

The Pittsburgh Legal Journal

FRIDAY
OCTOBER 25, 2024
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www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Woodland Hills School District vs Cargo Heather R; GD-24-011550; Sci Fa sur Tax Lien; Certificate of Location; 1581.07; Atty(s): McCabe Michael G.

Cross Catherine vs Halsey Andrea, Halsey Brian; GD-24-011551; Motor Vehicle Accident; Complaint; Atty(s): Sacknoff Lance M.

Woodland Hills School District vs Murphy Patricia A; GD-24-011552; Sci Fa sur Tax Lien; Certificate of Location; 2811.59; Atty(s): McCabe Michael G.

Municipal Authority of the Township of South Fayette vs Wolfe Diana J.; GD-24-011553; Municipal Lien; Municipal Lien; 1115.50; Atty(s): Nicholas Romel L

Arnold Debra L., Arnold Paul H. vs Bethel Park School District; GD-24-011554; Against Property Owner; Complaint; Atty(s): Chiurazzi Wayne M, Wertman Edward W.

Lavorgna Jill, Huffman Ronald vs Pascuzzi Randy; GD-24-011555; Ejectment; Complaint; Atty(s): Chiurazzi Wayne M, Wertman Edward W.

Discover Bank vs Hutton Cole M.; GD-24-011556; MDJ Transcript; Notice of Judgment Mailed; 11640.83; Atty(s): Molczan William T

Discover Bank vs Fennell Marisa; GD-24-011557; MDJ Transcript; MDJ Transcript of Judgment; 3198.58; Atty(s): Molczan William T

Goodman Sherry L., Goodman Chad E. vs Heritage Valley Sewickley Hospital, Amergis Healthcare Staffing Inc., Maxim Healthcare Services Inc., Allegis Global Solutions Inc.; GD-24-011558; Medical/Hospital Liability; Complaint; Atty(s): Lupetin Brendan B.

Discover Bank vs Johnson Bennett Marc A.; GD-24-011559; MDJ Transcript; Notice of Judgment Mailed; 2800.63; Atty(s): Molczan William T

Discover Bank vs Johnson Antione; GD-24-011560; MDJ Transcript; Notice of Judgment Mailed; 2696.17; Atty(s): Molczan William T

Discover Bank vs Koenig Sr. Kevin A.; GD-24-011561; MDJ Transcript; Notice of Judgment Mailed; 3790.60; Atty(s): Molczan William T

Discover Bank vs Kolb Savanna; GD-24-011562; MDJ Transcript; Notice of Judgment Mailed; 7454.23; Atty(s): Molczan William T

Wells Fargo Bank National Association vs Hertz Gateway Center LP; GD-24-011563; Mortgage Foreclosure; Certificate of Location; 84379632.96; Atty(s): Ort Paul

Discover Bank vs Korzendorfer Josh; GD-24-011564; MDJ Transcript; Notice of Judgment Mailed; 3845.09; Atty(s): Molczan William T

CIVIL DIVISION

Statutory Appeals

Commonwealth of PA Department of Transportation vs Caraway William Eugene; SA-24-000605; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

Brown Carmen vs City of Pittsburgh Planning Commission; SA-24-000606; Zoning Board Appeal; Writ of Certiorari; Atty(s): Self-Represented

Commonwealth of PA Department of Transportation vs Russell Merritt James; SA-24-000607; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

Zottola Salvatore vs West Deer Township Board of Commissioners; SA-24-000608; Local Agency Appeal; Statutory Appeal; 45000.00; Atty(s): Anspaugh Karen J.

Commonwealth of PA Department of Transportation vs Pietrzyk Donna J.; SA-24-000609; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Judge Quinn Brian; SA-24-000610; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

MCT Cumberland Landco LLC vs McCandless Zoning Hearing Board; SA-24-000611; Land Use Appeal; Statutory Appeal; Atty(s): Bloam Brittany, McKeegan Kevin F

Commonwealth of PA Department of Transportation vs Hobaugh Nickolas Boyd; SA-24-000612; Operator License Suspension; Appeal from OLS; Atty(s): Walsh James J, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Esenor Samandar; SA-24-000613; Operator License Suspension; Appeal from OLS; Atty(s): Bishop Adam Michael, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Shokhjahan Mashrabov; SA-24-000614; Operator License Suspension; Appeal from OLS; Atty(s): Bishop Adam Michael, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Nick's Service Station and Sticker; Statutory Appeal; Atty(s): Randolph Eric J, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Luther Christopher Louis; SA-24-000616; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

CIVIL DIVISION

New Arbitration Suits

Plaza Drive LP vs Lopez Dionsio, Baldwin Grace; AR-24-006105; Contract - Other; Exhibits; 24893.16; Atty(s): Roberts Christin M.

Haymaker Pointe Homeowners' Association vs Short Jr. Edward J.; AR-24-006106; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

Cole Judith Herschell vs Celestin Karli Ann, Dundon Lyndsey J.; AR-24-006107; Contract - Debt Collection; Motion to File Late Appeal; Atty(s): Burke Jr. Almon S.

American Express National Bank vs Biggins Zachary; AR-24-006108; Contract - Credit Card; Praeipse for Appearance; 3112.16; Atty(s): Felzer Jordan W.

JPMorgan Chase Bank N.A. vs Hudson Michele L.; AR-24-006109; Contract - Debt Collection; Exhibits; 8518.75; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

JPMorgan Chase Bank N.A. vs Morone Jacqueline M.; AR-24-006110; Contract - Debt Collection; Exhibits; 10560.38; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

American Express National Bank vs Madsen Christian; AR-24-006111; Contract - Credit Card; Praeipse for Appearance; 33260.51; Atty(s): Felzer Jordan W.

JPMorgan Chase Bank N.A. vs Alcalde Eileen; AR-24-006112; Contract - Debt Collection; Exhibits; 6137.31; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

American Express National Bank vs Mole Matthew; AR-24-006113; Contract - Credit Card; Praeipse for Appearance; 30037.76; Atty(s): Felzer Jordan W.

City of Pittsburgh vs Nigrelli Plumbing and Excavating LLC, Western Surety Company; AR-24-006114; Contract - Other; Complaint; 10000.00; Atty(s): DeMarco John V., Kubiak Krysia M.

American Express National Bank vs Kwadrat Micahel; AR-24-006115; Contract - Credit Card; Praeipse for Appearance; 24344.09; Atty(s): Felzer Jordan W.

Barclays Bank Delaware vs Sprung Sean M.; AR-24-006116; Contract - Credit Card; Exhibits; 12621.35; Atty(s): Ratchford Michael

LVNV Funding LLC vs Bailey Kathryn; AR-24-006117; Contract - Credit Card; Praeipse for Appearance; 2783.49; Atty(s): Trott Vincent George

Citibank N.A. vs Kryzwick Dana; AR-24-006118; Contract - Credit Card; Exhibits; 4906.36; Atty(s): Klemm Paul

BANKRUPTCY COURT

Western District

375 1/2 Main St. PA, LLC; ALLEGHENY-PA; 24-22470; Atty: Rodney D. Shepherd; Chapter: 11; Filed 10/07/2024; Judge Melaragno

Brian R. Turner; BUTLER-PA; 24-22471; Atty: Bryan P. Keenan; Chapter: 13; Filed 10/07/2024; Judge Taddonio

Thomas C. Dean and Kimberle A. Dean; WESTMORELAND-PA; 24-22472; Atty: Ronald B. Roteman; Chapter: 7; Filed 10/07/2024; Judge Melaragno

Kevin D. Nulph and Tammy L. Nulph; BUTLER-PA; 24-22473; Atty: Daniel P. Foster; Chapter: 13; Filed 10/07/2024; Judge Taddonio

Darrin M. Joseph, II; WASHINGTON-PA; 24-22474; Atty: Daniel R. White; Chapter: 13; Filed 10/07/2024; Judge Bohm

Matthew B. McGeary; BEAVER-PA; 24-22475; Atty: Daniel P. Foster; Chapter: 7; Filed 10/07/2024; Judge Bohm

Michael J. Wagner and Rachel R. Wagner; BEAVER-PA; 24-22476; Atty: Bryan P. Keenan; Chapter: 13; Filed 10/07/2024; Judge Bohm

Julie Arlene Ray; WESTMORELAND-PA; 24-22477; Atty: Brian C. Thompson; Chapter: 7; Filed 10/07/2024; Judge Taddonio

Andrew J. Pattison; WASHINGTON-PA; 24-22478; Atty: Amy L. Zema; Chapter: 13; Filed 10/07/2024; Judge Taddonio

Susan K. Bracken; SOMERSET-PA; 24-70408; Atty: Kenneth P. Seitz; Chapter: 13; Filed 10/07/2024; Judge Deller

Kenton Floyd Booher; BEDFORD-PA; 24-70409; Atty: Daniel J. Boger; Chapter: 13; Filed 10/07/2024; Judge Deller

Samuel R. Wyman; ERIE-PA; 24-10589; Atty: Kenneth Steidl; Chapter: 7; Filed 10/08/2024; Judge Melaragno

Stephanie J. Matthews; MERCER-PA; 24-10590; Atty: Daniel P. Foster; Chapter: 7; Filed 10/08/2024; Judge Melaragno

Kathy Y. Resnick; ALLEGHENY-PA; 24-22479; Atty: Bryan P. Keenan; Chapter: 13; Filed 10/08/2024; Judge Bohm

Timothy C. Welsh and Emma Wood; BUTLER-PA; 24-22480; Atty: Samuel M. DiFatta; Chapter: 7; Filed 10/08/2024; Judge Taddonio

Kimberly A. Mannaa; ALLEGHENY-PA; 24-22481; Atty: Kenneth Steidl; Chapter: 7; Filed 10/08/2024; Judge Bohm

Karen Edwards; ALLEGHENY-PA; 24-22482; Atty: Samuel M. DiFatta; Chapter: 7; Filed 10/08/2024; Judge Bohm

Amanda M. Sarsfield; WASHINGTON-PA; 24-22483; Atty: Kenneth Steidl; Chapter: 13; Filed 10/08/2024; Judge Taddonio

Joshua J. Lion; ALLEGHENY-PA; 24-22484; Atty: Kenneth Steidl; Chapter: 7; Filed 10/08/2024; Judge Bohm

(Continued on Page 2, Column 1)

(Continued on Page 10, Column 3)

(Continued on Page 11, Column 1)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Discover Bank vs Day Damian A; GD-24-011565; MDJ Transcript; Notice of Judgment Mailed; 2325.32; Atty(s): Molczan William T

Discover Bank vs Eagle Charles; GD-24-011567; MDJ Transcript; Notice of Judgment Mailed; 6837.99; Atty(s): Molczan William T

Allegheny County Health Department vs Kelly Hamilton Apts LLC; GD-24-011568; Health Department Judgment; Notice of Judgment Mailed; 7545.00; Atty(s): Rubenstein Elizabeth, Willis Jason K.

Discover Bank vs Eckstrom Max; GD-24-011569; MDJ Transcript; Notice of Judgment Mailed; 2831.09; Atty(s): Molczan William T

Allegheny County Health Department vs Elhorne Apts LLC; GD-24-011570; Health Department Judgment; Notice of Judgment Mailed; 1575.00; Atty(s): Rubenstein Elizabeth, Willis Jason K.

Discover Bank vs Enos Ryan; GD-24-011572; MDJ Transcript; Notice of Judgment Mailed; 8213.40; Atty(s): Molczan William T

Commonwealth of PA Department of Labor & Industry vs Cole & Cole Trucking LLC; GD-24-102208; Unemployment Compensation Lien; Unemployment Compensation Lien; 57663.47

Commonwealth of PA Department of Labor & Industry vs Stability Home Care Services LLC; GD-24-102209; Unemployment Compensation Lien; Unemployment Compensation Lien; 5568.33

PNC Bank National Association vs Birks Dane Riley; MG-24-000772; Mortgage Foreclosure; Complaint; 181144.64; Atty(s): Gable Samantha

U.S. Bank Trust Company National Association vs Mack Elizabeth D.; MG-24-000773; Mortgage Foreclosure; Certificate of Location; 132598.33; Atty(s): Schweiger Karin Baltimore

Freedom Mortgage Corporation vs Gensimore Jason; MG-24-000774; Mortgage Foreclosure; Certificate of Location; 127957.04; Atty(s): Schweiger Karin Baltimore

Pennymac Loan Services LLC vs Kreutzer Jason R.; MG-24-000775; Mortgage Foreclosure; Confidential Information Form; 52003.88; Atty(s): DiLeva Danielle

Cord Dera vs Bristol West Insurance Company; GD-24-011537; Miscellaneous Petition; Petition Initiating Case; Atty(s): Tully Michael J.

Negri Nathaniel I., Brennan Sarah vs Upgrade Pittsburgh Construction; GD-24-011538; No Lien Agreement; Certificate of Location; Atty(s): Self-Represented

Estate of Clarissa Scott Jones, Scott Roxanne vs Harris Charmaine, Berger Com, Stonecliffe Apts; GD-24-011571; Miscellaneous Petition; Petition to Proceed IFP; Atty(s): Self-Represented

Jeter Romeo vs Washington Carl; GD-24-011573; Miscellaneous Petition; Petition to Proceed IFP; Atty(s): Self-Represented

U.S. Bank Trust Company National Association vs Rivendell Capital LLC; GD-24-011575; Mortgage Foreclosure; Certificate of Location; 101995.85; Atty(s): Marley Andrew John

Bethel Park School District vs Bontempo Lois Jane; GD-24-011576; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 50424.27; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Bethel Park School District vs Cramp Linda C.; GD-24-011577; Sci Fa sur Tax Lien; Certificate of Location; 19667.78; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Bethel Park School District vs Hamel Jeffrey, Hamel Danielle; GD-24-011578; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 8079.14; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Bethel Park School District vs Kral Brian J.; GD-24-011579; Sci Fa sur Tax Lien; Certificate of Location; 16168.07; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Bethel Park School District vs Lizarraga Jorge Guadalupe, Lizarraga Linda N.; GD-24-011580; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 8972.27; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Bethel Park School District vs Olson Erica A.; GD-24-011581; Sci Fa sur Tax Lien; Certificate of Location; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Bethel Park School District vs Paslow Albert J, Paslow Adele M; GD-24-011583; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 19168.73; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Bethel Park School District vs Reid Kristie; GD-24-011584; Sci Fa sur Tax Lien; Certificate of Location; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Gateway School District vs Genesis Corporation; GD-24-011585; Sci Fa sur Tax Lien; Certificate of Location; 18639.55; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Gateway School District vs Srinivasan Abiraman; GD-24-011586; Sci Fa sur Tax Lien; Certificate of Location; 4842.62; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Gateway School District vs Sundin Barry J., Sundin Lisa C.; GD-24-011587; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3795.94; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Elizabeth Borough Municipal Authority vs David Kristen; GD-24-011588; Municipal Lien; Certificate of Location; 517.34; Atty(s): Dalfonso Joseph Robert

Plum Borough School District vs Adlof Alexis Diane; GD-24-011589; Sci Fa sur Tax Lien; Certificate of Location; 3245.03; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Moon Area School District vs Persichetti III Peter Vincent; GD-24-011590; Sci Fa sur Tax Lien; Certificate of Location; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Philadelphia Indemnity Insurance Company vs Sun Coach Lines Inc.; GD-24-011591; Motor Vehicle Accident; Praeipce for Writ of Summons; 55000.00; Atty(s): Rostick Edward T

Plum Borough School District vs Meyer Lawrence E., Meyer Petra; GD-24-011592; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3061.30; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Allegheny County vs Mikush Ronald J.; GD-24-011593; Sci Fa sur Tax Lien; Certificate of Location; Atty(s): McCabe Michael G.

Plum Borough School District vs Pelino Raymond C, Pelino Mary Ann; GD-24-011594; Sci Fa sur Tax Lien; Certificate of Location; 2232.40; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Plum Borough School District vs Meboru Limited; GD-24-011595; Sci Fa sur Tax Lien; Certificate of Location; 2806.58; Atty(s): Sattler Elizabeth P

Allegheny County vs Silver Knight Investments LLC; GD-24-011596; Sci Fa sur Tax Lien; Certificate of Location; 1778.40; Atty(s): McCabe Michael G.

Upper St. Clair School District vs Funaro Teresa M; GD-24-011597; Sci Fa sur Tax Lien; Certificate of Location; Atty(s): Sattler Elizabeth P, Turnbull Megan M

AUDIT LIST

MONDAY NOVEMBER 18, 2024

Table with columns: HONORABLE HUGH F. MCGOUGH, J., NUMBER, ESTATE, ACCOUNTANT, ACCOUNTANT'S ATTORNEY. Includes names like MOLLY, RUTHANN, TED HOOVER EXTR., KATHLEEN SCHNEIDER, etc.

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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**

**APPELLATE COURT PROCEDURAL
RULES COMMITTEE**

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of Pa.R.A.P. 1925

The Appellate Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.A.P. 1925(c)(3) for the reasons set in the explanatory report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

Karla M. Shultz, Deputy Chief Counsel
Appellate Court Procedural
Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
PO Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9551
appellaterules@pacourts.us

All communications in reference to the proposal should be received by **December 31, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Appellate Court
 Procedural Rules Committee,
 Peter J. Gardner
 Chair

To view the proposed rule change please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.
 24-03795

**Pennsylvania
Supreme Court**

**APPELLATE COURT PROCEDURAL
RULES COMMITTEE**

NOTICE OF PROPOSED RULEMAKING

**Proposed Amendment of Pa.R.A.P.
341 and 904**

The Appellate Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.A.P. 341 and 904 for the reasons set in the explanatory

report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

Karla M. Shultz, Deputy Chief Counsel
Appellate Court Procedural
Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
PO Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9551
appellaterules@pacourts.us

All communications in reference to the proposal should be received by **December 31, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Appellate Court
 Procedural Rules Committee,
 Peter J. Gardner
 Chair

To view the proposed rule changes please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.
 24-03796

**Court of Common Pleas
of Allegheny County**

**Orphans' Court Judges Motions
Schedule for the Month of
November 2024**

Week of

November 4 - Judge O'Toole
November 11 - Judge McGough
November 18 - Judge Marmo
November 25 - Judge McCarthy
 24-03848

**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

**Court of Common Pleas
of Allegheny County**

UPDATED 10/17/2024

**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 - Korbelt, 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 10:00 AM and Korbelt, 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 - Korbelt, J. in Courtroom 425 at 10:00 AM
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 Korbelt, 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 SCHEDULES

Criminal Division

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

**Wednesday
October 30, 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-0004281-24; Jorge Aguado Tueros; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Christine Tamburro**
CR-0001630-24; Lindsay Marie Anker; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**
CR-0004188-24; Tyler Ariggo; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**
CR-0006016-23; Jaki M. Burress; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**
CR-0003885-24; Aryanna Marquise Carter; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**
CR-0004216-24; Shaniqua Clemmons; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**
CR-0001292-24; Mark W. Cole; DUI; Controlled Substance - Combination Alcohol/Drug - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**
CR-0009107-23; Mark W. Cole; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**
CR-0003952-24; Joseph E. Gault; Unlawful Restraint/Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ryan Matthew Tuteria**
CR-0002369-24; Helens Henkens; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Gary Evan Gerson**
CR-0003798-24; Shaun David Miller; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**
CR-0006017-23; Aniyah Moore; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**
CR-0008598-23; Maurice Williams; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0004744-24; Maurice Angelo Williams; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0002609-24; Alonzo Cooper; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**
CR-0004838-23; Michael Stev Frazier Jr.; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Kenneth Nightingale**
CR-0003837-23; David Darnell Smith; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Steven Anthony Tehovnik**

CR-0002288-24; Jeffrey Tucker; Discharge Of A Firearm Into Occupied Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**
CR-0000325-24; Jeffrey Tucker; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

**Judge Kelly Bigley
Courtroom 525**

CR-0006933-23; Brian R. Ballantine; DUI: Gen Imp/Inc of Driving Safely - 4th Off & Sub Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Thomassey**

CR-0000466-22; Morgan Arneice Clanagan; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Justin John-Earl Ketchel**

CR-0005495-22; Thomas Albert Exler Jr.; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicole Dominique Nino**

CR-0007565-21; Kari Kosko; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Thomas N. Farrell**

CR-0007904-23; William James Morris Jr.; DUI: Gen Imp/Inc of Driving Safely - 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**
CR-0009493-23; Rita Oliver; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Michael Sherman**

CR-0000370-24; Justin Joseph Parra; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0009069-22; Nathaniel Taylor Rosso; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0007568-23; Laila D. Spence; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0001092-22; Brandon Talbot; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George A. Heym**

CR-0005209-22; John Harold Taylor; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sean Thomas Logue**

Judge Thomas Flaherty

Courtroom 324

CR-0004166-24; Trenton Knight; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lauren Marie Leiggi**

CR-0004595-24; Randolph Wade; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

**Judge Jill E. Rangos
Courtroom 327**

CR-0004862-23; Antonio Chavez Burton; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Coblenz McGuire**

CR-0008708-23; Jashon Martin; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Jarrold Alden Caruso**; D-atty: **Jamie Lynn Frohm**

CR-0002887-24; Mark Antonio Rash; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Thomassey**

CR-0004110-24; Nicholas Zapf; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samir George Hadeed**

CR-0001850-24; Nicholas Zapf; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0005032-24; James R. Adamson; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0007362-22; Lester Berrios-Vazquez; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Angela Rene Carsia**

CR-0005022-24; Andre Jamael Davis; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0004363-24; Dayvon Rameir Jones; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0003895-24; Elizabeth Levine; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0000850-24; Joshua Wayne Martin; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0005192-24; Raelynn N. Thompson; DUI: Gen Imp/Inc of Driving Safely - 4th Off & Sub Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0004953-24; Darron Devaughn Walker Jr.; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0004945-24; Jermaine Andre Whyte; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0004869-24; Marissa Williams; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

**Judge Jennifer Satler
Courtroom 527**

CR-0000747-24; James Lee Bundridge Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Connor Joseph Adair**; D-atty: **Casey David White**

CR-0000490-24; James Lee Bundridge Jr.; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Casey David White**

CR-0009154-23; China Shantay Graham; Theft Property Lost Etc By Mistake; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0001138-24; Curtis L. Graham; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

CR-0009243-23; Kevin Daquan Graham; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0001309-24; Austin Keith Henson; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joel M. Dresbold**

CR-0009247-23; James Houston Jr.; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

CR-0003019-24; Desmond Maurice Jaskson-Ralston; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

CR-0004021-24; Bayshawn Terrel Johnson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Christopher P. Lachich**

CR-0003277-24; Nyir Jones; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0006024-23; Nyir Jones; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0001310-24; John Michael Liberto; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Nelson Zuckerman**

CR-0003134-24; John Michael Liberto; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

CR-0004500-24; James MacK McCoy III; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

CR-0003389-24; James R. McGregor Jr.; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

CR-0002675-24; Donald W. Reese; Kidnapping of Minor - Facilitate Felony/Flight; ADA: **Shreya Desai**; D-atty: **Christopher Joseph Marsili**

CR-0008811-23; Malik Moziah Walker; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Melissa Ann Leech**

**Judge Randal B. Todd
Courtroom 310**

CR-0004279-24; Ronald O. Burns II; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kristen A. Pauli**

CR-0003730-23; Lazaro Columbie-Abreu; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

CR-0007481-23; Donald Crawford; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0001167-24; Ricardo Crawford; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009483-21; Prince Akeen Kamoory El Akando; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004497-22; Prince Akeen Kamoory El Akando; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009650-21; Prince Akeen Kamoory El Akando; Poss/Sale/Use Display Documents; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006295-21; Prince Akeen Kamoory El Akando; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009273-21; Prince Akeen Kamoory El Akando; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003737-24; Javaughn Dorian Matthews; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0000859-24; Davon Moultrie; 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-0002378-24; Christopher Singleton; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0003434-23; Christopher Singleton; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0005871-23; Tyrone West; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Difenderfer**

CR-0005872-23; Roniece Janae Wilcher; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Finn L. Skovdal**

Arbitration Trial List

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

**Wednesday
October 30, 2024**

AR-24-003726; Bank of America, N.A. vs Dilliard; P-atty: **Jonathan Paul Cawley**

AR-24-003711; Bank of America, N.A. vs Thompson; P-atty: **Jonathan Paul Cawley**; D-atty: **Patrick Dillon Gregoris**

AR-24-003703; Bank of America, N.A. vs Giraldo; P-atty: **Jonathan Paul Cawley**; D-atty: **Pro Se**

AR-24-003702; Pettus vs Spencer, Jr.; P-atty: **Pro Se**

AR-24-003684; Swanson vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

AR-24-003683; E Advance Services, LLC vs A Wright Path, Inc., et al; P-atty: **Jordan Spahr**; D-atty: **Vincent James Krawiec**

AR-24-003681; Ligons vs Klink; P-atty: **Marvin Abrams**; D-atty: **Mark A. Martini**

AR-24-003676; Aiken Properties, LTD vs Qian, et al; P-atty: **Austin P. Henry**

AR-24-003673; LGNV Funding, LLC vs Boyd; P-atty: **Greg L. Morris**

AR-24-003666; Zemba, et al vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

AR-24-003410; Sullivan vs Housing Authority City of Pittsburgh; P-atty: **Pro Se**; D-atty: **Matthew A. McKinney**

AR-24-003210; Security Credit Services, LLC vs Giannuzzi; P-atty: **David Kennedy Bifulco**

AR-24-002965; Marlin vs General Motors, LLC; P-atty: **Michael Power**; D-atty: **Alexander M. Shaen**

AR-24-002821; Komatsu, et al vs Lorenz; P-atty: **Paul J. Giuffre**

AR-24-002403; Milestone Staffing, Inc. vs Spring Hill SNF Operator, LLC; P-atty: **John B. Cromer**

AR-24-002355; Bennett vs Donatellis; P-atty: **Pro Se**; D-atty: **D. Scott Lautner**

AR-24-001993; Bain vs American Honda Motor Co., Inc.; P-atty: **Robert A. Rapkin**; D-atty: **James F. Marrion**

AR-24-001550; Birch vs FCA US, LLC; P-atty: **Michael Power**; D-atty: **Jon B. Waldorf**

AR-24-001264; Bolvan Realty, LLC vs Jet Jack, Inc., et al; P-atty: **Salah E. Blaik**; D-atty: **Cheryl Esposito Kaufman**

AR-24-001098; Charles vs Pittsburgh Regional Transit; P-atty: **Bruce Castor**; D-atty: **Roger W. Foley, Jr.**

AR-24-000561; Port Authority of Allegheny County vs Freeman, et al; P-atty: **Roger W. Foley, Jr.**; D-atty: **Pro Se**

AR-21-002315; Accelerated Inventory Management, LLC vs Kusluch; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Gregory T. Artim**

AR-21-000905; Penn Power Company vs Gravatt; P-atty: **William T. Molczan**; D-atty: **Robert P. Vincler**

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. §7279 and no other bids will be accepted.

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

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

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

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.

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.

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

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. Crisnon and Rosalind Crisnon

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. Vittit, Esq.
412-281-1725

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.

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 Blonck 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 being 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.

Ross

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 Hetherington 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.

Shaler

37. Lori E. Jockel
GD-23-0008821—\$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.

South Fayette

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.

Springdale

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.

Tarentum

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; and 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.

Verona

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.

West Mifflin

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.

West View

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.

White Oak

80. Ii Gauge Properties, LLC
GD-22-009322—\$9,387.50
Christopher E. Vincent, Esq.
724-978-0333

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.

Whitehall

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.

Wilkinsburg

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.

Pittsburgh—7th Ward

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 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 Pjero, 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.

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:

Burek, John F., deceased, of North Versailles, PA. No. 06645 of 2024. Christopher Burek, Admr., 414 Lexington Street, McKeesport, PA 15132 or to Lori Love, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.
24-01981w Oct 25; Nov 1, 8, 2024

Fletcher, Mary Ellen, deceased, of Pittsburgh, PA. No. 06744 of 2024. Wendelyn R. Hayes, Admr., 836 Fordham Avenue, Pittsburgh, PA 15226.
24-01986w Oct 25; Nov 1, 8, 2024

Fosnaught, Sr., Joseph M. a/k/a Joseph M. Fosnaught, deceased, of West Deer Township, PA. No. 05917 of 2024. Gary Fosnaught, Extr., P.O. Box 31, 20 Hemlock St., Bairdfield, PA 15006 or to John E. Pallone, Esq., 801 Freeport Road, New Kensington, PA 15068.
24-03793 Oct 25; Nov 1, 8, 2024

Myers, Norris J., deceased, of Bethel Park, PA. No. 6436 of 2024. Jason H. Carney, Extr., 204 Limehouse Road, Cranberry Township, PA 16066 or to Samuel A. Moore, Esq., 5311 Brightwood Rd., P.O. Box 518, Bethel Park, PA 15102.
24-03792 Oct 25; Nov 1, 8, 2024

Smith, James George, deceased, of Mt. Lebanon Twp., PA. No. 6686 of 2024. James Michael Smith, Admr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-01987w Oct 25; Nov 1, 8, 2024

Solomon, Larry D., deceased, of Elizabeth, PA. No. 06719 of 2024. Sandra L.

Solomon, Extr., 2716 Orchardvue Drive, Elizabeth, PA 15037 or to Kevin J. O'Hare, Esq., Yukevich Marchetti Fischer & Zangrilli, P.C. The Waterfront Building, Suite 100, 200 First Avenue, Pittsburgh, PA 15222.
24-01983w Oct 25; Nov 1, 8, 2024

Volpe, Joseph Anthony, deceased, of White Oak, PA. No. 06446 of 2024. David A. Volpe, Admr., 1233 6th Street, West Babylon, NY 11704 or to Keegan E. Miller, Esq., Bononi & Company, P.C., 20 North Pennsylvania Avenue, Suite 201, Greensburg, PA 15601.
24-01980w Oct 25; Nov 1, 8, 2024

Brian, Michael, deceased, of Hampton Township, PA. No. 06385 of 2024. Michael R. Brian, 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 Branden A. Fulciniti, 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 Gardenvue 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, Murrysville, 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 Mohawk 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, Admr., c/o Joseph V. Luvara, Esq., Luvara Law Group, LLC, 1822 Worcester Drive, Pittsburgh, PA 15243.
24-03641 Oct 11, 18, 25, 2024

In Person CLE Seminar Provided by

Dickie McCamey

ATTORNEYS AT LAW

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

"Helping Domestic Violence Victims Obtain Protection Orders"
Presented by Neighborhood Legal Services

Friday, November 8, 2024 | 9:00 a.m. - 1:30 p.m.

Registration from 8:30 - 9:00 a.m., Breakfast will be served

1 Ethics, 3 Substantive credits (PA Only)

Panelists: Megan Sasinowski, Esq., Assistant Administrator, PFA Dept., Family Court, Allegheny County • Brittany Conkle, Esq., Women's Center & Shelter of Greater Pittsburgh, Legal Director • Doreen L. Speer, Domestic Relations Officer, PFA Dept., Family Court • Thomas Putinsky, Attorney, Family Law Unit, Neighborhood Legal Services • Donna Allen-Rosemond, Attorney, Family Law Unit, Neighborhood Legal Services

No registration fee for attorneys or paralegals volunteering to take PFA referrals; \$150 for non-volunteers; \$50 for non-volunteers who do not want CLE credit.

For additional information or registration contact LPettinato@dmclaw.com, 412-392-5445. Register at <https://forms.office.com/r/bjmx7yvgKx>.



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 Fuscaldolo & 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

Mirenna, Donna Jean a/k/a Donna J. Mirenna a/k/a Donna Mirenna, 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

Petes, 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

Articles of Incorporation Business Corporation

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

24-01982w Oct 25, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-9696. In re: Petition of Annette Jo Bione Pellegrini, for change of name to Toni Jo Bione. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 20, 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. Timothy G. Uhrich, 213 E. Main Street, Carnegie, PA 15106, Ph: (412) 434-6620, Attorney for Petitioner.

24-01984w Oct 25, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-11391. In re: Petition of Joseph Donald Stetzer, for change of name to Donald

Joseph Stetzer. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 20, 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. Timothy G. Uhrich, 213 E. Main Street, Carnegie, PA 15106, Ph: (412) 434-6620, Attorney for Petitioner.

24-01985w Oct 25, 2024

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO: MG-24-000049

U.S. Bank Trust Company, National Association, as Trustee, as Successor-in-Interest to U.S. Bank National Association, Not in its Individual Capacity but Solely in its Capacity as Indenture Trustee of CIM Trust 2021-NR1 vs. Bonnie Straight a/k/a Bonnie Smith Straight, Robert T. Smith, Jr., Unknown Surviving Heirs of Robert Smith a/k/a Robert T. Smith, Deceased, 1105 Perry Highway Operations, LLC d/b/a North Hills Skilled Nursing and Rehabilitation Center, as Guardian Ad Litem for Jeffrey A. Smith, an Incapacitated Person, Elva J. Smith Testamentary Trust Dated August 4, 1984,
Notice

To The Defendants:

You are hereby notified U.S. Bank Trust Company, National Association, as Trustee, as Successor-in-Interest to U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1, has filed a Complaint in Mortgage Foreclosure with regard to 283 Bascom Avenue, Pittsburgh, PA 15214, endorsed with a Notice to Defend, against you at No. MG-24-000049 in the Civil Division of the Court of Common Pleas of Allegheny County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Allegheny County Sheriff.

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

YOU SHOULD TAKE THIS 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.

Allegheny County Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 7th Avenue, 4th Floor
Pittsburgh, PA 15219
(412) 261-5555

Plaintiff's Attorney: Stephen M. Hladik, Esquire, Hladik, Onorato & Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454, (215) 855-9521.

24-03811 Oct 25, 2024

CIVIL DIVISION

Statutory Appeals

(Continued from Page 1, Column 2)

Commonwealth of PA Department of Transportation vs Bowman Jarell Keith; SA-24-000617; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Allegheny County vs Van Bibber Matthew; SA-24-000618; Office of Open Records Appeal; Statutory Appeal; Atty(s): Shiels Margaret Collins

Commonwealth of PA Department of Transportation vs Morgan Tiera Marchaise; SA-24-000619; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Burton Jennifer Lee; SA-24-000620; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Ledonne Antonio; SA-24-000621; Operator License Suspension; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Kubicsek Thomas; SA-24-000622; Operator License Suspension; Appeal from OLS; Atty(s): Shrager David, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Russell Jr. Damon; SA-24-000623; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Lai Yun vs Zoning Hearing Board of Scott Township; SA-24-000624; Zoning Board Appeal; Writ of Certiorari; Atty(s): Beier Maximilian F.

Commonwealth of PA Department of Transportation vs King Jaironramier Sincere; SA-24-000625; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Tyson Thomas Robert Lee; SA-24-000626; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Isaac Omahr Easa; SA-24-000627; Operator License Suspension; Appeal from OLS; Atty(s): Lurie Erick Jackson, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Isaac Omahr Easa; SA-24-000628; Operator License Suspension; Appeal from OLS; Atty(s): Lurie Erick Jackson, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Glass Tanner James; SA-24-000629; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Hernandez Jose Leandro; SA-24-000630; Operator License Suspension; Appeal from OLS; Atty(s): Eshete Murphy Meron, Levine Benjamin Breene

Commonwealth of PA Department of Transportation vs John Michael Andrew; SA-24-000631; Operator License Suspension; Appeal from OLS; Atty(s): Ricciutti Randall, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs DeFelice Anthony David; SA-24-000632; Operator License Suspension; Appeal from OLS; Atty(s): Hadeed Samir George, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Bunyan Roney Christopher; SA-24-000633; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Chavone Butler Shaneka Michelle; SA-24-000634; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Chavone Butler Shaneka Michelle; SA-24-000635; Operator License Suspension; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Chizmar Ava Lily; SA-24-000636; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Ash Lisa D.; SA-24-000638; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Warfield-Payne Mikal; SA-24-000639; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Anashkhon Zokirov; SA-24-000640; Operator License Suspension; Motion to File Late Appeal; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Petronko Nicholas K.; SA-24-000641; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Smith Eric L. vs Pittsburgh Parking Court; SA-24-000642; Parking Authority Appeal; Order of Court - IFP Granted; Atty(s): Self-Represented

Commonwealth of PA Department of Transportation vs McAfee Justin; SA-24-000644; Operator License Suspension; Motion to File Late Appeal; Atty(s): Otte Joseph Stephen, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Stone Gregg M.; SA-24-000645; Operator License Suspension; Appeal from OLS; Atty(s): Rabner Fred G., Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Turner Rastazja; SA-24-000646; Operator License Suspension; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Mayersky Jonathan Michael; SA-24-000647; OLS - Breathalyzer Refusal; Appeal from OLS; Atty(s): Devine Jill A., Eshete Murphy Meron

Brennan Gregory Allen vs Commonwealth of PA Department of Transportation; SA-24-000643; Operator License Suspension; Appeal from OLS; Atty(s): George Jr. Duke, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Woodruff Emmanuel Corey; SA-24-000648; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

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CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 3)

Midland Credit Management Inc. vs Filsaime Romello S.; AR-24-006119; Contract - Credit Card; Defendant's Appeal of MDJ; 1006.73; Atty(s): Self-Represented

Wells Fargo Bank N.A. vs Ashbery David P.; AR-24-006120; Contract - Credit Card; Complaint; 9380.71; Atty(s): Francese Nicole M., Wertz Jacob

David Alan vs Delight Holdco 5 LLC; AR-24-006121; Against Property Owner; Complaint; Atty(s): Glassmith Scott D.

Citibank N.A. vs Sprung Sean M.; AR-24-006122; Contract - Credit Card; Exhibits; 3597.75; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Griffin Norma J.; AR-24-006123; Contract - Credit Card; Exhibits; 7644.86; Atty(s): Pomy Matthew Weston

Citibank N.A. vs McGraw Dowl; AR-24-006124; Contract - Credit Card; Exhibits; 3102.70; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Perkins Rebecca S.; AR-24-006125; Contract - Credit Card; Exhibits; 1976.06; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Karwowski Dalton; AR-24-006126; Contract - Credit Card; Exhibits; 7147.99; Atty(s): Pomy Matthew Weston

Ford Dominique vs Simmons Nathan; AR-24-006127; Other Tort; Defendant's Appeal of MDJ; 4200.00; Atty(s): Self-Represented

Citibank N.A. vs Tomlinson Justin D.; AR-24-006128; Contract - Credit Card; Exhibits; 8170.99; Atty(s): Pomy Matthew Weston

2023-1 Prime Consumer Loan Trust vs Kuchek Mary A.; AR-24-006129; Contract - Debt Collection; Exhibits; 14414.82; Atty(s): Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Fitzgibbon Brittany R., Rooney James

Goldman Sachs Bank USA vs Kline Jill; AR-24-006130; Contract - Debt Collection; Exhibits; 17960.31; Atty(s): Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Fitzgibbon Brittany R., Rooney James

Citibank N.A. vs Farmer Cierra; AR-24-006131; Contract - Credit Card; Exhibits; 2652.72; Atty(s): Pomy Matthew Weston

American Express National Bank vs Fischer Chavaz; AR-24-006132; Contract - Credit Card; Exhibits; 16102.84; Atty(s): Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James, Grady Erin

Firetto Catherine vs Latta Susan; AR-24-006133; Other Tort; Defendant's Appeal of MDJ; 1500.00; Atty(s): Self-Represented

Cogeco US Penn LLC vs Pro Disposal Inc.; AR-24-006134; Other Traffic Accident; Complaint; 11880.29; Atty(s): Mazur Salene R

Discover Bank vs Pinkston Margaret; AR-24-006135; Contract - Credit Card; Defendant's Appeal of MDJ; 2858.17; Atty(s): Klingensmith Robert D.

Luke Derek, McGrogan Mariah vs Hartman Brian, Hartman Cody; AR-24-006142; Contract - Other; Complaint; 14400.00; Atty(s): Bencsics Nicholas M.

Dupree Linda vs Sanford Danielle, Sanford Douglas; AR-24-006143; Contract - Buyer Plaintiff; Complaint; Atty(s): Gomez Emily S.

Scarpaci Patricia vs Heavy Weight Builders LLC; AR-24-006144; Other Tort; Defendant's Appeal of MDJ; 7100.00; Atty(s): Self-Represented

Spring Oaks Capital SPV LLC vs Fonzi Donald; AR-24-006145; Contract - Debt Collection; Exhibits; 7394.90; Atty(s): Weinberg Frederic I., Flink Joel M

Qiu Connie vs Bernhard Judith; AR-24-006146; Motor Vehicle Accident; Complaint from MDJ Decision; Atty(s): Self-Represented

Bank of America N.A. vs Rucker Jamie Lendell; AR-24-006147; Contract - Credit Card; Exhibits; 3439.13; Atty(s): Weinberg Frederic I., Flink Joel M

Bank of America N.A. vs McEwwn Angela; AR-24-006149; Contract - Credit Card; Exhibits; 9055.18; Atty(s): Weinberg Frederic I., Flink Joel M

Bank of America N.A. vs McDavitt Louis; AR-24-006150; Contract - Credit Card; Exhibits; 5767.12; Atty(s): Weinberg Frederic I., Flink Joel M

Ali Eve vs Rose Michelle; AR-24-006151; Contract - Debt Collection; Complaint from MDJ Decision; Atty(s): Self-Represented

Eisler Landscapes Inc. vs 528 Camp Horne LLC; AR-24-006152; Contract - Other; Complaint; Atty(s): Hemminger Ryan O., Yeomans Daniel Patrick

Cincinnati Insurance Company vs Dos Reis Buarque Alef, Gambates Alexis; AR-24-006153; Contract - Other; Complaint; 11911.70; Atty(s): Beech Jonathan C

Citibank N.A. vs Kihonia Adeline; AR-24-006154; Contract - Credit Card; Exhibits; 1836.08; Atty(s): Klemm Paul

Bank of America N.A. vs Lavsa Jamie Lynn; AR-24-006155; Contract - Credit Card; Exhibits; 3521.16; Atty(s): Weinberg Frederic I.

Alpha 5 LP vs Specialty Seal Group Inc.; AR-24-006156; Contract - Other; Complaint; 16646.89; Atty(s): Gross Andrew M, Rodgers III William, Mague Chelsea M.

Foxwood Knolls Plan of Lots Community Services Association I vs Zema Christopher T., Zema Deana M.; AR-24-006157; Contract - Debt Collection; Complaint; 6315.99; Atty(s): Jug Jr. Fred C.

JPMorgan Chase Bank N.A. vs Douglass Nancy; AR-24-006158; Contract - Credit Card; Exhibits; 9368.52; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick

JPMorgan Chase Bank N.A. vs Murray Christine; AR-24-006159; Contract - Credit Card; Exhibits; 11096.93; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

JPMorgan Chase Bank N.A. vs Kennedy Dulcie; AR-24-006160; Contract - Credit Card; Exhibits; 5127.69; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick

VP Mars Trust vs McGinley Robert; AR-24-006161; Contract - Debt Collection; Exhibits; 9255.23; Atty(s): Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Fitzgibbon Brittany R., Rooney James

Discover Bank vs Tran Sang; AR-24-006162; Contract - Credit Card; Exhibits; 11658.39; Atty(s): Armstrong Kirsten R., Strand Jason Emerson, Rooney James, Grady Erin, McGuigan Michael F

Discover Bank vs Maksin Allison; AR-24-006163; Contract - Credit Card; Exhibits; 5414.94; Atty(s): Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Fitzgibbon Brittany R., Rooney James

Duquesne Light Company vs Smullin Asphalt & Concrete LLC; AR-24-006164; Other Tort; Complaint; 14117.81; Atty(s): Rullii Lauren N

Bank of America N.A. vs Asanaliev Azamat; AR-24-006165; Contract - Credit Card; Exhibits; 3199.81; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Martin Joseph; AR-24-006166; Contract - Credit Card; Exhibits; 3016.80; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Ehmann Timothy; AR-24-006167; Contract - Credit Card; Exhibits; 12602.49; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Antonucci Lara; AR-24-006168; Contract - Credit Card; Exhibits; 3775.52; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Walker Sasha A.; AR-24-006169; Contract - Credit Card; Exhibits; 4261.51; Atty(s): Cawley Jonathan Paul

JPMorgan Chase Bank N.A. vs Burns Matt; AR-24-006170; Contract - Debt Collection; Exhibits; 5225.43; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Meinen Mahala vs Kramer Robert; AR-24-006171; Contract - Debt Collection; Defendant's Appeal of MDJ; 1000.00; Atty(s): Self-Represented

TBF Financial LLC vs Brothers All Around Services LLC, McDonald John; AR-24-006172; Contract - Debt Collection; Complaint; 24944.74; Atty(s): Wechsler Daniel A

JPMorgan Chase Bank N.A. vs Baxa Michelle M.; AR-24-006173; Contract - Debt Collection; Exhibits; 9754.52; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Webster Brandy, Marshall Carl vs FCA US LLC; AR-24-006174; Contract - Other; Complaint; Atty(s): Silverman Robert M

Visionary Federal Credit Union vs Walls Kishaun Lee; AR-24-006175; Contract - Debt Collection; Complaint; 20711.26; Atty(s): Worosz Tiffany Anne, Piscione Natalie, Penner Seth

Goldman Sachs Bank USA vs Martin Unique N.; AR-24-006176; Contract - Debt Collection; Exhibits; 3352.08; Atty(s): Armstrong Kirsten R., Grady Erin, Strand Jason Emerson, Roeck Erica Gesing, Fitzgibbon Brittany R., Rooney James

U.S. Bank National Association vs Pusateri Gino, Grand Property Appraisal Services Inc; AR-24-006177; Contract - Credit Card; Exhibits; 20471.09; Atty(s): Armstrong Kirsten R., Strand Jason Emerson, Rooney James, Grady Erin, McGuigan Michael F

Reardon Leo vs Bazari John; AR-24-006178; Contract - Debt Collection; Complaint from MDJ Decision; Atty(s): Self-Represented

Jpmorgan Chase Bank N.A. vs Jordan Meg; AR-24-006179; Contract - Debt Collection; Exhibits; 7694.75; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Capital One N.A. vs Shandor Jean M.; AR-24-006180; Contract - Credit Card; Exhibits; 13372.81; Atty(s): Ratchford Michael

Capital One N.A. vs Gold Gary; AR-24-006181; Contract - Credit Card; Exhibits; 24824.75; Atty(s): Ratchford Michael

LVNV Funding LLC vs Cole Traci; AR-24-006182; Contract - Debt Collection; Exhibits; 16957.31; Atty(s): Ratchford Michael

2023-1 Prime Consumer Loan Trust vs Mours Margaret A.; AR-24-006183; Contract - Debt Collection; Exhibits; 6295.39; Atty(s): Armstrong Kirsten R., Grady Erin, Strand Jason Emerson, Roeck Erica Gesing, Rooney James

JPMorgan Chase Bank N.A. vs Bayer Megan; AR-24-006184; Contract - Debt Collection; Exhibits; 5223.41; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

JPMorgan Chase Bank N.A. vs Wiseman Nicholas J.; AR-24-006185; Contract - Debt Collection; Exhibits; 4844.93; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

JPMorgan Chase Bank N.A. vs Barnes Pamela S.; AR-24-006186; Contract - Debt Collection; Exhibits; 9841.92; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

JPMorgan Chase Bank N.A. vs Lang Lynne M.; AR-24-006187; Contract - Debt Collection; Exhibits; 5884.88; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Bauer Reed vs Wu Yanlai; AR-24-006188; Other Tort; Defendant's Appeal of MDJ; 1300.00; Atty(s): Self-Represented

First National Bank of Omaha vs Boxley Gaylord; AR-24-006189; Contract - Debt Collection; Complaint; 7521.83; Atty(s): Raker Nicholas J.

Highlands at Chapel Hill vs Estate of Mildred L. Lieberth; AR-24-006190; Against Property Owner; Complaint; Atty(s): Burkhart Lisa M

State Farm Mutual Automobile Insurance Company vs Zipcar Inc., Davis Michael; AR-24-006191; Motor Vehicle Accident; Complaint; 11427.83; Atty(s): Allen Robert W.

Newton Square No. 1 Condominium Association vs Herstine Samuel; AR-24-006192; Against Property Owner; Complaint; Atty(s): Burkhart Lisa M

Synchrony Bank vs Grimes Robert; AR-24-006193; Contract - Credit Card; Defendant's Appeal of MDJ; 4611.24; Atty(s): Klingensmith Robert D.

JPMorgan Chase Bank N.A. vs Delano Nicole; AR-24-006194; Contract - Debt Collection; Exhibits; 4094.22; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Citibank N.A. vs Brake Ronald; AR-24-006195; Contract - Credit Card; Exhibits; 2207.90; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Gartz Brian R.; AR-24-006196; Contract - Credit Card; Exhibits; 4636.66; Atty(s): Pomy Matthew Weston

Citibank N.A. vs McMurray James; AR-24-006197; Contract - Credit Card; Exhibits; 2661.03; Atty(s): Pomy Matthew Weston

JPMorgan Chase Bank N.A. vs Scabilloni Jennifer R.; AR-24-006198; Contract - Debt Collection; Exhibits; 13124.02; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

JPMorgan Chase Bank N.A. vs Kanfoush Michele L.; AR-24-006199; Contract - Debt Collection; Exhibits; 4609.13; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

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