catherine J. Hoehn;** WESTMORELAND-PA; 24-22359; Atty: Christopher M. Frye; Chapter: 7; Filed 09/24/2024; Judge Deller

(Continued on Page 2, Column 1)

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## CIVIL DIVISION

## General Docket

(Continued from Page 1, Column 1)

**LVNV Funding LLC** vs Beres Pat; GD-24-011161; MDJ Transcript; Notice of Judgment Mailed; 4605.59; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Nicholson Anthony; GD-24-011162; MDJ Transcript; Notice of Judgment Mailed; 968.36; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Blinn Vanessa**; GD-24-011163; Petition for Change of Name; Order of Court; Atty(s): Self-Represented

**Vision Storage LLC** vs West Mifflin Borough; GD-24-011164; Quiet Title; Acceptance of Service; Atty(s): King Bradley Allen

**McShane Joseph** vs Lahasky Ephram; GD-24-011165; Other Professional Liability; Praeprce for Writ of Summons; Atty(s): Duty Ryan John

**Discover Bank** vs McCreight Susette M.; GD-24-011166; MDJ Transcript; Notice of Judgment Mailed; 3692.56; Atty(s): Molczan William T

**Sprenkel Charles** vs Feiki Joseph, Feiki Maria; GD-24-011167; Other Tort; Complaint; Atty(s): Denton J. Patrick

**Wade Clarence** vs Cabonor Esquire Alexandra E., McMorrow Esquire Brooke, McMorrow Law; GD-24-011168; Legal Liability; Praeprce for Writ of Summons; Atty(s): Farneth II George R.

**Bit-X-Bit LLC** vs Gencor Pacific Limited, GE Nutrients Inc., Gencor Pacific Organics India PVT LTD, Gencor Pacific Auto Engineering PVT LTD, Veeravalli Jith; GD-24-011170; Contract - Other; Complaint; Atty(s): Farrell Magan, Jones Thomas S.

**Yntykbayeva Aidana** vs Veneziano Giacomo; GD-24-011171; Motor Vehicle Accident; Complaint; Atty(s): Rudert Erin K

**CMG Mortgage Inc.** vs Markovitz Jessica; GD-24-011172; Mortgage Foreclosure; Certificate of Location; 422025.92; Atty(s): Zeron Kayleigh

**University of Pittsburgh of the Commonwealth System of Higher Education** vs Pennsylvania Roofing Systems Inc.; GD-24-011173; No Lien Agreement; Certificate of Location; Atty(s): Self-Represented

**Carnegie Mellon University** vs Landau Building Company; GD-24-011174; No Lien Agreement; Certificate of Location; 310800.00; Atty(s): McNulty Daniel

**University of Pittsburgh of the Commonwealth System of Higher Education** vs Scalise Industries Corporation; GD-24-011175; No Lien Agreement; Certificate of Location; Atty(s): Self-Represented

**Patz Douglas** vs State Farm Insurance Company; GD-24-011176; Contract - Other; Praeprce for Writ of Summons; Atty(s): Herb James M

**Commonwealth of PA Department of Labor & Industry** vs Phillips Susan, Phillips Walter; GD-24-102152; Unemployment Compensation Lien; Unemployment Compensation Lien; 7553.81

**Commonwealth of PA Department of Labor & Industry** vs Mitazzo Inc; GD-24-102153; Unemployment Compensation Lien; Unemployment Compensation Lien; 1011.94

**Commonwealth of PA Department of Revenue** vs Lucey Constance L.; GD-24-102154; Commonwealth Tax Lien; Personal Income Tax; 55427.71

**Commonwealth of PA Department of Revenue** vs Horchar Robert J.; GD-24-102155; Commonwealth Tax Lien; Personal Income Tax; 4908.66

**Commonwealth of PA Department of Revenue** vs Caesars Ale House And Eatery Corpor; GD-24-102156; Commonwealth Tax Lien; Business Taxes; 5584.09

**Commonwealth of PA Department of Revenue** vs Love Nicole; GD-24-102157; Commonwealth Tax Lien; Personal Income Tax; 10181.74

**Commonwealth of PA Department of Revenue** vs Blandina Samantha, Blandina Brandon; GD-24-102158; Commonwealth Tax Lien; Personal Income Tax; 6924.68

**Commonwealth of PA Department of Revenue** vs Taiwo Olufunmilayo F., Taiwo Sangodele F.; GD-24-102159; Commonwealth Tax Lien; Personal Income Tax; 13721.37

**Commonwealth of PA Department of Revenue** vs Coffee Tree Roasters Corporation; GD-24-102160; Commonwealth Tax Lien; Business Taxes; 2847.39

**Commonwealth of PA Department of Revenue** vs Windows R U's of Pittsburgh; GD-24-102161; Commonwealth Tax Lien; Business Taxes; 3025.92

**Commonwealth of PA Department of Revenue** vs Cutrulla Michael A.; GD-24-102162; Commonwealth Tax Lien; Personal Income Tax; 8806.34

**Commonwealth of PA Department of Revenue** vs Colombino LLC; GD-24-102163; Commonwealth Tax Lien; Business Taxes; 4249.84

**Nationstar Mortgage LLC** vs Ladd Joseph William, Ladd Karen; MG-24-000749; Mortgage Foreclosure; Certificate of Location; 139009.76; Atty(s): Schweiger Karin Baltimore

**Primelending** vs Peluso-Hoffman Jack Williams; MG-24-000750; Mortgage Foreclosure; Certificate of Location; 156094.88; Atty(s): Schweiger Karin Baltimore

**U.S. Bank Trust National Association** vs Howard Jerold; MG-24-000751; Mortgage Foreclosure; Certificate of Location; 86686.28; Atty(s): Linn Geraldine M.

**Keybank N.A** vs Clark Constance L.; MG-24-000752; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

**PNC Bank National Association** vs Wojtaszek Andrew J; MG-24-000753; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

**M&T Bank** vs Rojas Angelica Maria, Rojas Benito; MG-24-000754; Mortgage Foreclosure; Certificate of Location; 97825.99; Atty(s): Linn Geraldine M.

**Quantz Nicole**; GD-24-011177; Petition for Change of Name; Order of Court; Atty(s): Murphy Howard F.

**Szabo Kalman G** vs Lorzen Inc.; GD-24-011178; Quiet Title; Certificate of Location; Atty(s): Self-Represented

**Allegheny County** vs Lilley Sean, Lilley Deanna; GD-24-011179; Sci Fa sur Tax Lien; Certificate of Location; 1647.44; Atty(s): McCabe Michael G.

**Allegheny County** vs Dusi Dane L., Hammonds Cequocoria; GD-24-011180; Sci Fa sur Tax Lien; Certificate of Location; 1579.66; Atty(s): McCabe Michael G.

**U.S. Bank National Association** vs Washington Leila E., Occupants; GD-24-011181; Ejectment; Certificate of Location; Atty(s): Williams Robert W.

**Allegheny County** vs Kelly George David; GD-24-011182; Sci Fa sur Tax Lien; Certificate of Location; 2974.04; Atty(s): McCabe Michael G.

**Allegheny County** vs Wirkowski Jamie S; GD-24-011183; Sci Fa sur Tax Lien; Certificate of Location; 1436.58; Atty(s): McCabe Michael G.

**Simmons Thomas** vs Pittsburgh Regional Transit; GD-24-011184; Motor Vehicle Accident; Complaint; 60000.00; Atty(s): Harris Tanner

**Allegheny County** vs Cyrilla Michael, Cyrilla Denine; GD-24-011185; Sci Fa sur Tax Lien; Certificate of Location; 16037.59; Atty(s): McCabe Michael G.

**Allegheny County** vs Griffin II Bruce L.; GD-24-011186; Sci Fa sur Tax Lien; Certificate of Location; 2341.31; Atty(s): McCabe Michael G.

**Allegheny County** vs Greco Robert J., Greco Alexandria M.; GD-24-011187; Sci Fa sur Tax Lien; Certificate of Location; 2106.38; Atty(s): McCabe Michael G.

**Reynolds Taria** vs Pittsburgh Regional Transit; GD-24-011188; Motor Vehicle Accident; Complaint; 65400.00; Atty(s): Harris Tanner

**Zaffuto Karyn M.** vs Thornton Dwayne C.; GD-24-011189; Contract - Other; Complaint; Atty(s): Bell Andrew Thomas, Labovitz William J

**Madia Homes Inc.** vs Madia Luke John, Madia Amy Jo; GD-24-011190; Mechanic's Lien; Certificate of Location; Atty(s): Self-Represented

**Netzel Candace** vs Beazer East Inc., Davis Controls Corporation, Dravo 2018 Inc., Evoqua Water Technologies LLC, Hunter Sales Corporation, M.S. Jacobs & Associates Inc., Tenova Core Inc., Thiem Corporation, A.R. Wilfley & Sons Inc., Air & Liquid Systems Corporation, Airtek Inc., Ajax Magnethermic Corporation, Alfa Laval Inc., Allen-Sherman-Hoff, Allied Glove Corporation, Applied Industrial Technologies Inc., Armstrong International Inc., Armstrong Pumps Inc., Atwood & Morrill Co. Inc., Bloom Engineering Company Inc., BW/IP International Inc., Cameron International Corporation, Carmeuse Lime Inc., Carmeuse Lime and Stone, Carrier Corporation, Cashco Inc., Champlain Cable Corporation, Chicago Bridge & Iron Company, Chicago Pneumatic Tool Company LLC, Cincinnati Inc., Clyde Union Inc., Columbus McKinnon, Copes-Vulcan Inc., Crane Co., Dezurik Inc., Donald McKay Smith Inc., Durametall Corporation, E.E. Zimmerman Company, Eaton Corporation, EFCO Inc., Eichleay Corporation, Elliott Turbomachinery Company Inc., Flowserve US Inc., Flsmidth Dorr-Oliver Eimco Inc., Flsmidth Inc., FMC Corporation, Fosco Inc., Foster Wheeler Corporation, G Denver and Co. LLC, Genuine Parts Company, Goodrich Corporation, Goodyear Tire & Rubber Company, Gorman Rupp Company, Goulds Pumps Inc., Graycor Industrial Constructors Inc., Greene Tweed & Company, Grinnell Corporation, Hammond Valve Company, Honeywell Inc., Howden American Fan Company, Howden North America Inc., I.U. North America Inc., IMO Industries Inc., Inductotherm Corporation, Industrial Holdings Corporation, Insul Company Inc., ITT Corporation, J.A. Sexauer Manufacturing Company, J.H. France Refractories Company, John Wood Company LLC, Joy Global Underground Mining LLC, Leeds & Northrup Company, Maxon Corporation, McCarls Inc., McJunkin Red Man Corporation, McLanahan Corporation, McMaster-Carr, Milwaukee Valve Company, Mine Safety Appliance Company, Minnotte Contracting Corporation, Modine Manufacturing Company, Morgan Engineering, Morse Tec LLC, Moyno Inc., Mueller Steam Specialty, Nagle Pumps Inc., Nelderman Mikropul LLC, New York Blower Company, Nooter Construction Company, North American Manufacturing Company, Osram Sylvania Inc., Pangborn Corporation, Paramount Global, Parker-Hannifin Corporation, Pharmacia Corporation, Pollock Research & Design Inc., Powell Valve Company, Power Piping, Premier Refractories Inc., Resco Holdings LLC, Research-Cottrell Inc., Reunion Industries, Riley Stoker Corporation, Robbins & Myers Inc., Robinson Fans Inc., Rockwell Automation Inc., Rust Engineering & Construction Inc., Spencer Turbine Company, Spirax Sarco Inc., SPX Cooling Technologies Inc., Square D Company, Sullair Corporation, Sundyne Corporation, Surface Combustion Inc., Teck American Incorporated, Te Connectivity, Textron Inc., Twin City Fan & Blower, Union Carbide Corporation, Warren Pumps LLC, Washington Group International, Wheelabrator Air Pollution Controls Inc., WT/HRC Corporation, WTI Rust Holdings Inc., Yuba Heat Transfer, Zurn Industries Inc.; GD-24-011201; Asbestos Silicas; Complaint; Atty(s): Gallucci Michael J

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



**COURT NOTICES**

**Pennsylvania  
Supreme Court**

**IN RE: AMENDMENT OF RULE 1.8  
OF THE PENNSYLVANIA RULES OF  
PROFESSIONAL CONDUCT**

**NO. 251  
DISCIPLINARY RULES DOCKET**

**ORDER**

**PER CURIAM**

AND NOW, this 9th day of October, 2024, upon the recommendation of the Disciplinary Board of the Supreme Court of Pennsylvania; the proposal having been published for comment in the Pennsylvania Bulletin, 53 Pa.B. 5275 (August 26, 2023):

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 1.8 of the Rules of Professional Conduct is amended.

This ORDER shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective in 30 days.

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

24-03723

**Court of Common Pleas  
of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE**

**November 2024**

- November 1 - Judge Sizemore
- November 4 - Judge Bush
- November 5 - Judge Bush
- November 6 - Judge Bush
- November 7 - Judge Bush
- November 8 - Judge Bush
- November 11 - Judge Cozza
- November 12 - Judge Cozza
- November 13 - Judge Cozza
- November 14 - Judge Cozza
- November 15 - Judge Cozza
- November 18 - Judge McCrady
- November 19 - Judge McCrady
- November 20 - Judge McCrady
- November 21 - Judge McCrady
- November 22 - Judge McCrady
- November 25 - Judge Woodruff
- November 26 - Judge Woodruff
- November 27 - Judge Watson
- November 28 - Holiday
- November 29 - Holiday

24-03706

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

**Court of Common Pleas  
of Allegheny County**

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

**November 2024**

- November 1 - No Motions
- November 4 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- November 5 - Bubash, J. in Courtroom 425 at 2:00 PM
- November 6 - Middleman, J. in Courtroom 425 at 2:00 PM
- November 7 - Korbrel, J. in Courtroom 425 at 2:00 PM
- November 8 - No Motions
- November 11 - Court Holiday
- November 12 - Spurgeon, J. in Courtroom 424 at 10:00 AM
- November 13 - Sweeney, J. in Courtroom 425 at 2:00 PM
- November 14 - Eaton, J. in 814 City-County Building at 2:00 PM
- November 15 - No Motions
- November 18 - Middleman, J. in Courtroom 425 at 2:00 PM
- November 19 - Watson, J. TBD at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- November 20 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM and Costa, J. in Courtroom 425 at 2:00 PM
- November 21 - McCrady, J. in Courtroom 425 at 9:30 AM; Woodruff, J. in Courtroom 320 at 10:30 AM and Korbrel, J. in Courtroom 425 at 2:00 PM
- November 22 - No Motions
- November 25 - Sizemore, J. in Courtroom 425 at 10:00 AM; Sweeney, J. in Courtroom 425 at 2:00 PM and Eaton, J. in 814 City-County Building at 2:00 PM
- November 26 - Bush, J. in Courtroom 320 at 10:00 AM
- November 27 - Korbrel, J. in Courtroom 425 at 2:00 PM
- November 28 - Court Holiday
- November 29 - Court Holiday

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

24-03708

**Court of Common Pleas  
of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **MONDAY, OCTOBER 28, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, DECEMBER 9, 2024**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY  
CALENDAR CONTROL JUDGE**  
24-03282

**COURT SCHEDULES**

**Criminal Division**

**Allegheny County Courthouse  
9:00 a.m.**

**Wednesday  
October 23, 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-0000125-24;** Abigail Lin Brennan; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas Anthony Babinsack**
- CR-0006077-23;** Jawan Barnett Coachman; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Almon Stith Burke Jr.**
- CR-0009158-23;** Isaac James Cowie; IDSI Person Less Than 16 Yrs Age; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicole Dominique Nino**
- CR-0009291-23;** Tarrell Nyshawn Jennings; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**
- CR-0001001-22;** Corey W. Kinnard; Statutory Sexual Assault: 11 Years Older; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**
- CR-0001885-24;** Darryl Porter; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**
- CR-0009290-23;** Prentis Rose; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **H. Craig Hinkle**
- CR-0003003-24;** Michael Wade III; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Domenic Joseph Pietropaolo**
- Judge Alexander P. Bicket  
Courtroom 321**
- CR-0005157-24;** Cory Lamont Butler; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**
- CR-0003936-24;** Dagher Johnson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**
- CR-0004260-24;** Mark Alan Laughner; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**
- CR-0001989-24;** Keith Hasson Pennington; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Kelly Bigley  
Courtroom 525**

- CR-0003661-24;** Vance Edward Gibson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelvin L. Morris**
- CR-0003537-24;** Michael Paul Lipovsik III; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney D. Shepherd**
- CR-0004134-24;** Michael D. Moore; DUI: Gen Imp/Inc of Driving Safely - 4th Off & Sub Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**
- CR-0004268-24;** Timothy Powell; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**
- CR-0002309-22;** David J. Testa; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**
- Judge Susan Evashavik Dilucente  
Courtroom 530**
- CR-0000010-24;** Suzanne Carol Andre; Publ, Make, See, Etc Access Device Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**
- CR-0008860-23;** Suzanne Carol Andre; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**
- CR-0000657-24;** Scott Matthew Neville; Child Pornography; ADA: **Angela Lynn Raver;** D-atty: **David Joel Shrager**
- CR-0003883-24;** Jason Porter; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**
- CR-0002415-24;** Ronald Williams; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**
- Judge Thomas Flaherty  
Courtroom 324**
- CR-0003958-23;** Vincent Felder; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**
- CR-0000851-24;** Ronald Smith; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**
- CR-0000852-24;** Ronald Smith; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**
- Judge Elliot Howsie  
Courtroom 533**
- CR-0002916-24;** Brian Nicholas Archie; DUI: Gen Imp (BAC .08 - .10) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**
- CR-0002642-23;** Tiara S. Coffey; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Oliver Stiffler**
- CR-0002677-24;** Victor Eugene Gray; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

**CR-0009058-23;** Jalen Yates; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Turahm Lamont Jenkins**

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

**CR-0003958-24;** Roland W. Drummond; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003543-24;** Anthony P. Fleming Jr.; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0007563-23;** Sean Patrick Park; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**CR-0003854-24;** Mark Saunders; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0005416-22;** Darlene M. Schubert; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0005539-22;** Darlene M. Schubert; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0007027-23;** Darlene M. Schubert; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0008333-23;** Jessie J. Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**Judge Jill E. Rangos**  
Courtroom 327

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

**CR-0008829-23;** Thomas Jessie Boyd Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

**CR-0004404-24;** Thomas Jessie Boyd Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Kevin G. Sasinowski**  
Courtroom 506

**CR-0002375-24;** Johnathan David McHenry; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

**CR-0005019-24;** Nathaniel Weatherspoon; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**Judge Jennifer Satler**  
Courtroom 527

**CR-0003909-24;** Scott William Braden; DUI: Gen Imp/Inc of Driving Safely - 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

**CR-0007945-22;** Breona June Hurt; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0001542-24;** Kristin Hope Iarrusso; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0003983-23;** Tyron Anthony James; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0003632-24;** Tyrell Jimmie Knight; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0005107-24;** Tyrell Jimmie Knight; Homicide By Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Art Ettinger**

**CR-0003537-22;** Passion T. Sibley-Bates; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

**CR-0004559-22;** Passion T. Sibley-Bates; Concealment Of Whereabouts Of Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

**CR-0003571-24;** Jerome Marlon Taylor; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

**CR-0003557-24;** Tyler Thompson; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0003888-24;** Tyler Thompson; Make Repairs/Sell/Etc Offens Weap; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003675-24;** Damion Watkins; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**Judge Randal B. Todd**  
Courtroom 310

**CR-0001379-24;** Todd Julius Akrie; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**CR-0009135-23;** Shiquita Arrington; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Stephen H. Begler**

**CR-0002161-22;** Dra-Quawn Zachery Bailey; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

**CR-0000970-22;** Dra-Quawn Zachery Bailey; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0007447-23;** Luz Marie Concepcion; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **T. Brent McCune**

**CR-0002360-24;** Malakhi Fisher; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003717-24;** Mecca Sha France II; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Carl Townsend**

**CR-0005289-23;** Marcel Jamar Freeman; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**CR-0002533-22;** Clinton P. McLaughlin; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **T. Brent McCune**

**CR-0007596-23;** Yan Carlos Pichardo Cepeda; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elizabeth Mary Lynne Laforgia**

**CR-0001408-24;** Darryl Allen Sauer; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

**CR-0003027-24;** Michael L. Strothers; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**CR-0001446-24;** Vaughn Thornton; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

**CR-0001439-24;** Vaughn Thornton; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

**CR-0001438-24;** Vaughn Thornton; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

**CR-0005288-23;** Vaughn Thornton; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

## Arbitration Trial List

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

Wednesday  
October 23, 2024

**GD-20-009164;** Weir vs University of Pittsburgh, et al; P-atty: **Pro Se;** D-atty: **Mariah L. Passarelli**

**GD-18-012379;** Long vs Hultgren; P-atty: **Ryan N. Gailley, Patrick W. Murray;** D-atty: **Gregg A. Guthrie**

**AR-24-003454;** Capalongo vs Coleman; P-atty: **Adam Daniel Shorr;** D-atty: **R. Douglass Klaber, Jr.**

**AR-24-003452;** Baranowski vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-24-003451;** Nesto, LLC vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

**AR-24-003443;** Citibank, N.A. vs Cuniff; P-atty: **Michael Robert Lipinski**

**AR-24-003435;** Citibank, N.A. vs Angely; P-atty: **Michael Robert Lipinski;** D-atty: **Stephen D. Fuegi**

**AR-24-003432;** Citibank, N.A. vs Bucci; P-atty: **Michael Robert Lipinski**

**AR-24-003427;** Portfolio Recovery Associates, LLC vs Ayanfe; P-atty: **Robert N. Polas, Jr.**

**AR-24-003424;** Portfolio Recovery Associates, LLC vs Coffey; P-atty: **Robert N. Polas, Jr.;** D-atty: **Pro Se**

**AR-24-003419;** Portfolio Recovery Associates, LLC vs Westcott; P-atty: **Robert N. Polas, Jr.;** D-atty: **Pro Se**

**AR-24-003416;** Portfolio Recovery Associates, LLC vs Lacey; P-atty: **Robert N. Polas, Jr.;** D-atty: **Brian J. Fenters**

**AR-24-003414;** Portfolio Recovery Associates, LLC vs Cimino; P-atty: **Robert N. Polas, Jr.**

**AR-24-003408;** Carson, Jr. vs Kennedy; P-atty: **Pro Se**

**AR-24-003084;** Xue vs Giza; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-24-002347;** Covert vs American Honda Motor Company, Inc.; P-atty: **Robert A. Rapkin;** D-atty: **James F. Marrion**

**AR-24-002307;** Ingram vs Antis; P-atty: **Timothy Conboy;** D-atty: **Casey J. Hemphill**

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

**AR-24-002127;** Cincinnati Insurance Company vs Krolicki; P-atty: **Jonathan C. Beech;** D-atty: **Diana M. O'Connell**

**AR-24-002120;** Bernier, et al vs Ellek; P-atty: **James L. Cartwright;** D-atty: **Rebecca Sember Izsak**

**AR-24-001748;** Erie Insurance vs Kaplan Trucking Company, et al; P-atty: **Douglas G. Aaron**

**AR-24-001707;** Ally Bank vs M & M Towing, LLC, et al; P-atty: **Leslie J. Rase**

**AR-24-001672;** Jefferson Capital Systems, LLC vs Fonzi; P-atty: **Jonathan Paul Cawley;** D-atty: **Shane L. Weaver**

**AR-24-000210;** Ally Bank vs Colon, et al; P-atty: **Leslie J. Rase;** D-atty: **Pro Se**

**AR-23-005700;** State Farm Mutual Automobile Insurance Company vs Betonte, et al; P-atty: **Robert W. Allen;** D-atty: **Jennifer M. Swistak**

## Summary Appeals Branch

Judge W. Terrence O'Brien  
City-County Building  
Room 313

Wednesday  
October 23, 2024

### Hearings

**SA-0000961-24;** Comm. of PA vs John Laury Artzberger; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000791-24;** Comm. of PA vs Tamarra Bebee; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000627-24;** Comm. of PA vs Lamar I. Copeland; P-atty: **Criminal Division Allegheny County District Attorney's Office**



**SA-0000628-24;** Comm. of PA vs Lamar I. Copeland; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000968-24;** Comm. of PA vs Charles Westl Davis III; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000964-24;** Comm. of PA vs Larry James Kephart III; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000962-24;** Comm. of PA vs Jason Christopher Knapp; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000953-24;** Comm. of PA vs Corey L. Lakins; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000959-24;** Comm. of PA vs Johnathan Lynch; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000932-24;** Comm. of PA vs Emmett Wilbur Miles; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000955-24;** Comm. of PA vs Jessica Musleh; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000954-24;** Comm. of PA vs Tamer Musleh; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000012-24;** Comm. of PA vs Jacob Pamphyle; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000938-24;** Comm. of PA vs Natalie Pape; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000920-24;** Comm. of PA vs Tonnesha Lasha Robinson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000535-24;** Comm. of PA vs Tonnesha Lasha Robinson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000965-24;** Comm. of PA vs Jeffery Allen Sauters; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000966-24;** Comm. of PA vs Mathew H. Selinger; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000956-24;** Comm. of PA vs Rakhmatjon Shabdurasulov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000648-24;** Comm. of PA vs Rakhmatjon Shabdurasulov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000967-24;** Comm. of PA vs Kadey Anese Tillman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000254-24;** Comm. of PA vs Joshua Townsend; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000960-24;** Comm. of PA vs Carolyn Vucic; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000957-24;** Comm. of PA vs Regginold Ricky Ward; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## LEGAL ADS

### Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, November 4, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

### CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, NOVEMBER 4, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, NOVEMBER 5, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before TUESDAY, NOVEMBER 12, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows: SUBSECTION 475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

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

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

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

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

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

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in P.S. §2729 and no other bids will be accepted.

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

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

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

### Avalon

4. Daniel J. Aubel a/k/a Daniel Aubel and Roberta L. Aubel a/k/a Roberta Aubel  
MG-19-000442—\$47,817.32  
KML Law Group, P.C.  
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 111 Marie Avenue, Pittsburgh, PA 15202. Deed Book 12258, Page 593. Block and Lot Number 214-L-155.

### Baldwin Borough

19. Stephanie Garrett and Todd M. Garrett  
MG-22-000249—\$98,128.18  
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 129 Eileen Drive, Pittsburgh, PA 15227. Deed Book 16375, Page 195. Block and Lot Number 136-H-130.

28. Mark C. Raymond  
GD-23-001527—\$3,409.56  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story brick house being known as 2945 Churchview Avenue, Pittsburgh, PA 15227. Deed Book Volume 18042, Page 290. Block & Lot No. 94-R-122.

29. David Perry  
GD-23-003575—\$3,427.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story masonry frame house being known as 3000 Ruthwood Avenue, Pittsburgh, PA 15227. Deed Book Volume 12885, Page 118. Block & Lot No. 94-S-112.

31. Yellow Goat Enterprises, LLC  
GD-23-003807—\$3,939.98  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one story frame house being known as 3101 Vernon Avenue, Pittsburgh, PA 15227. Deed Book Volume 15183, Page 475, Block & Lot No. 137-D-99.

53. David Perry  
GD-23-012961—\$14,848.21  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling, known as 3000 Ruthwood Avenue, Pittsburgh, PA 15227. Deed Book 12885, Page 118. Block and Lot Number 94-S-112.

58. Alexis A. Reilly  
MG-21-000058—\$105,329.57  
Perry Russell, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3713 Churchview Avenue, Pittsburgh, PA 15236. Deed Book Volume 9625, Page 555. Block and Lot Number 0092-P-00193-0000-00.

### Bethel Park

32. Mary Jane Taradena, Trustee of the Mary Jane Taradena Revocable Living Trust, dated March 26, 2008  
GD-23-011447—\$2,745.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two story frame townhouse known as 140 Old Village Lane, Bethel Park, PA 15102. Deed Book Volume 13579, Page 172. Block & Lot No. 773-F-244.

**34. Ronald O. Burns**  
GD-23-011437—\$2,407.53  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story frame house being known as 148 Slatewood Court, Bethel Park, PA 15102. Deed Book Volume 13074, Page 55. Block & Lot No. 774-F-282.

**49. Jeremy S. Gorman**  
GD-23-011283—\$11,786.29  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 3524 Ashland Drive, Bethel Park, PA 15102. Deed Book 15834, Page 296. Block and Lot Number 667-C-89.

**50. Paul A. Crisson and Rosalind Crisson**  
GD-24-000258—\$12,147.69  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 5941 Wallace Avenue, Bethel Park, PA 15102. Deed Book 7750, Page 195. Block and Lot Number 772-F-194.

**51. Ronald O. Burns**  
GD-22-015713—\$24,867.06  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 148 Slatewood Court, Bethel Park, PA 15102. Deed Book 13074, Page 55. Block and Lot Number 774-F-282.

**74. Richard Manfred Hopf, Executor of the Estate of Manfred G. Hopf, Deceased**  
GD-22-015768—\$19,676.83  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 545 Clifton Road, Bethel Park, PA 15102. Deed Book 5424, Page 665. Block and Lot Number 667-J-4.

### Braddock Hills

**86. Dawn M. Roof, as real owner and in her capacity as Administratrix of the Estate of Sally M. Dorr a/k/a Sally McDonough a/k/a Sarah Jane Dorr**  
MG-22-000704—\$89,074.64  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Braddock Hills: Having erected thereon a dwelling being known and numbered as 1252 Brinton Road, Pittsburgh, PA 15221. Deed Book Volume 16822, Page 91. Block and Lot Number 235-D-042.

### Brentwood

**2. Laura J. Riland and Mark A. Korol, as Joint Tenants with right of survivorship**  
GD-23-014272—\$17,694.34  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 61 Bellanca Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 7951, Page 183, Block and Lot 137-E-315.

**77. Michelle L. McClory**  
MG-22-000030—\$143,197.45  
Perry Russell, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3235 Bookman Avenue, Pittsburgh, PA 15227. Deed Book Volume 15759, Page 292. Block and Lot Number 0137-K-00144-0000-00.

### Carnegie

**85. Regina M. Rogowski**  
MG-24-000315—\$132,296.01  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 501 6th Ave., Carnegie, PA 15106. Deed Book Volume 7351, Page 506. Block and Lot Number 103-P-154.

### Castle Shannon

**47. Colleen L. Griffiths, Joyce L. Griffiths, and Bertram J. Griffiths**  
MG-23-001070—\$35,508.46  
Padgett Law Group  
850-422-2520

All that certain lot or piece of ground situate in the Borough of Castle Shannon, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 807 Londonderry Drive, Pittsburgh, PA 15234. Deed Book Volume 11719, Page 518, Instrument Number 2023-24658. Block and Lot Number 139-K-222.

### Crafton

**9. Brandon J. Austin; and Brittney L. Jacob**  
MG-23-000935—\$93,173.62  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling being known and numbered as 33 Fountain Street, Pittsburgh, PA 15205. Document Number 2015-19033, Deed Book Volume 16031, Page 231. Block and Lot Number 0068-P-00101-0000-00.

### Elizabeth Borough

**64. CCH Homes LLC and Owner/Operator, Corey Hawkins**  
GD-24-001630—\$17,822.77  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 234 5th Ave., Elizabeth, PA 15037. Deed Book 19150, Page 435. Block and Lot Number 1133-M-348.

### Elizabeth Township

**20. Devon Malter and Brianna Malter each in their capacity as Known Heirs of Michele N. Malter, Deceased and Unknown Heirs of Michele N. Malter, Deceased**  
GD-23-012940—\$118,848.04  
Lois M. Vitti, Esq.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 6225 Smithfield Street, McKeesport, PA 15135. Deed Book 16927, Page 480. Block and Lot 653-D-282.

### Fawn

**73. Kathy Y. Resnick**  
GD-04-025084—\$84,790.46  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Fawn Township: Having erected thereon a dwelling being known and numbered as 206 Freedom Lane, Natrona Heights, PA 15065. Deed Book Volume 5998, Page 217. Block and Lot Number 2203-A-00167-0000-00.

### Franklin Park

**65. Haranath Parepally and Shailaja Parepally**  
GD-24-001719—\$25,322.97  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a single family dwelling being known and numbered as 1703 Lacosta Court, Pittsburgh, PA 15237. Deed Book 9996, Page 484. Block and Lot Number 712-E-28.

### Frazer

**11. Sheryl D. McBride**  
MG-23-001066—\$91,202.18  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 135 Miller Drive, Tarentum, PA 15084. Deed Book Volume 10763, Page 33, Block and Lot# 1674-F-00119-0000-00.

Parcel No. 2: Vacant land being known as Miller Drive, Tarentum, PA 15084. Deed Book Volume 10763, Page 33, Block and Lot# 1674-F-00109-0000-00.

**23. Daniel M. Bogan**  
GD-23-011201—\$2,647.14  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Frazer: Having erected thereon a one story frame house known as 1768 Bakerstown Road, Tarentum, PA 15084. Deed Book Volume 10976, Page 380. Block & Lot No. 1365-A-81.

### Glassport

**90. Emily K. Bodnar**  
MG-21-000239—\$91,433.71  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 34 Erie Avenue, Glassport, PA 15045. Document Number 2017-10899, Deed Book Volume 16766, Page 21. Block and Lot Number 0467-C-00248-0000-00.

### Hampton

**1. Truong Bui, Phuc Nguyen and Tuoi Dam**  
MG-24-000221—\$127,183.09  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling known and numbered as 5013 Meadow Crest Dr., Allison Park, PA 15101. Deed Book Volume 15886, Page 460, Parcel Number 1213-G-00009. Block/Lot# 1213-G-9.

### Indiana

**70. Katherine L. Blanck a/k/a Katherine Blanck n/k/a Katherine Lynn Mangol**  
MG-23-001121—\$66,765.22  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Indiana Township: Having erected thereon a dwelling being known and numbered as 170 Lincoln Dr., Indianola, PA 15051. Deed Book Volume 18246, Page 460. Block and Lot Number 0725-R-00251-0000-00.

### Ingram

**30. Jill A. Yanke**  
GD-23-010982—\$2,430.21  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two story frame house known as 97 Evans Avenue, Pittsburgh, PA 15205. Deed Book Volume 18309, Page 576. Block & Lot No. 70-R-20.

**33. Rosa A. Depp**  
GD-20-000976—\$2,987.17  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a one story brick house known as 130 Noll Avenue, Pittsburgh, PA 15205. Deed Book Volume 5857, Page 41. Block & Lot No. 70-L-236.

### Kennedy

**41. Unknown Heirs and Assigns of Ida V. Fleming**  
GD-24-006603—\$14,454.21  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Being thereon vacant land known as Pine Hollow Road, McKees Rocks, PA 15136. Deed Book Volume 4128, Page 225. Block & Lot No. 110-M-290.

### McDonald

**83. Charles Zombeck, Jr.**  
MG-19-000039—\$102,370.93  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McDonald: Parcel 1: Having erected thereon a dwelling being known and numbered as 402 East Lincoln Avenue, McDonald, Pennsylvania 15057. Deed Book Volume 17146, Page 593. Block and Lot Number 0683-F-00359-0000-00;

Parcel 2: Being known as Noblestown Road, McDonald, Pennsylvania 15057. Deed Book Volume 17146, Page 593. Block and Lot Number 0683-F-00358-0000-00.

### City of McKeesport

**16. Amy M. Allen a/k/a Amy M. Layhue a/k/a Amy Layhue**  
MG-24-000455—\$18,544.98  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Seventh Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 3015 Riverview Street, McKeesport, PA



15132. Deed Book Volume 11865, Page 136. Block and Lot Number 381-R-10.

**72. Richard G. Ostrosky**  
MG-20-000007—\$45,574.18  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 512 Romine Avenue, McKeesport, PA 15132. Deed Book Volume 15696 Page 167. Block and Lot Number 0308-L-00217-0000-00.

**79. Julian Thomas and Stephanie Thomas**  
GD-23-011180—\$4,877.31  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Parcel One: Having erected thereon a dwelling being known and numbered as 438 Pacific Avenue, McKeesport, PA 15132. Deed Book 18133, Page 212. Block and Lot Number 308-K-279.

Parcel Two: Having erected thereon vacant land being known and numbered as 438 Pacific Avenue, McKeesport, PA 15132. Deed Book 18133, Page 212. Block and Lot Number 308-K-281.

**81. Reynolds Property Group, LLC**  
GD-23-005033—\$4,644.55  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2900 Palmgreen Avenue, McKeesport, PA 15132. Deed Book 18109, Page 203. Block and Lot Number 381-K-266.

### Millvale

**42. Mark R. Pilszak**  
GD-24-006604—\$5,521.04  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a three story, two family house being known as 728 Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 16214, Page 363. Block & Lot No. 79-B-335.

**43. Scott R. Rice**  
GD-24-006605—\$11,507.98  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Parcel #1: Being vacant residential land known as Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 12776, Page 481. Block & Lot No. 79-B-332.

Parcel #2: Being vacant residential land known as Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 12776, Page 481. Block & Lot No. 79-B-334.

### Monroeville

**54. Kimberly D. Andrews a/k/a Kim Andrews; and Timothy H. Andrews a/k/a Tim Andrews**  
MG-22-001017—\$108,928.73  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 614 Brightberry Rd., Monroeville, PA 15146. Deed Book Volume 16835, Page 418. Block and Lot 0637-G-00017-0000-00.

### Moon

**76. Norman L. Warshavsky**  
AR-23-004772—\$9,717.56  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a Montclair Homeowners Association dwelling being known and numbered as 925 Montclair Drive, Coraopolis, PA 15108. Deed Book 16752, Page 243. Block and Lot Number 0414-E-00038-0000-00.

### Mt. Lebanon

**8. Mary Beth Bruder**  
GD-24-003607—\$16,573.51  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 381 Jefferson Drive, Pittsburgh, Pennsylvania 15228, Deed Book Volume 12573, Page 197, Block and Lot 192-G-138.

### Munhall

**55. Amber Wehrer a/k/a Amber L. Williams, Individually, and in Her Capacity as Administratrix and Heir of the Estate of Franklin A. Wehrer; Elizabeth Wehrer, in Her Capacity as Heir of Franklin A. Wehrer; Shawn Michael Wehrer, in His Capacity as Heir of Franklin A. Wehrer; E.W., a Minor, in His Capacity as Heir of Franklin A. Wehrer; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Franklin A. Wehrer**  
GD-23-002029—\$40,193.90  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 891 Munn Street, Homestead, PA 15120. Deed Book Volume 11476, Page 410. Block and Lot 0179-J-00248-0000-00.

### North Versailles

**5. Vanessa McReynolds a/k/a V. McReynolds**  
MG-23-000999—\$92,827.55  
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 263 Maryellen Drive, North Versailles, PA 15137. Deed Book 18225, Page 377. Block and Lot Number 645-E-41.

### Oakdale

**35. Ella Williams**  
GD-18-010269—\$2,170.40  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakdale: Having erected thereon a one story frame house known as 119 Bridge Street, Oakdale, PA 15071. Deed Book Volume 5431, Page 649. Block & Lot No. 492-M-123.

### Oakmont

**59. Janice Harvanek**  
GD-22-007516—\$8,156.40  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a single family dwelling being known and numbered as 736 6th Street, Oakmont, PA 15139. Deed Book 7750, Page 489. Block and Lot Number 362-R-21.

**60. Dhruv Jani**  
GD-22-010278—\$17,567.12  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a single family dwelling being known and numbered as 817 ½ 4th Street, Oakmont, PA 15139. Deed Book 15573, Page 22. Block and Lot Number 362-L-326.

### O'Hara

**40. Brian Vlahos**  
GD-22-013282—\$4,130.52  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a one story brick house being known as 212 Margery Drive, Pittsburgh, PA 15238. Deed Book Volume 13335, Page 22. Block & Lot No. 228-A-102.

### Penn Hills

**3. Lisa Belin, in her capacity as known heir of the Estate of Stephen A. Belin, Jr., Deceased, Debra Belin, in her capacity as known heir of the Estate of Stephen A. Belin, Jr., Deceased, Stephen Belin, in his capacity as known heir of the Estate of Stephen A. Belin, Jr., Deceased, and Ronald Belin, in his capacity as known heir of the Estate of Stephen A. Belin, Jr., Deceased**  
MG-22-000853—\$58,499.42  
Edward J. McKee, Esq.  
Duane Morris LLP  
215-979-1159

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 10 Ocala Trail Drive, Pittsburgh, PA 15235. Deed Book Volume 79, Pages 118 and 119. Block and Lot 0635-E-00338-0000-00.

**61. Ohad Gil**  
GD-22-013456—\$15,962.87  
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 10032 Frankstown Road, Pittsburgh, PA 15235. Deed Book 15962, Page 233. Block and Lot Number 295-S-218.

**62. Paul A. Newcomb**  
GD-22-013723—\$18,819.02  
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 117 Colonial Village Drive, Pittsburgh, PA 15235. Deed Book 11152, Page 160. Block and Lot Number 634-R-162.

**67. Cassandra Bray**  
MG-11-000210—\$162,080.77  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 2732 Race Street, Pittsburgh, PA 15235. Document Number 2007-6721, Deed Book Volume 13167, Page 211. Block and Lot Number 634-S-147.

**82. Remedy Redevelopment, LLC**  
GD-24-005929—\$152,220.53  
Padgett Law Group  
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and the Municipality of Penn Hills formerly Township of Penn Hills: Having erected thereon a single-family residential dwelling being known and numbered as 100 Spring Grove Road, Pittsburgh, PA 15235. Deed Book Volume 19278, Page 297, Instrument Number 2023-10282. Block and Lot Number 448-R-342.

**84. Gwendolyn L. Talkish a/k/a Gwendolyn Talkish**  
MG-24-000202—\$63,300.81  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 86 Woods Road, Pittsburgh, PA 15235 a/k/a 86 Woods Drive, Pittsburgh, PA 15235. Deed Book Volume 11260, Page 626. Block and Lot Number 0230-P-00116.

**87. Revive Pittsburgh Real Estate, LLC**  
GD-22-009987—\$222,218.74  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling known as 134 Ange Drive, Pittsburgh, PA 15235. Deed Book Volume 17824, Page 86, Block & Lot No. 538-S-198.

### Plum

**57. Nadine A. Goodwin**  
MG-23-001054—\$104,716.24  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 283 Fiesta Dr., Pittsburgh, PA 15239. Deed Book Volume 17820, Page 383. Block and Lot 1240-C-00286-0000-00.

### Robinson

**22. Terry E. Mahan and Denise A. Mahan**  
GD-22-008736—\$2,721.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story brick house being known as 28 Schuler Lane, Coraopolis, PA 15108. Deed Book Volume 10282, Page 197. Block & Lot No. 270-K-302.

**25. Mickey M. Taylor**  
GD-22-008419—\$3,607.58  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story condominium being Unit No. G-6 Building G, in McKenzie Place Condominium, known as 1606 Kenzie Drive, Pittsburgh, PA 15205. Deed Book Volume 15378, Page 430. Block & Lot No. 265-C-100-76.

**71. Denise McDonald**  
MG-22-000937—\$121,190.39  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Robinson Township: Having erected thereon a dwelling being known and numbered as 1113 Grandview

Ave., Coraopolis, PA 15108. Deed Book Volume 12076, Page 265. Block and Lot Number 0272-F-00160-0000-00.

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### Ross

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**17. John Marlovits and Diane Marlovits**  
MG-24-000305—\$160,781.61  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a one-story residential dwelling known and numbered as 120 Hetheron Drive, Pittsburgh, PA 15237. Deed Book Volume 10465, Page 621. Block & Lot No. 515-N-39.

**21. Ryan R. Rodeheaver**  
MG-23-000861—\$48,139.31  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon one-story frame dwelling being known and numbered as 156 2nd Avenue, Pittsburgh, PA 15229. Deed Book DE-13485, Page 294. Block and Lot 430-P-173.

**36. Timothy B. Flaherty**  
GD-19-014305—\$5,501.80  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house being known as 281 Sewickley Oakmont Road, Pittsburgh, PA 15237. Deed Book Volume 13221, Page 85. Block & Lot No. 516-N-88.

**39. Brittany L. Brenner and the United States of America**  
GD-23-000956—\$2,001.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story frame townhouse being known as 300 Wildflower Court, Pittsburgh, PA 15202. Deed Book Volume 10373, Page 458, Block & Lot 216-P-104-D.

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### Shaler

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**37. Lori E. Jockel**  
GD-23-008821—\$2,797.72  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story stone house being known as 105 West Glenn Avenue, Glenshaw, PA 15116. Deed Book Volume 18100, Page 385. Block & Lot No. 355-P-221.

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### South Fayette

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**10. Daniel A. Parisi; Delaney Ann Parisi, as Believed Heir of the Estate of Erin Yonna Parisi; Delaney Ann Parisi, as Believed Administrator of the Estate of Erin Yonna Parisi; Unknown Heirs of the Estate of Erin Yonna Parisi (if any); and Unknown Administrators of the Estate of Erin Yonna Parisi (if any)**  
MG-21-000167—\$642,796.70  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 5108 Forest Ridge Drive, McDonald, PA 15057. Document Number 2004-24461, Deed Book Volume 12125, Page 182. Block and Lot Number 0403-D-00016-0000-00.

**75. Michelle Rahall**  
AR-23-002002—\$5,755.26  
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 2317 Firethorn Road, Bridgeville, PA 15017. Deed Book 17724, Page 130. Block and Lot Number 0572-G-00027-0000-00.

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### Springdale

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**26. Victoria L. Faas**  
GD-23-005954—\$2,810.20  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a one story frame house being known as 411 Chestnut Street, Springdale, PA 15144. Deed Book Volume 12937, Page 176. Block & Lot No. 627-R-158.

**27. Joseph Bushmen**  
GD-22-013544—\$5,149.20  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a one and one half story frame house being known as 373 James Street, Springdale, PA 15144. Deed Book Volume 17371, Page 22. Block & Lot No. 732-J-307.

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### Tarentum

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**15. Jay M. Eiler, Sr. a/k/a Jay Eiler, as believed Heir to the Estate of Joyce Eiler; Jay M. Eiler, Sr. a/k/a Jay Eiler, as believed Administrator to the Estate of Joyce Eiler; Joyce Eiler, as believed Heir to the Estate of Joyce Eiler; Joyce Eiler, as believed Administrator to the Estate of Joyce Eiler; James Eiler, Jr., as believed Heir to the Estate of Joyce Eiler; James Eiler, Jr., as believed Administrator to the Estate of Joyce Eiler; Unknown Heirs, to**

**the Estate of Joyce Eiler; and Unknown Administrators, to the Estate of Joyce Eiler**  
GD-24-003630—\$26,683.13  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 1025 Summit Street, Tarentum, PA 15084. Deed Book Volume 11607, Page 330. Block and Lot Number 1223-D-00307-0000-00.

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### Verona

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**66. Kennington Investment Homes LLC**  
GD-22-007514—\$12,922.29  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family dwelling being known and numbered as 452 Parker Street, Verona, PA 15147. Deed Book 16904, Page 170. Block and Lot Number 364-G-287.

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### West Mifflin

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**56. Christopher M. Galore**  
MG-24-000310—\$41,342.37  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4424 Outlook Drive, West Mifflin, PA 15122. Deed Book Volume 14604, Page 55. Block and Lot 0238-M-00032-0000-00.

**68. Melanie Kustes Eckert, as Believed Heir to the Estate of Rosemarie R. Kustes a/k/a Rosemarie Kustes**  
GD-22-001742—\$84,638.88  
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 333 Meadowlark Lane, West Mifflin, PA 15122. Document Number 2022-27081, Deed Book Volume 19026, Page 484. Block and Lot Number 0312-S-00218-0000-00.

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### West View

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**38. Harold R. King, Jr.**  
GD-23-011625—\$3,842.08  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two story concrete block house being known as 224 Ridgewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 8143, Page 331, Block & Lot 280-G-26.

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### White Oak

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**80. 11 Gauge Properties, LLC**  
GD-22-009322—\$9,387.50  
Christopher E. Vincent, Esq.  
724-978-0383

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 14350 Palm Street, Irwin, PA 15642. Deed Book 15811, Page 93. Block and Lot Number 752-B-342.

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### Whitehall

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**24. Eric D. Ovitsky and Melody D. Ovitsky**  
GD-24-002077—\$8,519.84  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one and one half story masonry frame house being known as 4446 Brownsville Road, Pittsburgh, PA 15236. Deed Book Volume 16772, Page 473. Block & Lot No. 248-G-54.

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### Wilkinsburg

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**46. Remedy Redevelopment, LLC**  
GD-24-005979—\$359,188.85  
Padgett Law Group  
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and the Third (3rd) Ward of the Borough of Wilkinsburg: Having erected thereon a single-family residential dwelling being known and numbered as 333 Barnes Street, Pittsburgh, PA 15221. Deed Book Volume DE-19198, Page 457, Instrument Number 2023-2793. Block and Lot Number 176-L-232.

**63. Lay Real Estate LLC**  
GD-21-012965—\$11,206.51  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three family dwelling being known and numbered as 1320 Wood St., Pittsburgh, PA 15221. Deed Book 19400, Page 13. Block and Lot Number 175-M-346.

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### Pittsburgh—7th Ward

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**88. Red Elephant, LLC and Brian Dolan**  
GD-24-006100—\$586,270.33  
Brian M. Kile, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 7th Ward: Having erected thereon an office/retail space known as 728 Copeland

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

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



Street, Pittsburgh, PA 15232. Deed Book Volume 13061, Page 159, Block and Lot Number 52-D-156.

### Pittsburgh—11th Ward

**18. Marcus Blackwell and Marissa Blackwell**  
MG-24-000486—\$34,806.08  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 534 Mellon Street, Pittsburgh, PA 15206. Deed Book 18635, Page 501. Block and Lot Number 83-F-204.

### Pittsburgh—16th Ward

**44. Timothy Gaber**  
MG-24-000237—\$359,568.04  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 16th (formerly 27th) Ward of the City of Pittsburgh: Having erected thereon a single-family residential dwelling being known and numbered as 71 Barry Street, Pittsburgh, PA 15203. Deed Book Volume 17292, Page 270, Instrument Number 2018-22263. Block and Lot Number 13-D-54.

**48. Lawrence F. Pendizh, Jr. a/k/a Lawrence Pendizh a/k/a Lawrence Pendizh**  
MG-24-000239—\$35,108.95  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 16th Ward: Having erected thereon a dwelling being known and numbered as 981 Becks Run Road, Pittsburgh, Pennsylvania 15210. Deed Book Volume 11222, Page 129. Block and Lot Number 0031-F-00108-0000-00.

### Pittsburgh—19th Ward

**69. Nathan C. Mallory and Phillip J. Mannarelli**  
MG-24-000364—\$103,121.05  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1407 Woodbourne Avenue, Pittsburgh, PA 15226. Deed Book 13730, Page 33. Block and Lot Number 0096-J-00342-0000-00.

### Pittsburgh—26th Ward

**45. Anthony C. Gilmore**  
MG-16-001659—\$94,068.74  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 56 Bascom Avenue, Pittsburgh, PA 15214. Deed Book Volume 14120, Page 372. Block and Lot Number 162-R-42.

**89. Valerie J. McDonald**  
MG-24-000162—\$49,265.87  
Robert P. Wendt, Esq.  
914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Twenty Sixth Ward in the City of Pittsburgh: Having erected thereon a residential single-family dwelling being known and numbered

as 206 Bonvue Street, Pittsburgh, PA 15214; Deed Book 11666, Page 48; which has a Parcel Identification Number of 116-A-194.

### Pittsburgh—28th Ward

**78. Crystal Turner and Morris E. Turner, Jr.**  
MG-23-000186—\$400,941.85  
Perry Russell, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1911 Elmdale Road, Pittsburgh, PA 15205. Deed Book 13190, Page 325. Block and Lot Number: 0018-E-00179-0000-00.

### Pittsburgh—29th Ward

**7. Christine R. Aggazio a/k/a Christine Renee Aggazio a/k/a Christine Kovach a/k/a Christine Aggazio Kovach**  
MG-24-000335—\$49,856.73  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh 29th Ward: Having erected thereon a dwelling known and numbered as 401 Birmingham Ave., Pittsburgh, PA 15210. Deed Book Volume 10586, Page 307, Parcel Number 0032-N-00249. Block/Lot# 32-N-249.

#### AMENDED NOTICE

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

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

Allegheny County Bar Association  
412-261-0518

Lawyer Referral Services  
412-261-5555

Neighborhood Legal Services  
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Oct 10, 2024

Oct 11, 18, 25, 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:

Brlan, Michael, deceased, of Hampton Township, PA. No. 06385 of 2024. Michael R. Brlan, Extr., 64 Steele Avenue, Somerville, NJ 08876 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

24-03726 Oct 18, 25; Nov 1, 2024

Haberlein, Audrey, deceased, of Pine Twp., PA. No. 6419 of 2024. Sally Ann Hutzler, Extr., 416 English Rd., Wexford, PA 15090 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

24-03728 Oct 18, 25; Nov 1, 2024

Henning, Victoria M., deceased, of Pittsburgh, PA. No. 5471 of 2024. Michael J. Henning, Jr., Admr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

24-03727 Oct 18, 25; Nov 1, 2024

Jeffrey, Sr., Francis S. a/k/a Francis Jeffrey, Sr., deceased, of Indiana Township, PA. No. 05988 of 2024. Mark A. Jeffrey, Admr., 4420 Route 908, Natrona Heights, PA 15065 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.

24-03719 Oct 18, 25; Nov 1, 2024

Knauer, Sherilyn, deceased, of Springdale, PA. No. 2450 of 2022. Lois M. Vitti, Admr. and Atty., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.

24-01935w Oct 18, 25; Nov 1, 2024

Lauda, Lynn, deceased, of McKees Rocks, PA. No. 6177 of 2024. Debra L. Lauda, Extr., 375 Wheeler Avenue, McKees Rocks, PA 15136 or to Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.

24-01936w Oct 18, 25; Nov 1, 2024

Leon, George M., deceased, of Ohio Township, PA. No. 06592 of 2024. Michael Leon, Admr., c/o Brandon A. Fulcinetti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-01934w Oct 18, 25; Nov 1, 2024

Levitt, Samuel C. a/k/a Samuel Levitt, deceased, of Bridgeville, PA. No. 06447 of 2024. Rebecca Weir, Extr., 774 Wheatland Circle, Bridgeville, PA 15017 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-01931w Oct 18, 25; Nov 1, 2024

McMillen, James J. a/k/a James Joseph McMillen, deceased, of Pittsburgh, PA. No. 06401 of 2024. Theresa J. Lang, Extr., 1502 Princess Avenue, Pittsburgh, PA 15216 or to James S. Vergotz, Esq., 106 Arcadia Ct., 9380 McKnight Rd., Pittsburgh, PA 15237.

24-03720 Oct 18, 25; Nov 1, 2024

Melder, Dorothea, deceased, of Shaler Township, PA. No. 06308 of 2024. Robert J. Melder, Extr., 12416 Lynwood Drive, Glen Allen, VA 23059 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

24-03716 Oct 18, 25; Nov 1, 2024

Mihalick, Stephen A. a/k/a Steve Mihalick a/k/a Steve A. Mihalick, deceased, of Coraopolis, PA. No. 06379 of 2024. David Gazda, Extr., c/o Christine M. Pickett, Esq., James J. Loll, P.C., 1122 Third Street, Beaver, PA 15009.

24-03718 Oct 18, 25; Nov 1, 2024

Pekular, Marjorie, deceased, of McKees Rocks, PA. No. 06380 of 2024. Judy Pekular, Admr., c/o Christine M. Pickett, Esq., James J. Loll, P.C., 1122 Third Street, Beaver, PA 15009.

24-03717 Oct 18, 25; Nov 1, 2024

Rainey, Patricia R., deceased, of Verona, PA. No. 05530 of 2024. Bryan R. Mock, Extr., 106 Springhill Drive, Oakdale, PA 15071 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-03730 Oct 18, 25; Nov 1, 2024

Roman, Jr., Michael, deceased, of McKees Rocks, PA. No. 05979 of 2024. David W. Roman, Admr., 1238 Silver Lane, McKees Rocks, PA 15136 or to Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301.

24-03722 Oct 18, 25; Nov 1, 2024

Schaffer, Sharon A., deceased, of Green Tree Borough, PA. No. 05962 of 2024. Joyce A. Smith, Extr., 120 Gardenview Drive, Reserve Township, PA 15212 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

24-03721 Oct 18, 25; Nov 1, 2024

Serio, Anthony D., deceased, of Pittsburgh, PA. No. 06225 of 2024. Christina Serio, Admr., 2714 Tarbel Street, Pittsburgh, PA 15226 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

24-03731 Oct 18, 25; Nov 1, 2024

Terleski, Cathryn a/k/a Catherine Terleski, deceased, of Pittsburgh, PA. No. 05742 of 2024. Marian Tain, Extr., 295 Toscavilla Boulevard, Nokomis, FL 34275 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

24-03725 Oct 18, 25; Nov 1, 2024

Davies, Barbara L., deceased, of Plum, PA. No. 06205 of 2024. Brenda L. Heinlein, Admr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysburg, PA 15668.

24-03647 Oct 11, 18, 25, 2024

Dvorak, Kathleen M. a/k/a Kathleen Marian Dvorak, deceased, of Collier Township, PA. No. 05790 of 2024. Carole A. Dvorak, Extr., 222 Wedgewood Ct., Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-03644 Oct 11, 18, 25, 2024

Feldmeier, Ralph M., deceased, of White Oak, PA. No. 5120 of 2024. Joanne Feldmeier, Admr., 2541 Mohwak Drive, White Oak, PA 15131 or to Aleksandra J. Kocelko, Esq., 454 Perry Highway, West View, PA 15229.

24-03642 Oct 11, 18, 25, 2024

Grice, Patricia A., deceased, of Moon Township, PA. No. 06476 of 2024. Tiffany Montell, Admr. c.t.a., 101 College Park

Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-01891w Oct 11, 18, 25, 2024

Hodge, Iola M., deceased, of Pittsburgh, PA. No. 02185 of 2024. Laura A. Hodge, Admrx., c/o Joseph V. Luvara, Esq., Luvara Law Group, LLC, 1822 Worcester Drive, Pittsburgh, PA 15243.

24-03641 Oct 11, 18, 25, 2024

Jacob, Rolf G. a/k/a Rolf Gunter Jacob, deceased, of Pittsburgh, PA. No. 06226 of 2024. Jacqueline Dunbar-Jacob, Extr., c/o Ted Tishman, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

24-03643 Oct 11, 18, 25, 2024

Keller, Mary Louise, deceased, of Sewickley, PA. No. 06423 of 2024. Donna Mittner, Extr., 853 Kennedy Street, Carnegie, PA 15106 or to Kathryn A. Gioia, Esq., Bowles Rice, 1800 Main Street, Suite 200, Canonsburg, PA 15317.

24-01889w Oct 11, 18, 25, 2024

Mirena, Donna Jean a/k/a Donna J. Mirena a/k/a Donna Mirena, deceased, of Pittsburgh, PA. No. 6354 of 2024. Denise Panasko, Extr., 619 Clearview Drive, Bethel Park, PA 15102 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

24-01888w Oct 11, 18, 25, 2024

Petesich, Donald A., deceased, of Pittsburgh, PA. No. 06451 of 2024. Nicholas Petesch, Adm. c.t.a., 122 Gladstone Road, Pittsburgh, PA 15217 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.

24-01886w Oct 11, 18, 25, 2024

Pizzuti, Joseph V., deceased, of Penn Hills Township, PA. No. 06081 of 2024. Joseph V. Pizzuti, Jr., Adm., 1 Pin Oak Circle, Pittsburgh, PA 15239 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

24-03648 Oct 11, 18, 25, 2024

Tecak, Paula A. a/k/a Paula Tecak a/k/a Paula Ann Tecak, deceased, of Plum Borough, PA. No. 06086 of 2024. Justina Tecak, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

24-03646 Oct 11, 18, 25, 2024

Unks, Robert D. a/k/a Robert Daniel Unks, deceased, of Pittsburgh, PA. No. 5150 of 2024. Matthew Scott Sweitzer, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

24-03645 Oct 11, 18, 25, 2024

Bowick, Gwendolyn L., deceased, of Coraopolis, PA. No. 03988 of 2024. Carol W. Mohamed, Extr., 449 Sulgrave Road, Pittsburgh, PA 15211 or to Sheila M. Ford, Esq., 6419 Stanton Avenue, Pittsburgh, PA 15206.

24-01831w Oct 4, 11, 18, 2024

D'Angelo, George Anthony, deceased, of Pittsburgh, PA. No. 05958 of 2024. Lisa Cowan, Extr., 4418 Diane Drive, Austin, TX 78745 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

24-03545 Oct 4, 11, 18, 2024

Fisher, Judith Ann a/k/a Judith Fisher, deceased, of Elizabeth, PA. No. 5981 of 2024. David A. Fisher, Extr., 112 Spencer Lane, Allison Park, PA 15101 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

24-03548 Oct 4, 11, 18, 2024

Gressley, Janet Louise a/k/a Janet Gressley, deceased, of Ohio Township, PA. No. 05980 of 2024. Maxine Riddle, Extr., 124 Gary Dr., Ohio Township, PA 15143 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

24-03551 Oct 4, 11, 18, 2024

Hamilton, Christine a/k/a Christine H. Hamilton, deceased, of White Oak Borough, PA. No. 6171 of 2024. Robert Hamilton, Co-Extr., 1813 Hill St., White Oak, PA 15131 and Barbara Hamilton, Co-Extr., 2003 Cypress Drive, White Oak, PA 15131 or to Edgar P. Striffler, Esq., 1537 Lincoln Way, White Oak, PA 15131-1711.

24-03553 Oct 4, 11, 18, 2024

Hartman, Arthur H., deceased, of McKeesport, PA. No. 05476 of 2024. Linda S. Pearce, Extr., 121 Georgetown Place, McKeesport, PA 15132 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.

24-01834w Oct 4, 11, 18, 2024

Martire, Gabriel H., deceased, of Coraopolis, PA. No. 5631 of 2024. Carla M. Martire, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

24-03550 Oct 4, 11, 18, 2024

McQuillan, Michael Patrick a/k/a Michael P. McQuillan a/k/a Michael McQuillan, deceased, of Oakmont, PA. No. 06155 of 2024. Kathleen S. McGrath, Admrx., 306 Morton Street, Pittsburgh, PA 15234 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-01833w Oct 4, 11, 18, 2024

Norris, Loretta L., deceased, of West Deer Township, PA. No. 05698 of 2024. Janie Tanilli, Extr., 163 Ralston Road, Sarver, PA 16055 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.

24-03554 Oct 4, 11, 18, 2024

Pollock, Elizabeth, deceased, of Tarentum, PA. No. 6033 of 2024. Susan Allenberg, Extr., 325 West 9th Avenue, Tarentum, PA 15084 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

24-03547 Oct 4, 11, 18, 2024

Rupinsky, Bonnie B. a/k/a Bonnie Beth Rupinsky, deceased, of Collier Township, PA. No. 6055 of 2024. Michele Chlystek, Extr., 1500 N. Randolph Drive, Jefferson Hills, PA 15025 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

24-03549 Oct 4, 11, 18, 2024

Senka, Kenneth G. a/k/a Kenneth Senka, deceased, of West Mifflin, PA. No. 06038 of 2024. Sandee Senka, Extr., 251 Blumont Drive, West Mifflin, PA 15122 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

24-03546 Oct 4, 11, 18, 2024

Spinneweber, Robert L., deceased, of Green Tree, PA. No. 6068 of 2024. Susan Spinneweber, Extr., 168 Sheldon Avenue, Green Tree, PA 15220 or to Thomas N. Farrell, Esq., Farrell Weaver & Okun, 1428 Banksville Road, Pittsburgh, PA 15216.

24-03552 Oct 4, 11, 18, 2024

Torrance, Janice Kathleen a/k/a Janice Torrance, deceased, of Moon Township, PA. No. 06024 of 2024. Tammi K. Hanak, Extr., 2212 Shawnee Drive, Washington, PA 15301 or to Chad F. McMillen, Esq., McMillen, Urick, Tocci & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.

24-03555 Oct 4, 11, 18, 2024

Vernon, Sr., Ronald Brian, deceased, of Verona, PA. No. 05717 of 2024. Deborah L. Vernon, Extr., 2011 Kimball Avenue, Arnold, PA 15068 or to Edward J. Kress, Esq., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219.

24-03556 Oct 4, 11, 18, 2024

Wood, Deanna A., deceased, of Pittsburgh, PA. No. 06045 of 2024. Dale P. Frayer, Adm. and Atty., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

24-03544 Oct 4, 11, 18, 2024

#### Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division  
GD-24-010291

Henrietta Cook, Plaintiff vs Paul Grattan Construction, Mego Mortgage Corporation a/k/a Altiva Financial Corporation, and all claiming Right, Title, or Interest From or Under Defendants

Quiet Title Action regarding that certain parcel of real property situated in Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania having an address of 8104 Frankstown Ave., Pittsburgh, PA 15221 (Allegheny County Parcel ID 0174-M-00017-0000-00).

To Defendants.

#### Notice

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Allegheny County Bar Association

Lawyer Referral Service

400 Koppers Building

436 7th Avenue, 4th floor

Pittsburgh, PA 15219

Telephone: (412) 261-5555

Plaintiff's Attorney: Quinntarra Morant, Esquire Morant Law offices, PO Box 10946, Pittsburgh, PA 15236. (412) 888-6795.

24-03508 Oct 18, 2024

#### Action to Quiet Title

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

Case No. GD-24-010215

Debbi F. Kent vs. All Unknown Heirs of Elizabeth May Hartung a/k/a Elizabeth Harting, Deceased

Quiet Title Action regarding real property located in the Township of Richland, Allegheny County, PA, having an address of Fisher Road / Block & Lot 1664-H-248.

To: All Unknown Heirs of Elizabeth May Hartung a/k/a Elizabeth Harting, Deceased

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

Allegheny County Bar Association

Koppers Building

436 Seventh Avenue, 4th Floor

Pittsburgh, PA 15219

(412) 261-5555

Marlena N. Carlini, Esq., PA I.D. #318498, Fiscus & Ball, P.C., 1605 Carmody Ct., Ste 102, Sewickley, PA 15143, (412) 456-9700.

24-03774 Oct 18, 2024

#### Articles of Incorporation Nonprofit Corporation

John Kettering, Esq., Pietragallo Gordon Alfano Bosick & Raspanti LLP, 7 West State Street, Suite 100, Sharon, PA 16127. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on October 10, 2024, with respect to a nonprofit corporation, The Global Impact Fund, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

24-01932w Oct 18, 2024

#### Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania  
In Re: James J. Shipman  
Case No. 22-22369-JAD

**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](https://www.acba.org/OfficerAssignments) for details.



**Notice of Sale**

Property includes debtor's real property 811 Rose Mary Hill, Pittsburgh, PA 15239. Debtor received an Offer of \$135,000.00. Date of Sale Hearing: November 19, 2024, at 10:00 A.M.

Please refer to the Western District of Pennsylvania Bankruptcy Court's EASI Website for additional information.

Additional information is available at the office of the Debtor's attorney, Thompson Law Group, P.C., 301 Smith Drive, Suite 6, Cranberry Township, PA 16066, Phone Number (724) 799-8404, Fax Number (724) 799-8409.

24-03772 Oct 18, 2024

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-9613. In re: Petition of Julianna Cecilia Sanchez, for change of name to Julianna Cecilia Mestre. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 13, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Scott B. Lang, 426 Wray Large Road, Jefferson Hills, PA 15025, Attorney for Petitioner.

24-03767 Oct 18, 2024

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-009890. In re: Petition of Mary Theresa Henkels, for change of name to Mary Therese Henkels. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 13, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Michael A. Farnan, Farnan Law, 1738 N. Highland Road, Suite 210, Pittsburgh, PA 15241, Ph: 412-592-7737, Attorney for Petitioner.

24-03768 Oct 18, 2024

**Fictitious Name Registration**

Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Stetor Remodeling, with its principal office or place of business at 719 Monongahela Avenue, Glassport, PA 15045. The names and addresses of all persons who are parties to the registration are: Joseph A. Stetor, 719 Monongahela Avenue, Glassport, PA 15045.

24-03729 Oct 18, 2024

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-013170. Notice is hereby given to Golden Ark Home for the Elderly Inc., and all other parties of interest, that the tax sale scheduled for October 7, 2024 has been continued to January 6, 2025 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse, via virtual technology, for the property located at 233 Dixon Avenue, North Versailles, Allegheny County, Pennsylvania

15137, known as lot/block 457-B-148. This notice acts as service of the Rule 3129.3 pursuant to the July 26, 2023 Order of Court.

24-03714 Oct 18, 2024

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-005572. Notice is hereby given to All unknown heirs of Edward J. Balog and Josephine S. Balog, deceased, and all other parties of interest, that a tax sale has been initiated against the property located at 4703 Valleyfield Drive, Allison Park, Allegheny County, Pennsylvania 15101, known as lot/block 1214-J-051. This notice acts as service of the Praecepto for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the September 24, 2024 Order of Court.

24-03715 Oct 18, 2024

**Notice**

To Ansley Klein or his Relatives, A Civil Complaint has been filed against you by Pennsylvania Affordable Housing Corporation in the Allegheny County of Common Pleas under Case No. CS-24-000050. This is formal Notice pursuant to Pa.R.C.P.430(B)(1). Failure to Defend these claims will result in a judgment entered against you.

24-03750 Oct 18, 2024

**Notice**

To Estates of Peter Segla Jr. and Bertha C. Segla, a Civil Complaint has been filed against you by Pennsylvania Affordable Housing Corporation in the Allegheny County of Common Pleas under Case No. CS-24-000052. This is formal notice pursuant to Pa.R.C.P.430(b)(1). Failure to Defend these claims will result in a judgment entered against you.

24-03751 Oct 18, 2024

**Notice**

Civil Action Law  
Court of Common Pleas Allegheny County  
Number MG-19-000286  
Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1 v. Cynthia L. Porter f/k/a Cynthia P. Johnson, et. al.  
Notice of Sheriff's Sale of Real Property TO: Unknown Surviving Heir of Cynthia L. Porter f/k/a Cynthia P. Johnson

Your house (real estate) at 332 Old Babcock Trail, Gibsonia, Pennsylvania 15044 is scheduled to be sold at Sheriff's Sale on December 2, 2024 at 9:00 a.m., in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA via virtual technology to enforce the court judgment of \$374,601.99 obtained by Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1 against the above premises.

Notice Of Owner's Rights You May Be Able To Prevent This Sheriff's Sale

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

You May Still Be Able To Save Your Property And You Have Other 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 McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate 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, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service  
Association De Licenciados  
Lawyer Referral Service  
Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, Pennsylvania 15219  
(412) 261-5555

McCabe, Weisberg & Conway, LLC,  
Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010.

24-03773 Oct 18, 2024

**CIVIL DIVISION****New Arbitration Suits**

(Continued from Page 1, Column 2)

**Discover Bank** vs Gallagher Nancy A.; AR-24-005989; Contract - Credit Card; Exhibits; 23792.73; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

**Discover Bank** vs Griser Emily R; AR-24-005990; Contract - Credit Card; Exhibits; 2398.87; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

**Discover Bank** vs Tomlin Chimere; AR-24-005991; Contract - Credit Card; Exhibits; 3301.22; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

**Discover Bank** vs Maust II Victor R.; AR-24-005992; Contract - Credit Card; Exhibits; 5521.95; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

**Rebovich Thomas, Rebovich Melissa** vs General Motors LLC; AR-24-005993; Contract - Other; Complaint; Atty(s): Power Michael

**Bischak Kelly L., Bischak Jr. Frank** vs Ford Motor Company; AR-24-005994; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**Capital One N.A.** vs Connolly Joseph J; AR-24-005995; Contract - Credit Card; Defendant's Appeal of MDJ; 8288.50; Atty(s): Klingensmith Robert D.

**Burks India** vs Amazon LD3 Logistics LLC; AR-24-005996; Employment Dispute - Other; Petition to Proceed IFP; 15000.00; Atty(s): Self-Represented

**Barclays Bank Delaware** vs Shinavski Joan; AR-24-005997; Contract - Credit Card; Defendant's Appeal of MDJ; 6658.76; Atty(s): Self-Represented

**Hartford Fire Insurance Company** vs Romane Rankins Lanita Denise, Snead Jr. Lavell Kevin; AR-24-005998; Other Tort; Complaint; 21340.05; Atty(s): Pongrace III Paul E

**Ford Motor Credit Company LLC** vs Boston Kevin R; AR-24-005999; Contract - Debt Collection; Exhibits; 2431.50; Atty(s): Klemm Paul

**Ford Motor Credit Company LLC** vs Nathan Contracting; AR-24-006000; Contract - Debt Collection; Exhibits; 16677.73; Atty(s): Klemm Paul

**Pitchford Kathleen** vs Harper Jessyka, Russell Shane; AR-24-006011; Other Tort; Petition to Proceed IFP; Atty(s): Self-Represented

**Midland Credit Management Inc.** vs Presogna Kyle; AR-24-006012; Contract - Credit Card; Complaint; 14857.89; Atty(s): Winograd Ian Zev

**Geico Advantage Insurance Company** vs McGuire Thomas, Elite Coach Limousine Inc.; AR-24-006013; Motor Vehicle Accident; Complaint; 2836.11; Atty(s): McElhaney Travis L, Adkins Meghan

**Discover Bank** vs Necessary Katelin; AR-24-006014; Contract - Credit Card; Exhibits; 4553.61; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

**Discover Bank** vs Vendredi Mireya; AR-24-006015; Contract - Credit Card; Exhibits; 4576.46; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

**Discover Bank** vs Fields Jacqueline R.; AR-24-006016; Contract - Credit Card; Exhibits; 7640.68; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

**Discover Bank** vs Butler Rebecca A; AR-24-006017; Contract - Credit Card; Plaintiff's Appeal of MDJ; 3127.75; Atty(s): Urban Matthew D.

**Discover Bank** vs Adams Lloyd C.; AR-24-006018; Contract - Credit Card; Plaintiff's Appeal of MDJ; 2702.80; Atty(s): Urban Matthew D.

## CONTINUING LEGAL EDUCATION *from the* ALLEGHENY COUNTY BAR ASSOCIATION

Register today at  
[ACBA.org/calendar](https://www.acba.org/calendar).



The Pa. CLE Board may take up to 45 days to post credits.

### When Good Enough Isn't Good Enough:

#### Perfectionism in the Legal Profession

Wednesday, October 23 | Noon | Koppers Building  
1 Ethics credit

### Nightmare on Ross Street: The Haunting Effects of Dysfunctional Families

Thursday, October 24 | Noon | Koppers Building  
3 Substantive, 1 Ethics credits

*\*Reception to follow courtesy of OurFamilyWizard and Soberlink*

### What's Stopping You? Overcoming Obstacles to Pro Bono

Friday, October 25 | Noon | Live Webinar  
1 Substantive credit

### Election 2024: Exploring the Legal Landscape of Pennsylvania Election Law

Tuesday, October 29 | Noon | Live Webinar  
1 Substantive credit

### Digital Forensics in the Healthcare Sector: Protecting Sensitive Data

Wednesday, October 30 | Noon | Koppers Building  
1 Ethics credit

### Scary Legal Topics

Thursday, October 31 | Noon | Koppers Building  
1 Substantive credit

### Bridge the Gap

Wednesday, November 6 | 9 a.m. | Live Webinar  
4 Ethics credits

### A Successful Mediation: Federal Court Perspective

Thursday, November 7 | Noon | Live Webinar  
1 Substantive credit

### Immigration and Criminal Law Intersections

Friday, November 8 | Noon | Koppers Building  
1 Substantive credit

### Labor and Employment Law Symposium

Thursday, November 14 | 7:30 a.m. | Westin Pittsburgh  
5 Substantive, 1 Ethics credits

### CLE and Hockey Game with the Pittsburgh Penguins – Workers' Compensation for Professional Athletes in Pa.

Tuesday, November 19 | 5 p.m. | PPG Paints Arena  
1 Substantive credit

### The Next Black Box – ChatGPT, Generative AI and Legal Technology

Wednesday, November 20 | Noon | Live Webinar  
1 Substantive credit

### CERCLA Hazardous Substance Designation of Per and Polyfluoroalkyl Substances

Thursday, November 21 | Noon | Live Webinar  
1 Substantive credit

### Law for Cocktail Parties: PFAs and Neighbor Disputes

Friday, November 22 | Noon | Live Webinar  
1 Substantive credit

### 37<sup>th</sup> Annual Western District of Pennsylvania Bankruptcy Symposium

Friday, December 6 | 8 a.m. | Westin Pittsburgh  
5 Substantive, 2 Ethics credits

### Artificial Intelligence for Judges and Attorneys: Balancing the Practical and Ethical Use of AI in Modern Litigation

Tuesday, December 10 | 3 p.m. | Koppers Building  
1 Substantive, 1 Ethics credits

*\*Federal Court Section Holiday Party to follow CLE courtesy of bit-x-bit and Relativity.*

### Connelly v. IRS and Avoiding Buy-Sell Pitfalls

Thursday, December 12 | 4 p.m. | Engineers' Society of Western Pennsylvania | 1 Substantive credit

*\*Taxation Section Holiday Party to follow CLE courtesy of HBK Valuation Group.*

The ACBA has hundreds of  
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RECORDED CLEs**  
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Mediation – How to Set Yourself Up for Success

1 Substantive credit

Complying with Economic Sanctions

1 Substantive credit

Establishing Entitlement to a Loss of Productivity Claim

1 Substantive credit

Resonating Your Message Across Different Generations

1 Substantive credit

An Introduction to the Regulation of Olympic Sports

1 Substantive credit

National Association of REALTORS Class Action Settlement

1 Substantive credit

Volunteer Lawyers for the Arts Training Program

1 Substantive credit

Savvy Social Security Planning: What Attorneys and Other Professionals

Need to Know About Social Security Claiming Strategies

1 Substantive credit

Nex's Legacy – Legal Imperatives for the Protection of Trans Youth

1 Substantive credit

Years of Change – Intergenerational Diversity in the Workplace

1 Ethics credit

Protection from Abuse and the Domestic Violence Cycle

1 Substantive credit

View the rest of the CLEs at  
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