

The Pittsburgh Legal Journal

FRIDAY
NOVEMBER 15, 2024

Vol. 150 - No. 217

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

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CIVIL DIVISION

General Docket

Alsaidi Esam vs Pittsburgh Mirror and Glass; GD-24-012262; MDJ Transcript; Praecipe for Writ of Execution; 10000.00; Atty(s): Self-Represented

City of Pittsburgh vs Koller Jr. Michael P., Unknown Heirs of Michael P. Koller Jr.; GD-24-012263; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Wilksburg Borough School District, Wilksburg Borough vs Unknown Heirs of Frances M. Orr Deceased; GD-24-012264; Petition - Rule to Show Cause; Certificate of Location; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Smith Maryeline vs Pennwood Nursing and Rehabilitation Center LLC, Westwood OM GP LLC, Westwood Operator LP, Colonial Senior Living of Western PA LLC, Pennwood Operator LP; GD-24-012265; Medical/Hospital Liability; Praecipe for Writ of Summons; Atty(s): Daley Robert F., Kennedy Kristin Frances, Frontino Adriana

Woodland Hills School District, Wilksburg Borough vs McClendon Barbara Ann; GD-24-012266; Petition - Rule to Show Cause; Certificate of Location; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Wilksburg Borough School District, Wilksburg Borough vs Jackson James H., Jackson Hazel Murphy; GD-24-012267; Petition - Rule to Show Cause; Certificate of Location; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Wilksburg Borough School District, Wilksburg Borough vs Unknown Heirs of Robert E. Seddon Deceased; GD-24-012268; Petition - Rule to Show Cause; Certificate of Location; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Wilksburg Borough School District, Wilksburg Borough vs Backers Jonathan T.; GD-24-012269; Petition - Rule to Show Cause; Certificate of Location; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

City of Pittsburgh vs Mock Margaret L., Mock Edward K., GLS Capital Inc., Pittsburgh Water & Sewer Authority, ALCOSAN, Commonwealth of PA Inheritance Tax Division, Allegheny County Court Records - Criminal Division, Unknown Heirs of Margaret L. Mock, Unknown Heirs of Edward K. Mock; GD-24-012270; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

City of Pittsburgh vs U.S. Department of Veteran Affairs; GD-24-012271; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

CIVIL DIVISION

Arbitration Awards

Smith, et al vs Golden, II, et al; LT-24-001196; P-atty: Hunter D. Shreffler; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$6,000.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40677

Mifflin Estates vs Banks; LT-24-001249; P-atty: Corrie Allen Woods; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,500.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40675

Cope vs Hammond-Schrock; AR-24-001773; P-atty: Pro Se; Award Ex Parte in favor of Plaintiff against the Defendant in the amount of \$25,446.49. Defendant did not appear. Time: 10:31 a.m. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40679

Kennedy vs Handle; AR-24-003442; P-atty: Benjamin T. Wilt; D-atty: Corey A. Leon; Award for Plaintiff against the Defendant in the amount of \$1,843.76. Award in favor of Plaintiff on Defendant's counterclaim. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40679

Brown vs Stinson; AR-24-003523; P-atty: Pro Se; D-atty: Stephen H. Lebovitz; Award for Plaintiff in the amount of \$3,000.00. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties 11/06/2024. Arbitration Board #40678

Ruckel vs Miller; AR-24-003686; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff against the Defendant in the amount of \$3,686.00. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40679A

Discover Bank vs Maize; AR-24-003776; P-atty: Matthew D. Urban; D-atty: Pro Se; Award Ex Parte in favor of Plaintiff against the Defendant in the amount of \$2,679.78. Defendant did not appear. Time: 10:46 a.m. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40679

ORPHANS' COURT

Wills

Judith Thompson Krakower, deceased; Edward K. Thompson, Extr.; Atty: Robert S. Bootay, III; 06740 of 2024.

Ronald James Bishop, deceased; Kenneth C. Wirtz, Extr.; Atty: Rebecca A. Auld; 06743 of 2024.

Beverly Joyce Wolfe, deceased; Aleda Arnold Menchyk, Extr.; Atty: Barry J. Palkovitz; 06745 of 2024.

John Edward Suhoza, deceased; Frank Mitolo, Extr.; Atty: Christopher G. Ponticello; 06746 of 2024.

Anna Marie Scharding, deceased; Victoria A. Schneider, Extr.; Atty: Charles A. Merchant; 06747 of 2024.

Robert E. Butter, deceased; Sandra M. Colatrella, Extr.; Atty: Donald B. Formoso; 06748 of 2024.

Kenneth P. Gouker, deceased; Marie Gouker, Extr.; Atty: Charles A. Frankovic; 06751 of 2024.

Patricia C. Rebel, deceased; Bonnie J. Kuchnicki, Extr.; 06752 of 2024.

Richard Donald Erskine, deceased; Arlene Lopinto, Extr.; Atty: Frederick N. Gillespie; 06762 of 2024.

Dianne M. Schneider, deceased; Bobbi A. Schneider, Extr.; Atty: Richard C. Levine; 03513 of 2023.

Jerry R. Rowell, deceased; Jeffrey R. Rowell, Co-Extr., Rayna R. Wasilak, Co-Extr.; Atty: Ronald Scott Jones; 04592 of 2024.

Thorvard R. Hardimon, deceased; Cedric J. Hardimon, Co-Extr., Thorvard C. Hardimon, Co-Extr.; Atty: Colleen D. Bratkovich; 06771 of 2024.

Angela C. Kennedy, deceased; Patricia A. Boliver, Extr.; Atty: Lloyd A. Welling; 06776 of 2024.

Rosemarie Gavin, deceased; Josephine A. Zelik, Extr.; 06778 of 2024.

Janet R. Adams, deceased; Erin R. Catalina, Extr.; Atty: Heather M. Papp; 06779 of 2024.

Rosemary I. Kietgen, deceased; Daria Ann Humbert, Extr.; Atty: Thomas B. Earhart; 06781 of 2024.

Joan Margaret Nicol, deceased; Nancy J. Akers, Extr.; Atty: Richard J. Catalano; 06782 of 2024.

Conrad E. Mohr, deceased; John P. Funovits, Extr.; Atty: Bjorn Dakin; 06783 of 2024.

Josh S. Bayer, deceased; Rachel Joy Bayer, Extr.; Atty: Jeffrey D. Menoski; 06785 of 2024.

Geraldine Magyan, deceased; Sherryll Morris, Extr.; Atty: M. Lawrence Shields, III; 06787 of 2024.

BANKRUPTCY COURT

Western District

Luanne Elizabeth Jones; WESTMORE-LAND-PA; 24-22577; Atty: Pro Se; Chapter: 7; Filed 10/21/2024; Judge Bohm

Amanda J. Guthrie; ARMSTRONG-PA; 24-22578; Atty: Matthew M. Brennan; Chapter: 13; Filed 10/21/2024; Judge Taddonio

Jamie Lynn Kirkland; WESTMORE-LAND-PA; 24-22579; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 10/21/2024; Judge Deller

Justin J. Doty and Jenielle N. Doty; ALLEGHENY-PA; 24-22580; Atty: Matthew M. Herron; Chapter: 13; Filed 10/21/2024; Judge Deller

David Leroy Keenan; WESTMORE-LAND-PA; 24-22581; Atty: Lauren M. Lamb; Chapter: 7; Filed 10/21/2024; Judge Bohm

Rebecca Ann Shoemaker; FAYETTE-PA; 24-22582; Atty: Lauren M. Lamb; Chapter: 7; Filed 10/21/2024; Judge Taddonio

Kira Marie Strenkowski; WESTMORE-LAND-PA; 24-22583; Atty: Lauren M. Lamb; Chapter: 7; Filed 10/21/2024; Judge Taddonio

Sally Lou Felgar; CLEARFIELD-PA; 24-70440; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 10/21/2024; Judge Deller

Mary Elizabeth Wissinger; INDIANA-PA; 24-70441; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 10/21/2024; Judge Deller

Richard A. Dodson; BEDFORD-PA; 24-70442; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 10/21/2024; Judge Deller

Kenneth A. Rodgers and Karen L. Rodgers; CRAWFORD-PA; 24-10615; Atty: Daniel P. Foster; Chapter: 13; Filed 10/22/2024; Judge Melaragno

Derek P. Prebble and Kirsten J. Prebble; JEFFERSON-PA; 24-10616; Atty: Kenneth P. Seitz; Chapter: 13; Filed 10/22/2024; Judge Melaragno

Paul E. VanGorder, Sr. and Alysion L. VanGorder; ERIE-PA; 24-10617; Atty: Kenneth Steidl; Chapter: 7; Filed 10/22/2024; Judge Melaragno

Andrew J. Stiner; ERIE-PA; 24-10618; Atty: Rebeka Seelinger; Chapter: 7; Filed 10/22/2024; Judge Melaragno

Kenneth S. Sterner, Jr. and Sandra A. Sterner; VENANGO-PA; 24-10619; Atty: Daniel P. Foster; Chapter: 7; Filed 10/22/2024; Judge Melaragno

Sarah Velez; ALLEGHENY-PA; 24-22584; Atty: Kenneth Steidl; Chapter: 7; Filed 10/22/2024; Judge Taddonio

Pearlina S. Story; ALLEGHENY-PA; 24-22585; Atty: Christian M. Rieger; Chapter: 13; Filed 10/22/2024; Judge Taddonio

Christina Kelley; ALLEGHENY-PA; 24-22586; Atty: Brian J. Bleasdale; Chapter: 13; Filed 10/22/2024; Judge Bohm

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CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

City of Pittsburgh vs Hamm Walter, Hamm Janice, Pittsburgh Water & Sewer Authority, ALCOSAN, Commonwealth of PA Department of Revenue, Commonwealth of PA Department of Labor & Industry, Unknown Heirs of Walter Hamm, Unknown Heirs of Janice Hamm; GD-24-012272; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Bradley Sally, Bradley Michael, Sala Kenneth, Unknown Heirs of Sally Bradley, Unknown Heirs of Michael Bradley, Unknown Heirs of Kenneth Sala; GD-24-012273; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

Wilksburg Borough School District, Wilksburg Borough vs Wilson David John; GD-24-012274; Petition - Rule to Show Cause; Petition for Rule to Show Cause; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Wilksburg Borough School District, Wilksburg Borough vs Rucker Mattie L.; GD-24-012275; Petition - Rule to Show Cause; Certificate of Location; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Gunn Anthony vs Cornell Abraxas Group LLC, Cornell Abraxas Group Inc., Geo Group Inc., Swatsburg Jon, Paetow Rob, Semulka Joe, Voas Bob; GD-24-012276; Other Tort; Complaint; Atty(s): Ellenberger Lynn A

Penn Hills School District, Municipality of Penn Hills vs Unknown Heirs of Jerry W. March deceased; GD-24-012277; Sci Fa sur Tax Lien; Certificate of Location; 7628.99; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Solomon David vs Hartz Julie Lynn, Hartz James J, Hartz Lori Ann; GD-24-012278; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Taylor Daniel P.

McKinley Thomas vs Cornell Abraxas Group LLC, Cornell Abraxas Group Inc., Geo Group Inc., Swatsburg Jon, Paetow Rob, Semulka Joe, Voas Bob; GD-24-

012279; Other Tort; Complaint; Atty(s): Ellenberger Lynn A

City of Pittsburgh vs Gaither Julia, Gaither Richard L., Unknown Heirs of Julia Gaither, Unknown Heirs of Richard L. Gaither; GD-24-012280; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Dynastar Properties LLC; GD-24-012281; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

Jemison Steven Anthony vs Cox Daniel N, Lewis Zachary, Independent Equipment Transfer Co. Inc., Jet Jack Inc., Independent Enterprises Inc.; GD-24-012282; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

S&T Bank vs Slater-Wood Kimberly L.; GD-24-012283; DSB (for money commercial); Notice of Judgment & Documents; 27841.27; Atty(s): Kile Brian M

Clark Chaz vs Zerorez Inc.; GD-24-012284; Employment Dispute - Other; Praecept for Writ of Summons; Atty(s): Yurkovich Erik M., Steenland Kyle H.

City of Pittsburgh vs Myrianthopoulos Christos, Kavalieratos Calliope, Kavalieratos Nick, Estate of Calliope Kavalieratos, Estate of Nick Kavalieratos, Unknown Heirs of Christos Myrianthopoulos, Unknown Heirs of Calliope Kavalieratos, Unknown Heirs of Nick Kavalieratos; GD-24-012285; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart

Desmone & Associates vs Brownsville Road Residences LLC, 621 Brownsville Road LLC, Bridging the Gap Development LLC; GD-24-012286; Contract - Debt Collection; Praecept for Writ of Summons; Atty(s): Cremonese Michael J., Samolovitch Scott R.

City of Pittsburgh vs Estate of Bettie Graham, Stewart Esther Cleo, Booz'E Anthony, ALCOSAN, Pittsburgh Water & Sewer Authority, Unknown Heirs of Bettie Graham, Unknown Heirs of Esther Cleo Stewart, Unknown Heirs of Anthony Booz'e; GD-24-012287; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart

King Chantele vs Agharih Jacqueline Ekwaiya, American Hungarian Social & Political Association of Pittsbu; GD-24-012288; Other Tort; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

Batesville Casket Company vs Spriggs-Watson Funeral Home Inc., Jones Donald; GD-24-012289; Contract - Debt Collection; Notice of Judgment Mailed; 6904.96; Atty(s): Wechsler Daniel A

Cartwright Karen W. vs 131 DRG LLC; GD-24-012290; Against Property Owner; Complaint; Atty(s): Huntley David M

Discover Bank vs Macurak Carolyn L.; GD-24-012291; MDJ Transcript; Notice of Judgment Mailed; 7612.54; Atty(s): Molczan William T

Discover Bank vs McCoy Johanna J; GD-24-012292; MDJ Transcript; Notice of Judgment Mailed; 2368.96; Atty(s): Molczan William T

Discover Bank vs Miles Latira; GD-24-012293; MDJ Transcript; Notice of Judgment Mailed; 3091.61; Atty(s): Molczan William T

Discover Bank vs Minnick Thomas A.; GD-24-012294; MDJ Transcript; Notice of Judgment Mailed; 7832.34; Atty(s): Molczan William T

Discover Bank vs Patterson Deborah A.; GD-24-012296; MDJ Transcript; Notice of Judgment Mailed; 2608.30; Atty(s): Molczan William T

Discover Bank vs Myers Michael E.; GD-24-012297; MDJ Transcript; Notice of Judgment Mailed; 2881.72; Atty(s): Molczan William T

Discover Bank vs Reinheimer Ritney; GD-24-012298; MDJ Transcript; Notice of Judgment Mailed; 7000.00; Atty(s): Molczan William T

Discover Bank vs Sopko Herman W.; GD-24-012299; MDJ Transcript; Notice of Judgment Mailed; 7351.39; Atty(s): Molczan William T

Discover Bank vs Speicher Mary; GD-24-012300; MDJ Transcript; Notice of Judgment Mailed; 5508.94; Atty(s): Molczan William T

Discover Bank vs Stewart Rachael; GD-24-012301; MDJ Transcript; Notice of Judgment Mailed; 11002.75; Atty(s): Molczan William T

Discover Bank vs Stinson Arteeiz; GD-24-012302; MDJ Transcript; Notice of Judgment Mailed; 5255.71; Atty(s): Molczan William T

Discover Bank vs Summerson Camille L.; GD-24-012303; MDJ Transcript; Notice of Judgment Mailed; 5731.71; Atty(s): Molczan William T

Discover Bank vs Walker Neal; GD-24-012304; MDJ Transcript; Notice of Judgment Mailed; 3800.37; Atty(s): Molczan William T

Discover Bank vs Williams Honoray; GD-24-012305; MDJ Transcript; Notice of Judgment Mailed; 5840.40; Atty(s): Molczan William T

Discover Bank vs Obusek Jason; GD-24-012306; MDJ Transcript; Notice of Judgment Mailed; 11476.72; Atty(s): Molczan William T

Discover Bank vs Wright Tracie; GD-24-012307; MDJ Transcript; Notice of Judgment Mailed; 5376.30; Atty(s): Molczan William T

Discover Bank vs Yakubic Timothy J; GD-24-012308; MDJ Transcript; Notice of Judgment Mailed; 10350.30; Atty(s): Molczan William T

Discover Bank vs Young Ronald G; GD-24-012309; MDJ Transcript; Notice of Judgment Mailed; 8211.12; Atty(s): Molczan William T

Discover Bank vs Troup Ashley E.; GD-24-012310; MDJ Transcript; Notice of Judgment Mailed; 7125.43; Atty(s): Molczan William T

Discover Bank vs Ciesielka Donald; GD-24-012312; MDJ Transcript; Notice of Judgment Mailed; 2751.03; Atty(s): Molczan William T

Discover Bank vs Coles Evelyn D.; GD-24-012313; MDJ Transcript; Notice of Judgment Mailed; 10205.79; Atty(s): Molczan William T

Discover Bank vs Campbell Kimberly S.; GD-24-012314; MDJ Transcript; Notice of Judgment Mailed; 5819.92; Atty(s): Molczan William T

Discover Bank vs Young Christopher J.; GD-24-012315; MDJ Transcript; Notice of Judgment Mailed; 9831.89; Atty(s): Molczan William T

Discover Bank vs Bigelow Kayla; GD-24-012316; MDJ Transcript; Notice of Judgment Mailed; 5549.59; Atty(s): Molczan William T

Discover Bank vs Baumann Glenn A.; GD-24-012317; MDJ Transcript; Notice of Judgment Mailed; 3445.55; Atty(s): Molczan William T

Discover Bank vs Arrow Eric; GD-24-012318; MDJ Transcript; Notice of Judgment Mailed; 2582.25; Atty(s): Molczan William T

Discover Bank vs Ashley Shattera S; GD-24-012319; MDJ Transcript; Notice of Judgment Mailed; 5043.45; Atty(s): Molczan William T

Commonwealth of PA Department of Revenue vs Rodgers Shavelle; GD-24-102302; Commonwealth Tax Lien; Personal Income Tax; 4397.95

Commonwealth of PA Department of Revenue vs Wade Roger J; GD-24-102303; Commonwealth Tax Lien; Business Taxes; 2114.20

Commonwealth of PA Department of Revenue vs Miller Kathleen, Miller George J.; GD-24-102304; Commonwealth Tax Lien; Personal Income Tax; 3663.65

Commonwealth of PA Department of Revenue vs Folino John A.; GD-24-102305; Commonwealth Tax Lien; Business Taxes; 5126.74

Commonwealth of PA Department of Revenue vs Hasani Roland, Hasani Nicole; GD-24-102306; Commonwealth Tax Lien; Personal Income Tax; 3516.24

Commonwealth of PA Department of Revenue vs Oneill Natalie; GD-24-102307; Commonwealth Tax Lien; Personal Income Tax; 5888.94

Commonwealth of PA Department of Revenue vs Posa Louis C; GD-24-102308; Commonwealth Tax Lien; Business Taxes; 2906.26

Commonwealth of PA Department of Revenue vs Moran Dina; GD-24-102309; Commonwealth Tax Lien; Personal Income Tax; 5138.61

Commonwealth of PA Department of Revenue vs Werthmiller Anna Mae; GD-24-102310; Commonwealth Tax Lien; Personal Income Tax; 3655.94

Commonwealth of PA Department of Revenue vs Levine Elliott C, Levine Vanessa M; GD-24-102311; Commonwealth Tax Lien; Personal Income Tax; 3700.67

Established 1853

The Pittsburgh Legal Journal is published five days each week, except for holidays

400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219
412-261-6255 | www.PittsburghLegalJournal.org

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

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

American Express National Bank vs Maroswicz; AR-24-003934; P-atty: Jordan W. Felzer; Award Ex Parte. Plaintiffs are awarded \$36,483.11 and against Defendant. Defendant failed to appear at 10:35 a.m. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40679

Iwanysyn vs Dugan; AR-24-003962; P-atty: Deborah L Iwanysyn; Award Ex Parte in favor of Plaintiff against the Defendant in the amount of \$15,760.07. Defendant did not appear. Time: 10:54 a.m. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40679

Hancock vs Wyndham Grand; AR-24-003963; P-atty: Pro Se; Non Jury Verdict Dated 11/08/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Iwanysyn vs Stiscak; AR-24-003964; P-atty: Deborah L. Iwanysyn; Award for Plaintiff in the amount of \$15,892.05. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40679

Discover Bank vs McConnell; AR-24-003970; P-atty: Matthew Weston Pomy; D-atty: Brittany Nicole Weston; Award Ex Parte in favor of Plaintiff against the Defendant in the amount of \$6,148.97. Defendant failed to appear. Time: 10:44 a.m. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40679

Thompson vs Duquesne Light Company; AR-23-005277; P-atty: Pro Se; D-atty: Cathy R. Gordon; Award for Plaintiff and against Defendant in the amount of \$1,607.01. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties 11/06/2024. Arbitration Board #40678

Cabrera, et al vs Kihonia, et al; AR-23-006115; P-atty: Martell Harris; Award Ex Parte in favor of Plaintiffs and against the Defendants in the amount of \$7,708.50. Defendants did not appear. Time: 10:41 a.m. Dated 11/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40679

Pool Builders, Inc. vs Aivalotis, et al; AR-23-005614; P-atty: Craig S. O'Connor; D-atty: John K. Puskar; Award for Defendant against Plaintiff in the amount of \$12,200.00 on Defendant's counterclaim. Award against Plaintiff and for Defendant against Plaintiff on Plaintiff's original claim. Dated 11/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40681

Rovira vs Wykoff; AR-24-002697; P-atty: Jeffrey P. Myers; D-atty: Benjamin J. Baran; Award for Plaintiff/Defendant. Award in favor of Plaintiff against Defendant in the amount of \$9,071.85. Award in favor of Defendant against Plaintiff in the amount of \$1,166.25. Dated 11/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40681A

Steel City Waterstoppers, LLC vs Buck, et al; AR-24-003052; P-atty: Matthew D. Gailey; D-atty: David Brumfield; Award for Plaintiff and against Defendants in the amount of \$20,250.00. Award for Plaintiff on Defendant's counterclaim. Dated 11/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40680

Citibank, N.A. vs Jones; AR-24-003997; P-atty: Paul Klemm; D-atty: Richard T. Ernsberger; Award for Plaintiff and against Defendant in the amount of \$8,397.40. Dated 11/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40681A

Hertz Corporation vs Yates; AR-24-003998; P-atty: Demetrios H. Tsarouhis; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$13,911.13. Defendant failed to appear 10:10 a.m. Dated 11/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40681A

Morgan vs KIA America, Inc.; AR-24-004003; P-atty: Emily S. Gomez; D-atty: Dennis Ziemba; Award for Plaintiff against Defendant in amount of \$10,000.00. Dated 11/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40681A

Navient Credit Finance Corporation vs Lundy; AR-24-004031; P-atty: Matthew Weston Pomy; D-atty: Jan Ira Medoff; Award for Defendant and against Plaintiff in the amount of \$0.00. Dated 11/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40681A

Unifund CCR, LLC vs Butler; AR-19-006045; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$550.41. Defendant failed to appear 10:15 a.m. Dated 11/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40681A

BCG Equities, LLC vs Ferron; AR-23-003782; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$7,631.30. Defendant failed to appear 10:20 a.m. Dated 11/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40681A

Citibank, N.A. vs Maiullo; AR-24-001644; P-atty: Matthew Weston Pomy; D-atty: Edward J. Kress; Award for Defendant against Plaintiff. Dated 11/13/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40683

Gusty A. E. Sunseri and Associates, PC vs Swartz; AR-24-002283; P-atty: Gusty A. E. Sunseri; D-atty: Walter Nalducci; Award for Plaintiff and against Defendant in the amount of \$12,000.00. Dated 11/13/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40683A

Meyers-Phenizee vs Steiner Realty; AR-24-003797; P-atty: Pro Se; D-atty: John Edward Steiner; Award for Plaintiff and against Defendant in the amount of \$859.32. Dated 11/13/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40682

Pelmon, et al vs Powell; AR-23-006733; P-atty: Vincent James Krawiec; Award Ex Parte for Plaintiffs and against Defendant in the amount of \$50,000.00. Defendant not appearing at 10:30 a.m. Dated 11/13/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40683A

COURT NOTICES

Pennsylvania
Supreme CourtIN RE: FINANCIAL INSTITUTIONS
APPROVED AS DEPOSITORIES FOR
FIDUCIARY ACCOUNTSNO. 253
DISCIPLINARY RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 7th day of November, 2024, it is hereby Ordered that the financial institutions named on the list are approved as depositories for fiduciary accounts in accordance with Pa.R.D.E. 221.

To view the financial institutions please visit <https://www.pacourts.us/courts/supreme-court/court-opinions>.
24-04116

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

Week of

December 2 - Judge McGough

December 9 - Judge Marmo

December 16 - Judge McCarthy

December 23 - Judge O'Toole

December 30 - Judge O'Toole

24-04077

Court of Common Pleas
of Allegheny CountyJUVENILE COURT
MOTIONS SCHEDULE

December 2024

December 2 - Judge Woodruff

December 3 - Judge Woodruff

December 4 - Judge Woodruff

December 5 - Judge Woodruff

December 6 - Judge Woodruff

December 9 - Judge Spurgeon

December 10 - Judge Spurgeon

December 11 - Judge Spurgeon

December 12 - Judge Spurgeon

December 13 - Judge Spurgeon

December 16 - Judge Watson

December 17 - Judge Watson

December 18 - Judge Watson

December 19 - Judge Watson

December 20 - Judge Watson

December 23 - Judge Bush

December 24 - Holiday

December 25 - Holiday

December 26 - Judge Sizemore

December 27 - Judge Hens-Greco

December 30 - Judge Spurgeon

December 31 - Holiday

24-04089

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

December 2024

December 2 - No Motions

December 3 - Middleman, J. in Courtroom 425 at 2:00 PM

December 4 - Bubash, J. in Courtroom 425 at 2:00 PM

December 5 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

December 6 - No Motions

December 9 - Sweeney, J. in Courtroom 425 at 2:00 PM

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

December 11 - Cozza, J. in Courtroom 320 at 10:00 AM and Korbelt, J. in Courtroom 425 at 2:00 PM

December 12 - Middleman, J. in Courtroom 425 at 2:00 PM

December 13 - No Motions

December 16 - Bubash, J. in Courtroom 425 at 2:00 PM

December 17 - Watson, J. in Courtroom 320 at 9:30 AM; Bush, J. in Courtroom 323 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM

December 18 - Sweeney, J. in Courtroom 425 at 2:00 PM

December 19 - Woodruff, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM

December 20 - No Motions

December 23 - Eaton, J. in 814 City-County Building at 2:00 PM

December 24 - Court Holiday

December 25 - Court Holiday

December 26 - No Motions

December 27 - No Motions

December 30 - No Motions

December 31 - 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

McCrary, 019 Judge Spurgeon

24-04115

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

COURT SCHEDULES

Daily Jury and Non-Jury Trial List

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

Monday
November 18, 2024

Jury Trials

(85) 204446 GD-22-10662
Georgia Colberg vs Lowe's Companies, et al; P-Atty: Amanda Nese; D-Atty: Theresa Boland O'Brien; 3x

(193) 205381 GD-23-8055
Michaeleen P. Lee vs Acme Markets, et al; P-Atty: Cori Jessica Kapusta; D-Atty: Bridget L. Baranyai, Cathryn N. Ryan, Chandra A. Miller, Christopher S. Arnold, Constantine John Passodelis, Daniel Edward Krauth, Danielle G. Marcus, David James Singley, Eric K. Falk, Gregory T. Sturges, James Barnette Insko, II, John C. McKeekin, Katherine A. Lowery, Lindsay Miller, Matthew G. Breneman, Michael J. Sechler, Neal C. Glenn, Nicole Duffy, Patrick T. Reilly, Rebecca Trela, Regina S. Murphy, Scanlon M. Erin, Stephen H. Barrett, Susan M. McGrath, Taylor E. Denk; 2x

(196) 205815 AR-22-3955
James A. Trombetta vs Burns & Scalo Roofing Co., Inc.; P-Atty: John A. Caputo; D-Atty: Nathan D. Marinkovich; 1x

(196B) 205632 GD-23-13628
James Joseph Martis and Cheryl Anne Martis vs A.O. Smith Corporation, et al; P-Atty: Michael James Gallucci; D-Atty: Concetta Angela Silvaggio; 1x

To Be Tried Together

(196D) 204005 GD-21-7843
National Builders & Acceptance vs South Side Sin City, et al; P-Atty: James P. McGraw, III, James P. McGraw, III, Lisa R. Whisler; D-Atty: David A. Jones, Jonathan R. McCloskey; 4x

(196E) CT-21-10
National Builders & Acceptance vs South Side Sin City; P-Atty: James P. McGraw, III; D-Atty: Jonathan R. McCloskey; 4x

(196F) CT-23-8
National Builders vs Sin City, Inc.; P-Atty: James P. McGraw, III, Lisa R. Whisler; D-Atty: Jonathan R. McCloskey; 2x

(196H) 203752 GD-19-2217
Nadine Labans, et al vs Diehl Automotive of Robinson, et al; P-Atty: David Mark Landay; D-Atty: Michael E. Lang; 3x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Wednesday
November 20, 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-0004492-23; Jose Amore Epondulan; Rape of Child; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

CR-0007358-23; Joshua Lucchino; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

CR-0002611-24; William Wagner; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

CR-0006079-23; Wesley Wallace-Watson; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

Judge Alexander P. Bicket
Courtroom 321

CR-0004203-24; Marcus Christop Alvarez; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Annelise Ruth Peters**

Judge Kelly Bigley
Courtroom 525

CR-0010048-18; Dejuan Blair; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0003247-22; Tek Dhaurali; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0004357-24; Mark Myers; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0004358-24; Mark D. Myers; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

Judge Susan Evashavik Dilucente
Courtroom 530

CR-0003884-24; Autumn Foltz; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004537-24; Rashad Corvel Irving; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Eric A. Jobe**

CR-0004931-24; Anthony John Murphy Jr.; Dissem Photo/Film of Child Sex Acts; ADA: **Angela Lynn Raver**; D-atty: **Gary Evan Gerson**

CR-0004923-24; Elton Schaeffer; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anthony John Christmas**

CR-0001014-23; Michelle Washington; Communications with 911; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

Judge Elliot Howsie
Courtroom 533

CR-0002474-24; John Lee Baldrige; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samantha Elizabeth Smyth**

CR-0004938-24; Jason Allen Briggs Jr.; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jeffrey Stephen Weinberg**

CR-0005102-24; Ebon P D Brown; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Thomassey**

CR-0006211-23; Jules Crosby; Theft Property Lost Etc By Mistake; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0002892-24; Mychal Evans; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0004865-24; Marlon Robert Hardman; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0001309-19; Jose Emilio Ramos Villeda; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0003765-22; John Ell Richardson III; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Ryan Harrison James**

CR-0000504-24; Michael A. Smith Jr.; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Melissa Ann Leech**

CR-0003828-24; Joshua Steele; Possess Weapon On School Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Thomas Ness**

CR-0002989-24; Terrance Jerom Thornton; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Leslie A. Perlow**

Judge Beth A. Lazzara
Courtroom 306A

CR-0008226-23; Kaleel Battee; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Difenderfer**

CR-0001477-22; Eric Csurilla; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0008231-23; Diane DeFranco; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Catherine Ann Conley**

CR-0001220-24; Bonnie Lee Grossi; Financial Exploitation of Older Adult or Care Dependent Person; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0002197-24; Rayshawn Russel Johnson; Assault of Law Enforcement Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

CR-0002168-24; Rayshawn Russel Johnson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

CR-0003668-24; Shawn Emil Laughner; Aggravated Assault By Vehicle While DUI; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bruce Lee Castor III**

CR-0005178-23; Nathaniel Burton Pawlowski; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lauren Marie Leiggi**

CR-0008002-19; Annsurzadee Rac Simmons; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0002671-23; Teonna Lynn Smith; Aggravated Assault - Victim Less Than 13 and Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Difenderfer**

CR-0008950-23; Lloyd Charles Stevens; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lauren Marie Leiggi**

CR-0004264-24; Gregory Leon Stone; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Matthew Jackson**

Judge Jill E. Rangos
Courtroom 327

CR-0003113-24; India Latae Bryant; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0005156-23; Carl Edward Giles; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

Judge Kevin G. Sasinowski
Courtroom 506

CR-0004233-24; Yubaraj Budhathoki; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samir Sarna**

CR-0009011-23; Keishaun Slater; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Albert Green Reese Jr.**

Judge Jennifer Satler
Courtroom 527

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

CR-0000079-24; Christopher John Trowery; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

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**Judge Randal B. Todd
Courtroom 310**

CR-0004488-24; Charles Eli Colburn IV; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0004482-24; Christian Garcia; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002631-21; Chateisha Jones-Mossett; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0001133-23; Osman O. Mardali; Fail To Remit Sales Tax/File Return; D-atty: **Cory Shane Ricci**

CR-0004511-24; Iven Cashua Miller Jr.; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0004504-24; Kyle Patrick Mooney; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samir Sarna**

CR-0001594-24; Robert Pryor; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Ryan R. Smith**

CR-0004496-24; Tyisha Lorra Somerville; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004526-24; DeAndre Robe Williams; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Eric A. Jobe**

Arbitration Trial List

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

**Wednesday
November 20, 2024**

AR-24-004416; JPMorgan Chase Bank, N.A. vs Joseph; P-atty: **Ian M. Lauer**

AR-24-004413; Jit Tool Die, Inc. vs Ford Motor Company; P-atty: **Robert A. Rapkin**; D-atty: **Rachel Monaghan**

AR-24-004412; Thomas vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-24-004410; Citibank, N.A. vs Watts; P-atty: **Matthew Weston Pomy**; D-atty: **Brittany Weston**

AR-24-004405; American Express National Bank vs Featchurs; P-atty: **Jordan W. Felzer**

AR-24-004404; Stinger vs Elliot; P-atty: **Patrick W. Murray**; D-atty: **Mark A. Martini**

AR-24-004398; Onemain Financial Group, LLC vs Williams; P-atty: **Joshua Borer**

AR-24-004395; Calfo Contracting, LLC vs Steenblok; P-atty: **Nicholas L. Fiske**; D-atty: **Vincent James Krawiec**

AR-24-004385; CJL Engineering, Inc. vs R. & J. Ertel, Inc.; P-atty: **Neil J. Gregorio**; D-atty: **Thomas C. Marshall**

AR-24-004383; American Express National Bank vs Aslanturk; P-atty: **Jordan W. Felzer**; D-atty: **Brittany Weston**

AR-24-004379; Kishbaugh vs Galaxy International Purchasing, LLC; P-atty: **Travis A. Gordon**

AR-24-004376; Morgan vs Landscapes Golf Group, LLC; P-atty: **Adriana Frontino**; D-atty: **Cheryl Esposito Kaufman**

AR-24-004369; Discover Bank vs Slogan; P-atty: **Matthew Weston Pomy**; D-atty: **Pro Se**

AR-24-004361; Discover Bank vs Muhammad; P-atty: **Matthew Weston Pomy**

AR-24-004360; Discover Bank vs Fitzpatrick; P-atty: **Matthew Weston Pomy**; D-atty: **Anthony M. Fitzpatrick**

AR-24-004354; Discover Bank vs Brown; P-atty: **Matthew Weston Pomy**

AR-24-004352; Discover Bank vs Brown; P-atty: **Matthew Weston Pomy**; D-atty: **Brittany Nicole Weston**

AR-24-004348; Easterseals Western and Central Pennsylvania vs SmartSolution Technologies, Inc.; P-atty: **Lauren D. Rushak**

AR-24-004346; Schubert vs Peebles; P-atty: **Adam Daniel Shorr**; D-atty: **Alexander Protivnak**

AR-24-004344; Rucci vs Allen Companies, LLC; P-atty: **Daniel Patrick Yeomans**; D-atty: **Peter B. Skeel**

AR-24-004343; JPMorgan Chase Bank, N.A. vs Wilner; P-atty: **Ian M. Lauer**; D-atty: **Gina Rosso**

AR-24-003842; Synchrony Bank vs Huckestein; P-atty: **Gregg L. Morris**

AR-24-002698; Laurel Linen Service, Inc. vs O'Connell, et al; P-atty: **Jaclyn Marie DiPaola**; D-atty: **Bruce E. Rende**

AR-24-001849; Scott vs Port Authority of Allegheny County; P-atty: **G. Christopher Apeposos**; D-atty: **Michael E. Kennedy**

AR-23-005548; Allied P&C Insurance Company vs Dickinson; P-atty: **Douglas G. Aaron**; D-atty: **Paul C. Troy**

Summary Appeals Branch

Judge Kathleen R. Mulligan
City-County Building
Room 313

**Wednesday
November 20, 2024**

Hearings

SA-0000712-24; Comm. of PA vs John Peter Angiulli; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000711-24; Comm. of PA vs John Peter Angiulli; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000900-24; Comm. of PA vs Mehmet Asker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001021-24; Comm. of PA vs Richard Baker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000852-24; Comm. of PA vs Shaquille Rashan Craig; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000261-23; Comm. of PA vs Tyler Dom; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000679-24; Comm. of PA vs Damon Jermaine Goodwine; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000214-24; Comm. of PA vs Ashton Guta; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001088-24; Comm. of PA vs Thomas Harding; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001077-24; Comm. of PA vs Jaime M. Hickton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000634-24; Comm. of PA vs Dametrius Kenney; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001086-24; Comm. of PA vs Alexis Renae Ligouri; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000929-24; Comm. of PA vs Ashley Lorenz; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001090-24; Comm. of PA vs Jaloliddin Matsaidov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001460-23; Comm. of PA vs Samantha Old; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000727-24; Comm. of PA vs Joseph S. Pospychala; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001078-24; Comm. of PA vs Shane A. Rudberg; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001055-24; Comm. of PA vs Tyzier Sneed; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001079-24; Comm. of PA vs Blake Samuel Tedder; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001103-23; Comm. of PA vs Theresa Marie Thornhill; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000659-24; Comm. of PA vs Bruce Laval Webb; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000660-24; Comm. of PA vs Bruce Laval Webb; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001100-24; Comm. of PA vs Jazlynn Marie Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001099-24; Comm. of PA vs Jazlynn Marie Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001093-24; Comm. of PA vs Madison Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001057-24; Comm. of PA vs Maurice Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001058-24; Comm. of PA vs Maurice Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001059-24; Comm. of PA vs Maurice Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000619-24; Comm. of PA vs Brionna Wilson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000863-23; Comm. of PA vs Lee Murphy Wilson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001095-24; Comm. of PA vs Romel Ladell Wilson, Sr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001098-24; Comm. of PA vs Shayisha Geneva Woods; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001087-24; Comm. of PA vs Sheroz Zoidov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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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, December 2, 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, DECEMBER 2, 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, DECEMBER 3, 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 MONDAY, DECEMBER 9, 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."

Aleppo

44. Jason Thomas Moore a/k/a Jason T. Moore and Robyn Moore

MG-16-000569—\$160,592.02

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Aleppo Township: Having erected thereon a dwelling being known and numbered as 241 Weber Road, Sewickley, PA

15143. Deed Book Volume 12131, Page 276, Block and Lot 0422-G-00246-0000-00.

Baldwin Borough

26. Timothy Lee Sheridan and LuAnn Morrone Sheridan

MG-24-000571—\$103,673.61

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as 5232 Colewood Drive, Pittsburgh, PA 15236. DBV 17257, PG. 213, B/L #390-G-24.

Bellevue

25. Rebecca M. Kirkpatrick and Zachary M. Kirkpatrick

MG-23-000789—\$110,296.42

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a multi-family dwelling known as 430 Dawson Avenue, Pittsburgh, PA 15202. Deed Book Volume 15656, Page 424, Block and Lot Number 160-H-104.

Bethel Park

104. Ryan Lucido and Erin E. Lucido

MG-22-000715—\$294,061.96

Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a single family residential dwelling being known and numbered as 442 Limestone Drive, Bethel Park, PA 15102. Deed Book Volume 1250, Page 500. Block and Lot Number 774-E-20.

110. Aaron A. Reginelli

AR-23-002310—\$5,606.47

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a King's School Village Homeowner Association dwelling being known and numbered as 118 Old Village Lane, Bethel Park, PA 15102. Deed Book 15043, Page 240. Block and Lot Number 0773-F-00218-0000-00.

Brackenridge

102. Christopher S. Mazurek

MG-21-000201—\$91,732.00

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 945 Roup Avenue, Brackenridge, PA 15014. Deed Book Volume 10347, Page 528. Block and Lot Number 1367-P-294.

Braddock

47. Carol E. Griser a/k/a Carol E. Bell-Griser and Carl Griser

MG-22-000934—\$45,435.16

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a dwelling being known and numbered as 649 1st Street,

Braddock, PA 15104. Deed Book Volume 11257, Page 72, Block and Lot 0236-G-00062-0000-00.

Braddock Hills

2. Mark Dusetzina

MG-24-000490—\$38,375.79

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a dwelling being known and numbered as 100 Pennsylvania Avenue, Pittsburgh, PA 15221. Deed Book 16217, Page 81. Block and Lot Number 235-L-20.

Bridgeville

128. Thomas S. Efthimiades, Jr., Cynthia M. Efthimiades, and the United States of America

MG-24-000254—\$136,263.79

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 1335 Main Street, Bridgeville, PA 15017. Deed Book Volume 15664, Page 518, Block and Lot 0254-E-00142-0000-00.

Carnegie

65. Declan Magee

MG-24-000277—\$119,521.25

Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 4 Terrace Avenue, Carnegie, Pennsylvania 15106. Deed Book Volume 18535, Page 197, Instrument No. 2021-24666, Block and Lot Number 66-J-186.

Castle Shannon

24. Joseph Szewczyk a/k/a Joseph F. Szewczyk

MG-24-000534—\$60,782.16

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling known and numbered as 3518 Rosalia Avenue, Pittsburgh, PA 15234. DBV 13249, PG. 224, Deed was re-recorded on 8/23/2007 in Book 13350, PG. 224 & on 9/12/2007 in Book 13373, PG. 66, to correct marital status. B/L #190-N-188.

Borough of Chalfant

91. Harry W. Leeper and Barbara A. Leeper

GD-03-025103—\$6,685.85

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Being thereon vacant residential land known as Greenfield Avenue, East Pittsburgh, PA 15112. Deed Book Volume 9720, Page 603. Block & Lot No. 374-G-206.

City of Clairton

90. Frank J. Ruzich, with Notice to Heirs and Assigns

GD-17-009474—\$3,838.03

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward

1: Having erected thereon a two story brick house being known as 203 Elm Street, Clairton, PA 15025. Deed Book Volume 10172, Page 399. Block & Lot No. 657-P-287.

Collier

5. Patrick J. Mulligan

MG-24-000540—\$159,954.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 100 Scott Way, Carnegie, PA 15106. Deed Book 14282, Page 81. Block and Lot Number 147-F-34.

Coraopolis

54. Tiffany T. Huff

MG-23-001123—\$107,452.36
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1430 Ridge Avenue, Coraopolis, PA 15108. Deed Book Volume 15190, Page 361. Block and Lot Number 342-P-268.

112. Shane Sweeney

MG-24-000442—\$138,849.01
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1024 Buckingham Place, Coraopolis, PA 15108. Deed Book Volume 18158, Page 350. Block and Lot Number 341-G-337.

Crafton

88. Joan K. Hockabout

GD-20-001028—\$3,146.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story brick house being known as 242 Ewing Road, Pittsburgh, PA 15205. Deed Book Volume 16057, Page 244. Block & Lot No. 68-J-35.

Dormont

87. Jamie Lynn Khalil

GD-23-012488—\$5,133.34
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story commercial building being known as 2885 West Liberty Avenue, Pittsburgh, PA 15216. Deed Book Volume 19284, Page 130. Block & Lot No. 63-S-128.

Duquesne

101. Carla Hall a/k/a Carla Bobo and Shaheed Washington, as Administrators of the Estate of Vera E. Washington, Deceased

GD-23-009031—\$23,152.69
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 114 S. 6th Street, Duquesne, PA 15110. Deed Book 13097, Page 397. Block and Lot Number 305-M-319.

East McKeesport

39. Orange Investors, LLC

GD-24-004172—\$13,840.69
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 858 Punta Gorda Avenue, East McKeesport, PA 15035. Deed Book 17562, Page 78. Block and Lot Number 547-C-295.

Elizabeth Township

15. Ann Matscherz and Richard A. Matscherz

MG-24-000086—\$123,247.19
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family residential dwelling being known and numbered as 5812 Meade Street, McKeesport, PA 15135. Deed Book Volume 10788, Page 494. Block and Lot Number 653-L-249.

46. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barry P. Gidel, deceased, Bethany Neal, Known Heir of Barry P. Gidel, deceased, Ryan Gidel, Known Heir of Barry P. Gidel, deceased

MG-22-000096—\$122,683.57
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 431 Stoneybrook Drive, Elizabeth, PA 15037. Deed Book Volume 5861, Page 529. Block and Lot 1270-C-00354-0000-00.

74. Josette M. Fuls

GD-23-009319—\$5,584.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one story brick house being known as 185 Grouse Drive, Elizabeth, PA 15037. Deed Book Volume 15351, Page 355. Block & Lot No. 1270-S-20.

123. Dean Pope, in his capacity as Heir of the Estate of Christine Porter, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title or Interest from or under Christine Porter, deceased

MG-22-000035—\$120,972.31
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one-story residential dwelling known and numbered as 260 Mohawk Drive, McKeesport, PA 15135. Deed Book Volume 13000, Page 271. Block & Lot No. 874-S-392.

Etna

77. Sean P. McGrady

GD-23-003435—\$4,190.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story brick house known as 7 Elm Lane, Pittsburgh, PA 15223. Deed Book Volume 14587, Page 406. Block & Lot No. 167-E-62.

Fawn

75. Frederick J. Karadeema

GD-23-013828—\$2,458.04
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a one story frame house being known as 3545 Bull Creek Road, Tarentum, PA 15084. Deed Book Volume 14485, Page 484. Block & Lot No. 1676-K-390.

78. Veronica Trojanovich

GD-22-011815—\$2,715.33
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a one and one half story frame house being known as 6452 Bull Creek Road, Tarentum, PA 15084. Deed Book Volume 17899, Page 318. Block & Lot No. 1842-E-194.

Fox Chapel

71. Elizabeth Berger

GD-24-000719—\$3,447.83
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Fox Chapel: Having erected thereon a one story brick house being known as 419 Valley Drive, Pittsburgh, PA 15215. Deed Book Volume 14732, Page 424. Block & Lot No. 169-H-285.

Hampton

4. Lindsay Ann Kneppshield a/k/a Lindsay Kneppshield

MG-24-000224—\$134,454.56
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling known and numbered as 3133 Camberly Drive, Gibsonia, PA 15044. Deed Book 17566, Page 424. Block and Lot Number 1355-M-37.

135. Rodney R. Kellar

GD-23-010619—\$99,708.39
Benjamin Hoen, Esq.
216-739-5100

All the right, title, interest and claim of Rodney R. Kellar of, in and to the following described property: Situated in the Township of Hampton, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 4095 Circle Drive, Allison Park, PA 15101. Described at Deed Book 15144, Page 332, Instrument No. 2013-2558, Parcel Number 718-E-271.

Heidelberg

52. Chester S. Kwasniewski, Administrator and known heir of Chester E. Kwasniewski, deceased last mortgagor; Robert C. Kwasniewski, known heir of Chester E. Kwasniewski, deceased last mortgagor; Lisa M. Kwasniewski, known heir of Chester E. Kwasniewski, deceased last mortgagor; and Kimberly Lynn Kwasniewski, known heir of Chester E. Kwasniewski, deceased last mortgagor

GD-23-001287—\$105,374.26
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Parcel 1: Having erected thereon a dwelling being known and numbered as 683 Grant Avenue, Carnegie, PA 15106. Deed Book Volume 4078, Page 209. Block and Lot Number 101-A-85. Parcel 2: Being vacant land being known and numbered as 683 Grant Avenue,

Carnegie, PA 15106 a/k/a 683 Grant Street, Carnegie, PA 15106. Deed Book Volume 4078, Page 209. Block and Lot Number 101-A-87.

86. Curtis Greenwalt and Jay Greenwalt, Co-Administrators of the Estate of Jeffrey A. Greenwalt

GD-17-014538—\$4,090.69
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a two story frame house being known as 1651 Ellsworth Avenue, Carnegie, PA 15106. Deed Book Volume 7675, Page 648. Block & Lot No. 101-C-292.

Jefferson Hills

80. Frank Alford

GD-23-006625—\$3,556.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one and one half story frame house being known as 3036 Scotia Hollow Road, West Elizabeth, PA 15088. Deed Book Volume 17543, Page 309. Block & Lot No. 1134-G-92.

Kennedy

43. Edward Rossetti a/k/a Edward M. Rossetti and Tamilyn B. Rossetti

MG-20-000341—\$407,926.39
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling being known and numbered as 5006 Julia Lane, McKees Rocks, PA 15136. Deed Book 18321, Page 390. Block and Lot Number 154-B-79.

89. Todd Brandl

GD-24-001685—\$4,529.92
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a one story stone house being known as 500 Herbst Manor Road, Coraopolis, PA 15108. Deed Book Volume 18317, Page 164. Block & Lot No. 210-R-147.

119. Donna M. Leeson

GD-23-000332—\$3,904.34
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two story frame house being known as 250 Hickory Street, McKees Rocks, PA 15136. Deed Book Volume 18049, Page 478. Block & Lot No. 109-D-104.

Leet

35. Samantha Jolene Orwig a/k/a Samantha Jolene Fogle and Kirk Vincent Orwig, Sr.

MG-23-000867—\$140,830.76
Jacob L. Wertz, Esq.
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, Leet Township: Having erected thereon a single family dwelling being known and numbered as 186 Oak Street, Ambridge, PA 15003 Deed Book Volume 18897, Page 355, Block and Lot Number 815-A-228.

Liberty

62. James Riggs and Melissa J. Riggs

GD-24-004780—\$10,749.39
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a single family dwelling being known and numbered as 811 Lauck Avenue, McKeesport, PA 15133. Deed Book 13363, Page 526. Block and Lot Number 465-R-25.

72. Daniel Floodstrom

GD-23-002120—\$3,493.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a one story masonry frame house being known as 305 Owens Avenue, McKeesport, PA 15133. Deed Book Volume 15558, Page 274. Block & Lot No. 556-D-197.

73. Chad W. Miller and Thomas W. Miller

GD-22-012588—\$2,846.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a one story brick house being known as 3404 Orchard Drive, McKeesport, PA 15133. Deed Book Volume 13004, Page 542. Block & Lot No. 555-J-201.

Marshall

45. Iftikhar Malik a/k/a Iftikhar A. Malik and Nasreen Malik a/k/a Nasreen K. Malik

MG-17-000570—\$1,421,417.18
Samantha Gable, Esq.
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 132 Peppergrass Road, Baden, PA 15005. Deed Book Volume 12777, Page 395, Block and Lot 1821-B-00005-0000-00.

132. Mamata Mohanty and Subhendra Mattagajasingh

MG-21-000145—\$239,364.95
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 848 Hillcrest Circle, Wexford, PA 15090. Deed Book Volume 12734, Page 318, Block and Lot 1497-M-00049-0000-00.

City of McKeesport

7. Jacqueline Davis

GD-23-013160—\$16,668.27
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 915 Bellview Street, McKeesport, PA 15132. Deed Book 15966, Page 380. Block and Lot Number 307-G-374.

13. William C. Holiday, Sr.

MG-23-000209—\$47,494.77
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - 9th Ward: Having erected thereon a dwelling being known and numbered as 1705 Abraham Street, McKeesport, Pennsylvania 15132. Deed Book Volume 8026, Page 76. Block and Lot Number 0381-H-00137-0000-00.

21. James S. Wilson

GD-23-009040—\$10,851.64
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport:

Having erected thereon a commercial structure being known and numbered as 427 Eden Park Boulevard, McKeesport, PA 15132. Deed Book 10774, Page 472. Block and Lot Number 464-S-070.

McKees Rocks

10. Cymore Bronaugh and Joshua Lamond

MG-24-000505—\$78,464.88
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 764 Mary Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 17631, Page 310. Block and Lot Number 0043-J-00044-0000-00.

22. Edward Zombeck; Glenn Zombeck; Christine Zombeck; Maureen Zombeck; Colleen Black; Donald Zombeck, Known Heirs of the Estate of Barbara R. Deglmann and the Unknown Heirs, Executors and/or Administrators of the Estate of Barbara R. Deglmann

GD-24-006651—\$18,988.12
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a single family, semi-detached dwelling known as 1214 ½ 3rd Street, McKees Rocks, PA 15136. Deed Book Volume 8264, Page 163, Block and Lot Number 72-G-178.

95. Lois A. Woods

MG-23-000943—\$73,158.79
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 331 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 18101, Page 203, Block and Lot Number 72-H-97.

Parcel 2: Having erected thereon vacant land being known and numbered as 331 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 18101, Page 203, Block and Lot Number 72-H-99.

Millvale

76. Wilson Land

GD-22-008731—\$2,738.67
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a two family, two story frame house known as 813 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 11468, Page 498. Block & Lot No. 118-G-40.

Monroeville

49. Melba J. Byrd

MG-23-001138—\$163,194.01
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story residential dwelling known and numbered as 548 Firethorne Drive, Monroeville, PA 15146 Deed Book Volume 4460, Page 185. Block & Lot No. 637-S-182.

51. Roshonda Mitchell

GD-24-007454—\$63,155.04
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 435 Valley View Drive, Monroeville, PA 15146. Document Number 214107, Deed Book Volume 11221, Page 637. Block and Lot Number 0742-K-00203-0000-00.

114. Kwan L. Nelson and Jennifer Nelson

MG-24-000438—\$32,968.90
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1253 Catalina Dr., Monroeville, PA 15146. Deed Book 10823, Page 367. Block and Lot Number 0858-M-00013-0000-00.

124. Richard K. Berkebile and Denise L. Berkebile

MG-23-000860—\$187,489.80
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story residential dwelling known and numbered as 405 College Park Dr., Monroeville, PA 15146. Deed Book Volume 9661, Page 293. Block & Lot No. 976-H-58.

Mt. Oliver

99. George M. Laure, Jr. and Deborah Laure

GD-24-006332—\$9,309.68
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 212 Onyx Avenue, Pittsburgh, PA 15210. Deed Book 11126, Page 302. Block and Lot Number 33-L-223.

100. Jeremy Frantz

GD-23-010774—\$4,906.03
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 120 Locust Street, Pittsburgh, PA 15210. Deed Book 13177, Page 438. Block and Lot Number 14-M-222.

Munhall

16. Rodney L. McLaughlin

MG-24-000488—\$85,089.74
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a single family residential dwelling being known and numbered as 2907 Main Street, Homestead, PA 15120. Deed Book Volume 17712, Page 262. Block and Lot Number 132-H-115.

North Braddock

92. Carl Chambers, with Notice to Heirs and Assigns

GD-23-012292—\$17,363.08
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Being thereon vacant residential land known as Penn Street, Braddock, PA 15104. Deed Book Volume 5670, Page 823. Block & Lot No. 301-J-337.

93. Jamar Satterwhite

GD-23-012288—\$8,831.77
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house known as 712 1/2 Penn Street, Braddock, PA 15104. Deed Book Volume 19249, Page 456. Block & Lot No. 301-J-335.

North Versailles

38. Rhonda Jones Modest

GD-24-001979—\$23,219.43
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 309-311 Palma Street, North Versailles, PA 15137. Deed Book 16350, Page 589. Block and Lot Number 458-E-046.

85. Matthew A. Mediate

GD-23-010563—\$3,122.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a two story frame house being known as 1207 Walnut Avenue, North Versailles, PA 15137. Deed Book Volume 10636, Page 511. Block & Lot No. 547-S-308.

Oakmont

61. Eighty-Seven Properties, LLC

GD-23-006041—\$20,089.86
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a three family dwelling being known and numbered as 808 Valley St., Oakmont, PA 15139. Deed Book 17569, Page 422. Block and Lot Number 363-S-259.

83. Alexander J. Frisenda, with Notice to Heirs and Assigns

GD-22-013178—\$2,498.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a two story frame house being known as 627 Valley Street, Oakmont, PA 15139. Deed Book Volume 11222, Page 590. Block & Lot No. 363-R-117.

O'Hara

108. David W. Turner

MG-22-000390—\$37,169.98
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and O'Hara Township: Having erected thereon a dwelling being known and numbered as 605 Ravencrest Road, Pittsburgh, PA 15215. Deed Book Volume 13300, Page 143. Block and Lot Number 286-H-106.

Penn Hills

3. David Parker

MG-23-000312—\$176,315.79
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being

known and numbered as 105 Clay Drive, Pittsburgh, PA 15235. Deed Book 18518, Page 44. Block and Lot Number 539-E-167.

12. Brian Ellis

MG-24-000112—\$215,838.33
Chelsea A. Nixon, Esq.

McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 815 Churchill Avenue, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16737, Page 441, Block and Lot Number 0369-N-00356-0000-00.

Parcel 2: Vacant land being known as Churchill Avenue, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16737, Page 441, Block and Lot Number 0369-N-00305-0000-00.

17. James Thomas, Co-Administrator of The Estate of Mildred C. Thomas, Deceased and Williams Thomas, Co-Administrator of the Estate of Mildred C. Thomas, Deceased

GD-16-023481—\$94,732.62
Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 243 Calmar Drive, Verona, PA 15147. Deed Book Volume 5630, Page 857. Block and Lot Number 230-G-141.

20. Kathleen Stewart and Jeffrey A. Stewart a/k/a Jeffrey Stewart a/k/a Jeffrey Allen Stewart

MG-24-000245—\$146,906.99
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 155 Greylock Drive, Pittsburgh, PA 15235. Deed Book Volume 11623, Page 291. Block and Lot Number 540-S-093.

56. Calvin W. Olivis

GD-23-012027—\$14,241.10
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 8124 Aber Road, Verona, PA 15147. Deed Book 17547, Page 327. Block and Lot Number 295-B-280.

57. Carlos J. Scott

GD-24-001709—\$26,598.20
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 Spring Grove Road, Pittsburgh, PA 15235. Deed Book 16511, Page 253. Block and Lot Number 448-R-177.

64. Deborah Scialabba

GD-24-003556—\$34,405.83
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant land known and numbered as Frey Road, Pittsburgh, PA 15235. Deed Book 7061, Page 213. Block and Lot Number 539-G-85.

68. Chad Noel

MG-23-000448—\$49,858.15
Padgett Law Group
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and in the Municipality of Penn Hills (formerly the

Township of Penn): Having erected thereon a single-family residential dwelling being known and numbered as 315 Janice Drive, Pittsburgh, PA 15235. Deed Book Volume 13649, Page 204, Instrument Number 2008-17836. Block and Lot Number 368-S-179.

113. Mary Patrice Rowe and Jaison Bottoms

MG-24-000381—\$107,691.25

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 554 Saint Clair Drive, Verona, PA 15147. Deed Book Volume 16152, Page 161. Block and Lot Number 535-B-20.

116. Timothy Nuckels and Sadie Yanovich

MG-23-001008—\$98,192.51

Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 129 Windsor Dr., Pittsburgh, PA 15235. Deed Book Volume 17276, Page 226. Block and Lot Number 0451-D-00267-0000-00.

Pitcairn

129. Daniel C. Marston, known Heir of Ruth F. Marston, deceased, Michael J. Marston, known Heir of Ruth F. Marston, deceased, Charles E. Marston, known Heir of Ruth F. Marston, deceased, Mark W. Marston, known Heir of Ruth F. Marston, deceased, James D. Marston, known Heir of Ruth F. Marston, deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ruth F. Marston, deceased

MG-23-000946—\$66,491.92

Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 927 Brinton Avenue, Pitcairn, PA 15140. Deed Book Volume 15522, Page 389, Block and Lot 0746-L-00375-0000-00.

Pleasant Hills

125. Carmen V. Maglicco

MG-24-000010—\$148,730.02

Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling known and numbered as 438 Saratoga Drive, Pittsburgh, PA 15236. Deed Book Volume 17457, Page 130. Block & Lot No. 471-M-29.

Plum

34. Belinda S. Faix, Ellen G. Faix and Thomas M. Faix

MG-24-000493—\$79,631.82

Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a single family residential dwelling being known and numbered as 906 Allegheny Avenue, New Kensington, PA 15068. Deed Book Volume 9233, Page 293. Block and Lot Number 845-H-128.

84. Mary Kitchener

GD-17-015539—\$1,523.17

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one story brick house being known as 417 Allegheny Avenue, Pittsburgh, PA 15239. Deed Book Volume 11002, Page 242. Block & Lot No. 738-B-276.

96. William H. Gildernew

MG-24-000555—\$95,405.24

Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling known and numbered as 4933 Havana Dr., Pittsburgh, PA 15239. Deed Book Volume 10874, Page 51, Parcel Number 1238-P-122. Block / Lot# 1238-P-122.

Richland

32. Edward Bloom

MG-19-000382—\$863,935.58

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a single family residential dwelling being known and numbered as 3023 Fairview Road, Gibsonia, PA 15044. Deed Book Volume 13357, Page 252. Block and Lot Number 1504-R-70.

Robinson

29. Gold Coast Realty Ventures, LLC

AR-23-004170—\$9,043.20

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a McKenzie Place Condominium Association dwelling being known and numbered as 1902 Kenzie Drive, Pittsburgh, PA 15205. Deed Book 14964, Page 593. Block and Lot Number 0265-C-00300-0102-00.

Ross

70. Sarver Realty Andre Plaza, LLC, Sarver Realty McKnight Plaza, LLC, and Sarver Realty Regent Square, LLC

GD-22-015529—\$2,370,644.21

Joseph A. Fidler, Esq.
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a commercial building being known and numbered as 8035 McKnight Road, Pittsburgh, PA 15237, Deed Book Volume 17413, Page 104, Block and Lot Number 612-L-138.

Scott

11. Jeff Todd, Known Surviving Heir of Ronald R. Todd, Joyce Lemesh, Known Surviving Heir of Ronald R. Todd, Amy Persinger, Known Surviving Heir of Ronald R. Todd, Daniel Todd, Known Surviving Heir of Ronald R. Todd, Dana Lewis, Known Surviving Heir of Ronald R. Todd, Alan Todd, Known Surviving Heir of Ronald R. Todd, Donna L. Kolodzieck, Known Surviving Heir of Ronald R. Todd, Jamie Roland, Known Surviving Heir of Ronald R. Todd, Joshua Todd, Known Surviving Heir of Ronald R. Todd, and Unknown Surviving Heirs of Ronald R. Todd

GD-23-005904—\$208,221.04

Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1325 Cardinal Drive, Pittsburgh, Pennsylvania 15243. Deed Book Volume 6901, Page 529. Block and Lot Number 0143-K-00036-0000-00.

Shaler

28. Mary S. Bednar a/k/a Mary Susan Bednar and Frances M. Dunn a/k/a Frances Michael Dunn

MG-23-000038—\$121,669.34

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 1484 Wilson Street, Glenshaw, PA 15116. Deed Book 12351, Page 409. Block and Lot Number 355-H-256.

98. Jordan W. Tsvetkoff

MG-24-000236—\$80,384.77

MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 906 Tidal Terrace Drive, Allison Park, PA 15101. Document Number 2011-23694, Deed Book Volume 14696, Page 242. Block and Lot Number 0434-D-00272-0000-00.

105. Francis Michael Dunn and Mary Susan Bednar

MG-22-000999—\$16,162.70

Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 1484 Wilson Street, Glenshaw, Pennsylvania 15116. Deed Book Volume 12351, Page 409. Block and Lot Number 0355-H-00256-0000-00.

131. Rebecca A. Rupp a/k/a Rebecca Auld, Administratrix of the Estate of Dyan Carroll

GD-20-011116—\$67,188.37

Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 939 Middle Road, Pittsburgh, PA 15223. Deed Book Volume 12579, Page 44, Block and Lot 0285-J-00038-0000-00.

Sharpsburg

37. Paul F. Klysz

GD-23-003880—\$9,210.99

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Parcel One: Having erected thereon a dwelling being known and numbered as 1319 S. Canal Street, Pittsburgh, PA 15215. Deed Book 8480, Page 609. Block and Lot Number 168-K-347.

Parcel Two: Having erected thereon a dwelling being known and numbered as 1324 Middle Street, Pittsburgh, PA 15215. Deed Book 8480, Page 609. Block and Lot Number 168-K-168.

South Fayette

69. Jeffrey P. Smith

AR-22-004166—\$2,193.12

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon an Old Orchard Community Services Association dwelling being known and numbered as 309 Redrome Circle West, Bridgeville, PA 15017. Deed Book 17698, Page 146. Block and Lot Number 0398-L-00030-0000-00.

South Park

107. Mary A. Johnson a/k/a Mary Alice Johnson
GD-24-002563—\$26,183.61
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Park: Having erected thereon a dwelling being known and numbered as 3127 Southern Drive, South Park, PA 15129. Deed Book Volume 6562, Page 416. Block and Lot Number 1008-J-212.

Tarentum

67. Susan M. Logue and Kenneth R. Sprouse, Jr.
MG-23-000642—\$38,980.23
Padgett Law Group
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and 3rd Ward of the Borough of Tarentum: Having erected thereon a single-family dwelling being known and numbered as 720 Center Street, Tarentum, PA 15084. Deed Book Volume 10131, Page 395, Instrument Number 1998-020339. Block and Lot Number 1223-P-144.

Upper St. Clair

122. Dennis Witzel
MG-21-000276—\$321,089.10
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 315-327 Old Lesnett Road, Pittsburgh, Pennsylvania 15241 a/k/a 315 Old Lesnett Road, Pittsburgh, PA 15241. Deed Book Volume 15397, Page 41. Block and Lot Number 0322-S-00104-0000-00.

Verona

53. Samuel Glover, Jr., Individually and as Administrator of the Estate of Samuel E. Glover a/k/a Samuel E. Glover, Sr. a/k/a Samuel Elie Glover, Deceased
MG-24-000550—\$39,286.14
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family residential dwelling being known and numbered as 606 South Avenue, Verona, PA 15147. Deed Book Volume 19341, Page 192. Block and Lot Number 364-M-122.

106. Edward Narr a/k/a Edward H. Narr, Individually and as Heir of Judith A. Huffman-Narr, Deceased and John Huffman, solely in his capacity as heir of Judith A. Huffman-Narr, deceased and Joseph Huffman Jr., solely in his capacity as heir of Judith A. Huffman-Narr, deceased and Kevin Narr, solely in his capacity as heir of Judith A. Huffman-Narr, deceased and the Unknown Heirs of Judith A. Huffman-Narr, deceased
MG-23-000851—\$86,254.08
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of

Verona: Having erected thereon a dwelling being known and numbered as 702 Herron Avenue, Verona, PA 15147. Deed Book Volume 11664, Page 318. Block and Lot Number 364-L-274.

West Deer

33. Martin Viale and Donna M. Viale
MG-14-000704—\$125,349.33
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a single family residential dwelling being known and numbered as 30 Ashley Road, Gibsonia, PA 15044. Deed Book Volume 9801, Page 517. Block and Lot Number 1510-G-203.

West Mifflin

117. Nikki Rose
MG-23-001094—\$123,553.20
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel 1: Having erected thereon a dwelling being known and numbered as 1835 Homestead Duquesne Rd., West Mifflin, PA 15122 Deed Book Volume 18915, Page 152, Block and Lot Number 0305-N-00152-0000-00.

Parcel 2: Vacant land being known and numbered as Ohio Avenue, West Mifflin, PA 15122 Deed Book Volume 18915, Page 152, Block and Lot Number 0305-N-00115-0000-00.

West View

103. Estate of Andrea J. Good, last record owner/mortgagor, David R. Good, Administrator of the Estate of Andrea J. Good and in his individual capacity as heir to Andrea J. Good, Shannon M. Good, Known Heir of the Estate of Andrea J. Good, and Unknown heirs, devisees and personal representatives of Andrea J. Good and his, her, their or any of their successors in right, title and interest
MG-18-001330—\$170,656.30
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a one (1) story dwelling house being known and numbered as 172 Lakewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 12358, Page 133. Block and Lot Number 279-D-108.

Whitaker

111. Ashley Atkins and Bryan Stacy
GD-24-006506—\$86,567.91
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 235 Grant Avenue Ext., Homestead, PA 15120. Deed Book 17510, Page 372. Block and Lot Number 180-L-235.

White Oak

1. Joyce E. Couch and David Couch
GD-24-005955—\$10,067.18
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 114 Oliver Drive, McKeesport, PA 15131. Deed Book 11497, Page 530. Block and Lot Number 551-K-326.

Whitehall

41. Steven M. Blohm
MG-23-001081—\$149,907.59
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5270 Orchard Hill Drive, Pittsburgh, PA 15236. Deed Book Volume 17922, Page 505. Block and Lot Number 249-R-168.

120. Barry W. Blaney
MG-23-000473—\$89,901.36
Padgett Law Group
850-422-2520

All that certain lot or piece of ground situate in the Borough of Whitehall, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 556 Glowood Drive, Pittsburgh, PA 15227. Deed Book Volume 11133, Page 297. Block and Lot Number 0189-C-13.

Wilkinsburg

8. Debra E. Harper
GD-22-008438—\$11,799.92
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 905 Ross Avenue, Pittsburgh, PA 15221. Deed Book 11418, Page 219. Block and Lot Number 233-A-169.

9. The Unknown Heirs of Quechawn Quemar Lamont Wade a/k/a Que'Chawn Wade a/k/a Amariey Lei Wade
GD-24-000525—\$10,730.81
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1203 Montier Street, Pittsburgh, PA 15221. Deed Book 18037, Page 452. Block and Lot Number 233-B-20.

58. David Broom
GD-24-005898—\$10,414.95
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1161 South Ave., Pittsburgh, PA 15221. Deed Book 17224, Page 138. Block and Lot Number 233-F-147.

60. The Unknown Heirs of William B. Hamiel, Deceased
GD-23-014288—\$12,398.56
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1433 Foliage St., Pittsburgh, PA 15221. Deed Book 4630, Page 409. Block and Lot Number 232-J-204.

63. Pia M. Colucci, Executrix of the Estate of Lawrence Konter, Deceased and the United States of America
GD-22-004631—\$34,735.97
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 2405 Forest Drive, Pittsburgh, PA 15235. Deed Book 16306, Page 490. Block and Lot Number 297-L-286.

Pittsburgh—5th Ward

133. Anthony I. Bentley, Jr.
GD-20-010310—\$34,859.67
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3309 Iowa Street, Pittsburgh, PA 15219. Deed Book Volume 12614, Page 159, Block and Lot 0027-C-00024-0000-00.

Pittsburgh—7th Ward

27. John Boon-Kee Wong, Jr.
GD-22-0135223—\$82,157.22
Richard J. Thomas, Esq.
330-744-1148

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of Pittsburgh: Having erected thereon a condominium unit dwelling being known and numbered as 5708 Walnut Street, Unit L4, Pittsburgh, Pennsylvania 15232. Deed Book 15713, Page 233. Block and Lot Number 0085-A-00222-0000-00.

50. Natalie R. Moten, as believed Heir to the Estate of Irvin C. Moten; Natalie R. Moten, as believed Administrator to the Estate of Irvin C. Moten; Melvin N. Moten, Jr., as believed Heir to the Estate of Irvin C. Moten; Melvin N. Moten, Jr., as believed Administrator to the Estate of Irvin C. Moten; Nancy R. Moten, as believed Heir to the Estate of Irvin C. Moten; Nancy R. Moten, as believed Administrator to the Estate of Irvin C. Moten; Unknown Heirs, to the Estate of Irvin C. Moten; Unknown Administrators, to the Estate of Irvin C. Moten
GD-24-005181—\$111,316.69
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 7: Having erected thereon a dwelling being known and numbered as 612 Summerlea Street, Pittsburgh, PA 15232. Document Number 43950, Deed Book Volume 4481, Page 562. Block and Lot Number 0084-N-00108-0000-00.

Pittsburgh—8th Ward

6. Baum Corner Investors, L.P.
GD-24-007438—\$1,426,970.72
Michael A. Shiner, Esq.
Alexandra L. Yuill, Esq.
Michelle Piero, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Eighth Ward: Having erected thereon a commercial building known and numbered as 5620 Baum Boulevard, Pittsburgh, PA 15232, Deed Book 8191, Page 270, Block & Lot Number 51-H-139.

Pittsburgh—9th Ward

134. Darren Mascilli and Donna Mascilli
MG-09-001431—\$81,733.59
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4008 Mintwood Street, Pittsburgh, PA 15224. Deed Book Volume 10153, Page 367, Block and Lot 0049-R-00124-0000-00.

Pittsburgh—10th Ward

66. Remedy Redevelopment, LLC
GD-24-006700—\$282,235.75
Padgett Law Group
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and in the 10th Ward of the City of Pittsburgh: Having erected thereon a single-family residential dwelling being known and numbered as 1219 Duffield Street, Pittsburgh, PA 15206. Deed Book Volume 19228, Page 566, Instrument Number 2023-5706. Block and Lot Number 82-A-55.

97. Sue R. Antoszewski; and Michael R. Snipes a/k/a Michael Snipes
MG-22-000559—\$68,541.64
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 10: Having erected thereon a dwelling being known and numbered as 1707 Morningside Avenue, Pittsburgh, PA 15206. Document Number 2003-22408, Deed Book Volume 11699, Page 251. Block and Lot Number 0121-K-00043-0000-00.

126. Alfredo F. Russo
MG-24-000075—\$87,850.44
Samantha Gable, Esq.
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1711 Morningside Avenue, Pittsburgh, PA 15206. Deed Book Volume 15844, Page 313, Block and Lot 0121-K-00041-0000-00.

Pittsburgh—11th Ward

55. Cornell Titus, Jr., as Administrator of the Estate of Sandra M. Floyd a/k/a Sandra M. Floyd-Seay, Deceased
MG-24-000519—\$79,276.16
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 5498 Black Street, Pittsburgh, PA 15206. Deed Book Volume 9050, Page 628. Block and Lot Number 83-E-76.

109. Richard McCague and Penny S. McCague
MG-21-000012—\$258,933.82
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 11th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5500 Beverly Place, Pittsburgh, PA 15206. Deed Book Volume 11397, Page 159, Block and Lot Number 082-K-253.

Pittsburgh—17th Ward

19. David D. Stine
GD-24-003840—\$205,651.71
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 125 South 13th Street, Pittsburgh, PA 15203. Deed Book Volume 18280, Page 360. Block and Lot Number 3-M-263.

Pittsburgh—18th Ward

94. 522 Freeland St. PA, LLC
MG-23-000759—\$142,080.62
Dana Marks, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 522 Freeland Street, Pittsburgh, PA 15210. Deed Book Volume 18903, Page 64. Block and Lot Number 0014-E-00051-0000-00.

Pittsburgh—19th Ward

14. Dontae M. Ellis
MG-24-000203—\$241,563.38
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a two family residential dwelling being known and numbered as 1427-1429 Fallowfield Avenue, Pittsburgh, PA 15216. Deed Book Volume 18721, Page 383. Block and Lot Number 35-C-44.

18. Brittani L. Pronic, Surviving Heir of Donald Pronic a/k/a Donald Edward Pronic, Jr., Deceased and Unknown Surviving Heirs of Donald Pronic a/k/a Donald Edward Pronic, Jr., Deceased
MG-24-000357—\$79,396.68
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 250 Lelia Street, Pittsburgh, PA 15211. Deed Book Volume 11450, Page 531. Block and Lot Number 15-B-174.

115. David B. Torrey
MG-24-000419—\$95,918.40
Jeff Calcagno, 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 328 Labelle St., Pittsburgh, PA 15211. Deed Book Volume 10711, Page 574. Block and Lot Number 0005-D-00087-0000-00.

Pittsburgh—25th Ward

23. John L. Clark, Jr.
MG-24-000062—\$24,625.05
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 25th Ward: Having erected thereon a one-story brick dwelling known as 1959 Letsche Street, Pittsburgh, PA 15214. Deed Book Volume 11195, Page 546, Block and Lot Number 46-P-270.

Pittsburgh—27th Ward

31. Starr D. Morris
MG-23-000066—\$54,390.12
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 1111 Ridgeland Drive, Pittsburgh, PA 15212. Deed Book Volume 10800, Page 345. Block and Lot Number 45-K-230.

40. James Whiting
GD-24-006029—\$51,969.39
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2640 California Avenue, Pittsburgh, PA 15212. Deed Book Volume 15089, Page 180. Block and Lot Number 44-M-41.

42. Mathias Nkwenti
MG-24-000352—\$117,936.56
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1407 Hodgkiss Street, Pittsburgh, PA 15212. Deed Book 13017, Page 391. Block and Lot Number 45-J-255.

130. Nancy L. Dugan
MG-24-000502—\$54,060.12
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1166 Lapis Road, Pittsburgh, PA 15212. Deed Book Volume 967, Page 545, Block and Lot 0114-D-00132-0000-00.

Pittsburgh—28th Ward

121. Dale P. Pinto, Jr. and Sonja L. Pinto
MG-21-000270—\$42,187.36
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 28th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 1422 Magnus Street, Pittsburgh, PA 15205 a/k/a 1576 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 12551, Page 83. Block and Lot Number 19-E-201.

Parcel 2: Being vacant land being known as Magnus Street, Pittsburgh, PA 15205 a/k/a 1576 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 12551, Page 83. Block and Lot Number 19-E-204.

Pittsburgh—29th Ward

36. Jesse Caretti, Surviving Heir of Susan Pashel Caretti, Deceased, Joshua Caretti, Surviving Heir of Susan Pashel Caretti, Deceased and Unknown Surviving Heirs of Susan Pashel Caretti, Deceased
MG-24-000358—\$78,987.86
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 22 Newett Street, Pittsburgh, PA 15210. Deed Book Volume 10224, Page 315. Block and Lot Number 60-L-136.

Pittsburgh—30th Ward

48. Mary Sarah Dayton
GD-23-010785—\$44,245.88
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 242 Reifert Street, Pittsburgh, PA 15210. Deed Book Volume 5448, Page 397, Block and Lot 0033-K-00097-0000-00.

Pittsburgh—32nd Ward

127. Daniel N. Lewis and Denise A. Craig
MG-23-001168—\$72,707.07
Samantha Gable, Esq.
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh, formerly Borough of Overbrook: Having erected thereon a dwelling being known and numbered as 314 Parklyn Street, Pittsburgh, PA 15234. Deed Book Volume 9086, Page 650, Block and Lot 0139-D-00200-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518
Lawyer Referral Services
412-261-5555
Neighborhood Legal Services
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Nov 7, 2024
Nov 8, 15, 22, 2024

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

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:

Andrejasik, Anthony J., deceased, of Pittsburgh, PA. No. 06738 of 2024. Kathleen H. Lloyd, Admrx., 352 Orchard Spring Road, Pittsburgh, PA 15220 or to Robert H. Gustine, Esq., Straka & Gustine, LLP, 1130 Greentree Road, Pittsburgh, PA 15220.
24-04109 Nov 15, 22, 27, 2024

Barron, Elizabeth A., deceased, of Hampton Township, PA. No. 06870 of 2024. Beth Ann Kelly, Extr., 4035 Waters Lane, Gibsonia, PA 15044 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
24-04107 Nov 15, 22, 27, 2024

Doyle, Paul J., deceased, of Mount Oliver, PA. No. 05452 of 2024. Leslie Scalise, Extr., c/o Robert K. Schweitzer, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
24-04104 Nov 15, 22, 27, 2024

Duncan, Karen S. a/k/a Karen Susan Duncan, deceased, of Pittsburgh, PA. No. 06818 of 2024. Mary Jane Snyder, Admrx. c.t.a., 734 Kratt Street, Buena Vista, PA 15018 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.
24-04112 Nov 15, 22, 27, 2024

Gouker, Kenneth P., deceased, of Jefferson Hills, PA. No. 06751 of 2024. Marie Gouker, Extr., 107 Walters Road, Jefferson Hills, PA 15025 or to Charles A. Frankovic, Esq., Pribanic & Pribanic, LLC, 1735 Lincoln Way, White Oak, PA 15131.
24-04113 Nov 15, 22, 27, 2024

Ives, Alina, deceased, of Franklin Park Borough, PA. No. 7028 of 2024. Dennis Hareras, Co-Extr. and Joyce Annette Singleton-Hareras, Co-Extr., c/o Ashley M. Elias, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001.
24-04105 Nov 15, 22, 27, 2024

Koll, Kathleen S., deceased, of Ross Township, PA. No. 06723 of 2024. Richard F. Koll, Jr., Extr., 113 Mercia Drive, Pittsburgh, PA 15237 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
24-04111 Nov 15, 22, 27, 2024

Mozurak, Mary Jo, deceased, of Ross Township, PA. No. 06928 of 2024. Michele E. Bamburak, Extr., 2491 Shadowbrook Dr., Wexford, PA 15090 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.
24-04108 Nov 15, 22, 27, 2024

Mroz, Sr., Ronald A., deceased, of West Mifflin, PA. No. 3730 of 2024. Ramona Mroz Stanoszek, Admrx., c/o Laura J. Whiteman, Esq., 3910 Main St., Munhall, PA 15120.
24-04106 Nov 15, 22, 27, 2024

Snider, James C., deceased, of Penn Hills, PA. No. 6963 of 2024. Cynthia Jane Bigenho, Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.
24-04114 Nov 15, 22, 27, 2024

Stevenson, Robert J., deceased, of McKees Rocks, PA. No. 07202 of 2024. William E. Stevenson, Extr., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C. 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.
24-02078w Nov 15, 22, 27, 2024

Tharp, Karla a/k/a Karla J. Tharp, deceased, of Pittsburgh, PA. No. 06912 of 2024. Brice Feal, Admrx., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.
24-04110 Nov 15, 22, 27, 2024

Butter, Robert E., deceased, of Mt. Lebanon, PA. No. 06748 of 2024. Sandra M. Colatrella, Extr., 125 Fieldgate Drive, Pittsburgh, PA 15241 or to Donald B. Formoso, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.
24-04059 Nov 8, 15, 22, 2024

Ferencak, Evelyn L., deceased, of Crescent, PA. No. 06610 of 2024. Carianne McLane, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.
24-02053w Nov 8, 15, 22, 2024

Finnigan, Kenneth W., deceased, of West Mifflin, PA. No. 06470 of 2024. Charles Hammell, Admrx., 1365 Overdale Drive, West Mifflin, PA 15120 or to Taylor Martucci, Esq., Kontos, Mengine, Killion & Hassen, 603 Stanwix Street, Suite 1228, Two Gateway Center, Pittsburgh, PA 15222.
24-04062 Nov 8, 15, 22, 2024

Marcello, Mary Alma, deceased, of Gibsonia, PA. No. 7027 of 2024. Michael Marcello, Extr., P. O. Box 139, Mars, PA 16046 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.
24-02051w Nov 8, 15, 22, 2024

Popko, Michael Charles a/k/a Michael Popko, deceased, of Clairton, PA. No. 06899 of 2024. Gregory W. Popko, Extr., 11 Angle Street, Pittsburgh, PA 15220 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.
24-02052w Nov 8, 15, 22, 2024

Smith, R. Banks a/k/a Robert Banks Smith, deceased, of Oakmont, PA. No. 06665 of 2024. Michael W. Smith, Extr., 702 11th Street, Oakmont, PA 15139 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
24-04058 Nov 8, 15, 22, 2024

Stokes, Albert M., deceased, of Wexford, PA. No. 07008 of 2024. Beth Ann Kelly, Extr., 4035 Watts Lane, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
24-02056w Nov 8, 15, 22, 2024

Sylvester, Rawlins, deceased, of Pittsburgh, PA. No. 07018 of 2024. Bernadette L. DeLeon Lovett, Extr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.
24-02054w Nov 8, 15, 22, 2024

Wolf, Robert E., deceased, of Moon Township, PA. No. 07067 of 2024. Kurtis R. Wolf, Extr., 717 N. Shefford Court, Wichita, KS 67212 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
24-02058w Nov 8, 15, 22, 2024

Wolfe, Beverly Joyce a/k/a Beverly Wolfe a/k/a Beverly J. Wolfe, deceased, of Elizabeth, PA. No. 06745 of 2024. Aleda Arnold Menchyk, Extr., 545 Wolfe Drive, Elizabeth, PA 15037 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131.
24-04061 Nov 8, 15, 22, 2024

Bozzo, Richard A. a/k/a Richard Bozzo, deceased, of Wexford, PA. No. 06632 of 2024. Linda S. Jackson, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
24-02026w Nov 1, 8, 15, 2024

Castleforte, Charles A. a/k/a Charles A. Castleforte, Jr., deceased, of Las Vegas, NV. No. 06353 of 2021. Lisa Unis, Extr., 101 Pinehurst Drive, Aliquippa, PA 15001 or to Stephanie Thomas Kramer, Esq., Dornish Law Offices, P.C., 6000 Brooktree Road, Suite 301, Wexford, PA 15090.
24-03866 Nov 1, 8, 15, 2024

Catrain, Helen J., deceased, of McDonald, PA. No. 01861 of 2024. Bonnie J. Kriberney, Extr., 177 Camp Trees Road, Mars, PA 16046 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.
24-03909 Nov 1, 8, 15, 2024

Corfield, Janet G. a/k/a Janet D. Corfield, deceased, of Millvale, PA. No. 06527 of 2024. Vicki L. Corfield, Extr., 917 North Ave., Pittsburgh, PA 15209 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.
24-03861 Nov 1, 8, 15, 2024

Duffin, Walter Jay a/k/a Walter J. Duffin a/k/a Walter Duffin, deceased, of Munhall, PA. No. 06702 of 2024. Deborah D. Cobb, Admrx. c.t.a., 1 Franklin Pierce Drive, Peabody, MA 01960 or to George M. Janoscko, Esq., 1201 Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219.
24-03908 Nov 1, 8, 15, 2024

Fastuca, Diane L., deceased, of Bethel Park, PA. No. 06494 of 2024. Emilio P. Fastuca, Extr., 1043 Glen Oak Drive, Bethel Park, PA 15102 or to Michael H. Marks, Esq., Marks Elder Law, P.C., 4231 Murray Ave., Pittsburgh, PA 15217.
24-03914 Nov 1, 8, 15, 2024

Harrington, Jr., George R. a/k/a George Harrington, Jr., deceased, of Plum, PA. No. 06926 of 2024. Brittany M. Jaroudi, Admrx., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.
24-02025w Nov 1, 8, 15, 2024

Heidish, Emily E., deceased, of Verona, PA. No. 06739 of 2024. Mary Beth Parrotta, Extr., c/o James J. Lestitian, Esq., 249 Arrowhead Lane, Eighty-Four, PA 15330.
24-03907 Nov 1, 8, 15, 2024

Horning, Julia L., deceased, of Upper St. Clair, PA. No. 06918 of 2024. Stephen Paul Horning, Extr., 193 Sunnydale Drive, DeBary, FL 32713 or to William M. Thomson, Esq., P.O. Box 12592, Pittsburgh, PA 15241.
24-02022w Nov 1, 8, 15, 2024

Jernigan, Marlene, deceased, of Ross Township, PA. No. 06901 of 2024. Janet Laird, Extr., 1101 Countryside Drive, McKees Rocks, PA 15136 or to Peter Andrew Smith, Esq., Smith & Smith, 5101 Bayard Street, Pittsburgh, PA 15232.
24-02020w Nov 1, 8, 15, 2024

Kubicki, Sr., Francis M., deceased, of Pittsburgh, PA. No. 06881 of 2024. Francis M. Kubicki, Jr., Co-Extr., 448 Judith Drive, Pittsburgh, PA 15236 and Laura A. Kubicki,

Co-Extr., 3022 Knowlson Avenue, Pittsburgh, PA 15226 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
24-02021w Nov 1, 8, 15, 2024

Lozovoy, Mary A. a/k/a Mary Ann Lozovoy, deceased, of Pittsburgh, PA. No. 06293 of 2024. Sara Ann Lozovoy, Extr., 116 Woodbridge Drive, Pittsburgh, PA 15237 or to Michael H. Marks, Esq., Marks Elder Law, P.C., 4231 Murray Ave., Pittsburgh, PA 15217.
24-03913 Nov 1, 8, 15, 2024

Merlino, William A., deceased, of Pittsburgh, PA. No. 06693 of 2024. Lisa C. McGaffick, Admrx., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
24-02028w Nov 1, 8, 15, 2024

Ondos, Janet W., deceased, of Pittsburgh, PA. No. 01121 of 2024. Eric J. Ondos, Admrx., 141 Buckthorn Drive, Baden, PA 15005 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
24-03860 Nov 1, 8, 15, 2024

Potter, Dennis S., deceased, of Pittsburgh, PA. No. 06922 of 2024. Debra Seneway, Extr., 11027 Doxberry Circle, Woodstock, MD 21163 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
24-02023w Nov 1, 8, 15, 2024

Vidmar, Olga Jean a/k/a Olga J. Vidmar, deceased, of McCandless Township, PA. No. 6615 of 2024. John Matthew Vidmar, Extr., 10112 San Remo Place, Wake Forest, NC 27587 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.
24-03862 Nov 1, 8, 15, 2024

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, on or before December 1, 2024, with respect to a nonprofit corporation, AACE Pittsburgh Section, which is to be incorporated under the Nonprofit Corporation Law of 1988.
24-02079w Nov 15, 2024

Notice of Trust Administration

Notice is hereby given of the administration of the Anna Marie Kramer Revocable Living Trust Dated November 22, 2005. Anna Marie Kramer, settlor of trust, of Pittsburgh and the Commonwealth of Pennsylvania, died September 13, 2024. All persons having claims against said Trust are requested to make known the same to Joseph Kramer, successor Trustee. All persons indebted to Anna Marie Kramer are requested to make payment without delay to Joseph Kramer, successor Trustee, c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015.
24-04103 Nov 15, 22, 27, 2024

Notice of Trust

Elizabeth L. Gaertner Revocable Trust. On August 30, 2024, Elizabeth L. Gaertner, remaining Grantor of the Elizabeth L. Gaertner Revocable Trust died. The Trustee, pursuant to 20 Pa. C.S. §7755(c) requests all persons having claims or demands against the Trust of the Decedent to make known the same and all persons indebted to Decedent to make payment without delay to Paul G. Gaertner, 216 Pennsylvania Ave., Pittsburgh, PA 15202, or to Claire Saenz, Esq., 1000 Brooktree Rd., Suite 209, Wexford, PA 15090.
24-03863 Nov 1, 8, 15, 2024

Voluntary Dissolution Business Corporation

Matthew M. Herron, Esq., 607 College Street, Suite 101, Pittsburgh, PA 15232. Notice is hereby given by Rothman Gordon P.C., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-04073 Nov 8, 15, 2024

ORPHANS' COURT

Wills

(Continued from Page 1, Column 3)

Edward S. Vitunic, deceased; Celeste M. Vitunic, Extrx.; Atty: Glenn A. Smith; 06790 of 2024.

Ray B. Miller, deceased; Anna B. Miller, Extrx.; Atty: Aubrey H. Glover; 06794 of 2024.

Ellen C. Neuberg, deceased; David Greenlee, Extrx.; Atty: Michael Goldstein; 06795 of 2024.

Dorothy Ann Smith, deceased; Stacey Smith, Extrx.; Atty: Matthew Morella; 06804 of 2024.

Raymond R. Rogers, Sr., deceased; Raymond R. Rogers, Jr., Extrx.; Atty: G. Robert Cooper; 04921 of 2022.

James Colton Young, deceased; Susan G. Young, Extrx.; Atty: Joseph Cafaro, Jr.; 06806 of 2024.

Thomas A. Kindling, deceased; John B. Kindling, Extrx.; Atty: Molly M. Creenan; 06807 of 2024.

Mary Ann Crawford, deceased; Brenda L. Proudfoot, Extrx.; Atty: William T. Woncheck; 06808 of 2024.

Dorothy Schacht, deceased; William Schacht, Extrx.; Atty: Emily L. Davidson; 06811 of 2024.

Elinor Musta, deceased; Patrick J. Musta, Jr., Extrx.; Atty: Michele P. Conti; 06812 of 2024.

Theresa Hope Rivero, deceased; Arturo L. Rivero, Extrx.; Atty: Jill A. Devine; 06813 of 2024.

Frances L. Still, deceased; Carla D. Jackson, Extrx.; Atty: Scott P. Magnuson; 06814 of 2024.

Ann C. Korpiel, deceased; Thomas M. Korpiel, Extrx.; Atty: Gary M. Zyra; 06821 of 2024.

Jane A. Henshaw, deceased; Richard R. Henshaw, Extrx.; Atty: Jeanine M. Franciscus; 06834 of 2024.

Raffelina Marle Monfredi, deceased; Michael C. Monfredi, Extrx.; Atty: Meg L. Burkardt; 06836 of 2024.

Marilyn N. Aiken, deceased; Brian P. Aiken, Extrx.; Atty: John H. Prorok; 06843 of 2024.

Frank M. Hamm, deceased; Sherri Lee Hamm, Extrx.; 06844 of 2024.

Stella E. Smith, deceased; Kathleen Smith, Extrx.; Atty: Daniel F. Bekavac, Sr.; 06846 of 2024.

Thomas C. Boehm, Sr., deceased; Jill E. Boehm, Extrx.; 06852 of 2024.

Kathryn J. Melle, deceased; Carl A. Melle, Extrx.; 06853 of 2024.

Robert Frederick Provolt, Senior, deceased; Christina Scarpaci, Extrx.; 06858 of 2024.

Mary Jean Donati, deceased; Leslie J. Malloy, Extrx.; Atty: Charles A. Merchant; 06866 of 2024.

Elizabeth Ann Barron, deceased; Beth Ann Kelly, Extrx.; Atty: Harold A. English; 06870 of 2024.

Lynn H. Schmidt, deceased; Karen A. Miller, Extrx.; Atty: John E. Quinn; 06246 of 2024.

Maryeline Rodgers, deceased; Maryeline Smith, Extrx.; Atty: Matthew James Scanlon; 06879 of 2024.

Francis M. Kubicki, Sr., deceased; Francis M. Kubicki, Jr., Co-Extrx., Laura A. Kubicki, Co-Extrx.; Atty: Megan E. Loftis; 06881 of 2024.

Charles Joseph Ambrose, deceased; Dawn Lynn Backus, Extrx.; Atty: Eric J. Randolph; 06884 of 2024.

Christine A. Sorbara, deceased; James E. Sorbara, Extrx.; Atty: Anthony M. Tedesco; 06888 of 2024.

Janet Ann Ceresa, deceased; Marcy J. Schugg, Extrx.; Atty: Jeffrey A. Golvash; 06891 of 2024.

Gene W. Gruver, deceased; Peggy Hooker, Extrx.; Atty: Peggy Hooker; 06893 of 2024.

Joy Ann Degrosky, deceased; Matthew Joseph Pustover, Jr., Extrx.; Atty: Aaron M. Tomczak; 06896 of 2024.

Michael Charles Popko, deceased; Gregory W. Popko, Extrx.; Atty: Daniel L. Sautel; 06899 of 2024.

Marlene Jernigan, deceased; Janet Laird, Extrx.; Atty: Peter A. Smith; 06901 of 2024.

Richard Stewart Hamilton, deceased; Stewart W. Hamilton, Co-Extrx., Judith A. White, Co-Extrx.; Atty: Wendy Denton Heleen; 06902 of 2024.

Emily S. Branzel, deceased; Christina Michaelson, Extrx.; 06903 of 2024.

Walter C. Pehme, Jr., deceased; Janice N. Pehme, Extrx.; Atty: Jennifer M. Merx; 06913 of 2024.

Judith C. Meharry, deceased; Arlene Frances, Extrx.; Atty: Patrick F. Lawlor; 06917 of 2024.

Julia L. Horning, deceased; Stephen Paul Horning, Extrx.; Atty: William M. Thomson; 06918 of 2024.

Jaqueline L. Kaufman, deceased; Diane E. Anderson, Extrx.; Atty: Molly M. Creenan; 06919 of 2024.

Marie L. Schroeder, deceased; Jeffrey A. Sobek, Extrx.; Atty: Matthew T. Kikta; 06920 of 2024.

Lawrence Joseph Krutules, deceased; Lawrence J. Krutules, II, Extrx.; 06921 of 2024.

Dennis S. Potter, deceased; Debra E. Seneway, Extrx.; Atty: Megan E. Loftis; 06922 of 2024.

Edward Anthony Cloonan, deceased; Daniel M. Kovalik, Extrx.; 06923 of 2024.

Mary Jo Mozurak, deceased; Michele M. Bamburak, Extrx.; Atty: Bjorn Dakin; 06928 of 2024.

Margot H. Strong, deceased; John Headley Strong, Extrx.; Atty: R. Damien Schorr; 06930 of 2024.

Rosemary Woods, deceased; Peggy L. Woods, Extrx.; 06932 of 2024.

Bernice L. Douglass, deceased; Marilyn P. Buzzell, Extrx.; Atty: Franklin L. Robinson, Jr.; 06934 of 2024.

Michelle A. Peduto, deceased; Joseph David Peduto, Extrx.; Atty: Joseph R. West; 06940 of 2024.

James T. Linaberger, deceased; Mara Linaberger, Extrx.; Atty: Jeanine M. Franciscus, Michael K. Parrish; 04051 of 2022.

Robert Madden, deceased; Lee Ann Wenk, Extrx.; Atty: Alan I. Farber; 06435 of 2024.

A M. Samuel, deceased; Joseph Maggi, Extrx.; Atty: Robert Schweitzer; 06860 of 2024.

Josephine L. Bihary, deceased; Bonnie L. Bihary, Extrx.; Atty: Lloyd A. Welling; 06892 of 2024.

Bernice Kolenik, deceased; Kenneth R. Kolenik, Extrx.; Atty: James R. Antoniono; 06948 of 2024.

Richard Gregg Elmendorf, deceased; Dana Elmendorf, Extrx.; Atty: Nora Curley Peace; 06950 of 2024.

Raymond J. Furtivo, deceased; Patricia Furtivo, Extrx.; Atty: Michael J. D'Amico; 06951 of 2024.

Louis G. Sarantinoudis, deceased; Rosanna Sarantinoudis, Extrx.; Atty: Lloyd A. Welling; 06952 of 2024.

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Linda L. Smith, deceased; Traci A. Griffin, Extrx.; Atty: Phillip M. Irani; 06955 of 2024.

Nora M. Miller, deceased; Christopher Phillips, Extrx.; Atty: Mary Kathleen M. Certo; 06960 of 2024.

William Andrews, deceased; Diana Fodor, Extrx.; Atty: Jonathan C. Voelker; 06961 of 2024.

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Ralph Schillaci, deceased; Stacy M. Schillaci, Extrx.; Atty: Tyler J. Jones; 06964 of 2024.

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Joanne W. Drummond, deceased; Sandra L. Limbruner, Extrx.; Atty: Joseph M. Kulik; 06979 of 2024.

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Richard Madden, Jr., deceased; Barbara R. Young, Extrx.; Atty: Sarah Grace Hancher; 06993 of 2024.

Brady W. Stewart, III, deceased; Cathleen B. Stewart, Extrx.; Atty: Wendy Denton Heleen; 06994 of 2024.

James J. Leo, Sr., deceased; Carol E. Leo, Extrx.; Atty: Philip H. Rubenstein; 06996 of 2024.

Carol M. Bowers, deceased; Gregory Richard Bowers, Extrx.; Atty: Brooke B. McMorrow; 00143 of 2024.

James C. Snider, deceased; Cynthia Jane Bigenho, Extrx.; Atty: Jeanine M. Franciscus; 06963 of 2024.

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