

The Pittsburgh Legal Journal

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FEBRUARY 21, 2025

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CIVIL DIVISION

General Docket

Derk James vs Hampden Operations LLC; GD-25-001582; Legal Liability; Complaint; 50000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel, Cartwright James L.

Elizabeth Township vs Mains James P., Mains Winifred; GD-25-001583; Municipal Lien; Certificate of Location; 1835.12; Atty(s): Ries Jeffrey D

Jebreen Minwer vs Brice Norman; GD-25-001585; Motor Vehicle Accident; Complaint; Atty(s): Mirabile Joseph Paul

Fields Elisa M. vs Norfolk Southern Corporation, Wilkinsburg Borough; GD-25-001586; Against Property Owner; Complaint; Atty(s): Dipre Kyle A.

Mills Barbara vs Southwestern Nursing Home Partnership LP; GD-25-001587; Medical/Hospital Liability; Complaint; Atty(s): Greene Allison H.

South Allegheny School District vs Kapsha Mark A.; GD-25-001588; Sci Fa sur Tax Lien; Certificate of Location; 5826.96; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Suzensky Melinda vs Kauper Elizabeth; GD-25-001589; Motor Vehicle Accident; Complaint; Atty(s): Bush Jordan Taylor

Rothman Gena, Rothman Joseph vs Walmart Inc., Wal-Mart Real Estate Business Trust; GD-25-001590; Against Property Owner; Complaint; Atty(s): Dipre Kyle A.

Elizabeth Township vs Grice Brian M; GD-25-001591; Municipal Lien; Certificate of Location; 1246.72; Atty(s): Ries Jeffrey D

Baldwin Borough vs Salzer Samantha J., Benjamin Melani R; GD-25-001592; Municipal Lien; Certificate of Location; 516.40; Atty(s): Ries Jeffrey D

Capital One Auto Finance vs Slade Rashawn Anthony; GD-25-001593; Replevin; Complaint; Atty(s): Dyer Thomas C.

Baldwin Borough vs Trbovich Julie; GD-25-001594; Municipal Lien; Certificate of Location; 4617.67; Atty(s): Ries Jeffrey D

Tucker James vs International Literary Properties LLC; GD-25-001595; Contract - Other; Praecipe for Writ of Summons; Atty(s): Dickson Cecilia R.

Neal Kelly vs Lewis Barrett; GD-25-001596; Motor Vehicle Accident; Complaint; Atty(s): Rudert Erin K

Csaszar Karlee N. vs Kobetich Judith L.; GD-25-001597; Motor Vehicle Accident; Complaint; Atty(s): Talarico Richard G.

Horlick Jeffrey vs Geico Advantage Insurance Company; GD-25-001598; Contract - Other; Praecipe for Writ of Summons; Atty(s): Lewis J. Kerrington, Lewis Mary Ann

Gilmore Robin vs Pennsylvania Department Of General Services, Maschak Jason; GD-25-001603; Motor Vehicle Accident; Complaint; Atty(s): Sammel Daniel J

CIVIL DIVISION

New Arbitration Suits

Allegheny County Central Tax Collection District vs Ngoma Adrienne B.; AR-25-001078; Allegheny County Tax; Complaint; 3737.30; Atty(s): Monti Richard A.

Allegheny County Central Tax Collection District vs Oliver George S.; AR-25-001079; Allegheny County Tax; Complaint; 1804.44; Atty(s): Monti Richard A.

Allegheny County Central Tax Collection District vs Smaglo Darryl R.; AR-25-001080; Allegheny County Tax; Complaint; 1478.65; Atty(s): Monti Richard A.

Stankas Gary D. vs Cricket Wireless LLC; AR-25-001072; Contract - Buyer Plaintiff; Complaint; 550.00; Atty(s): Self-Represented

Belfor USA Group Inc. vs Metzler John, Metzler Roberta; AR-25-001074; Contract - Debt Collection; Complaint; 2060.94; Atty(s): Self-Represented

Cavalry SPV I LLC vs Fey Ashley; AR-25-001090; Contract - Other; Complaint; 4300.00; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Collins Sarah; AR-25-001091; Contract - Other; Complaint; 11476.70; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Lawson Eric; AR-25-001092; Contract - Other; Complaint; 1192.57; Atty(s): Apothaker David J

Boyer & Pentek Inc. vs Monack Marissa; AR-25-001093; Contract - Debt Collection; Order of Court - IFP Granted; 7840.19; Atty(s): Self-Represented

Cavalry SPV I LLC vs McClain Sauntia; AR-25-001094; Contract - Credit Card; Complaint; 2827.39; Atty(s): Apothaker David J

Cavalry SPV I LLC vs McFadden Patricia A; AR-25-001095; Contract - Credit Card; Complaint; 7735.05; Atty(s): Apothaker David J

Butler Scott vs Martinez David; AR-25-001096; Contract - Other; Defendant's Appeal of MDJ; 10201.75; Atty(s): Self-Represented

Cavalry SPV I LLC vs Harris Shayla M; AR-25-001097; Contract - Credit Card; Complaint; 4038.46; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Terry Anthony; AR-25-001098; Contract - Credit Card; Complaint; 2242.22; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Brundage Christen; AR-25-001099; Contract - Credit Card; Complaint; 7685.70; Atty(s): Apothaker David J

(Continued on Page 2, Column 1)

ORPHANS' COURT

Wills

Joann Zigarovich, deceased; Patricia Readal, Extrx.; Atty: Robert J. Specht; 00763 of 2025.

Nancye K. Potoski, deceased; Stacye L. Powell, Extrx.; Atty: Kassie Raye Gusarenko; 00768 of 2025.

Lawrence Ramon Breletic, deceased; Donald C. Wobb, Extr.; Atty: Adam G. Anderson; 00769 of 2025.

Marie A. Waugaman, deceased; Arthur W. Waugaman, Extr.; Atty: F. Christopher Spina; 00770 of 2025.

Cyril Joseph McDonald, deceased; Glenn A. McDonald, Extr.; Atty: Barry J. Palkovitz; 00771 of 2025.

Geraldine Dabney, deceased; Lucille E. Dabney, Extrx.; 00772 of 2025.

Robert James Mehaffey, deceased; Stacey L. Scheible, Extrx.; Atty: Jeffrey Dallas Ries; 00774 of 2025.

Susan J. Domorski, deceased; Sharon Musser, Extrx.; Atty: Kathleen A. Cleary Lennen; 00778 of 2025.

Mary Peterson, deceased; Glenn Peterson, Extr.; Atty: Dante J. Mancini; 04414 of 2024.

Margaret M. Barker, deceased; Theresa L. Barker, Extrx.; Atty: Dennis A. Uram; 00783 of 2025.

Gerard Bridge, deceased; Lori McNeely, Extrx.; Atty: Lynette A. Costa; 00784 of 2025.

Rodney Stokes, deceased; Paige Strasbaugh, Extrx.; 00785 of 2025.

Fred W. Doerzbacher, Jr., deceased; Fred W. Doerzbacher, IV, Extr.; Atty: Frank D. Debor; 00794 of 2025.

Carole L. Moreau, deceased; Marie Ann Maximovich, Extrx.; Atty: Jeffrey P. Derrico; 00796 of 2025.

Elizabeth Pierce, deceased; Elizabeth Anne Pierce, Extrx.; Atty: John N. Paz; 00798 of 2025.

John Michael Seitz, deceased; David J. Seitz, Extr.; Atty: Kevin F. Israel; 00801 of 2025.

Carol S. Marini, deceased; Lynn M. Dubois, Extrx.; Atty: Adam G. Anderson; 00803 of 2025.

Barbara L. Johnson, deceased; Gregory D. Murray, Extr.; Atty: Rodney D. Shepherd; 00807 of 2025.

Twana J. Strahl, deceased; Lori A. Wineland, Co-Extrx., Kara L. Agresti, Co-Extrx.; Atty: Mark S. Riethmuller; 00809 of 2025.

Natalie A. Stecki, deceased; Jo Ellen Welsh, Extrx.; 00814 of 2025.

Robert G. Lynch, deceased; Suzanne M. Lynch-Strobel, Extrx.; 00817 of 2025.

(Continued on Page 10, Column 4)

BANKRUPTCY COURT

Western District

Janet L. Gerosky; ALLEGHENY-PA; 25-20235; Atty: Brian J. Bleasdale; Chapter: 13; Filed 01/30/2025; Judge Bohm

Shannon V. Hepfer; CLEARFIELD-PA; 25-70029; Atty: Kenneth P. Seitz; Chapter: 13; Filed 01/30/2025; Judge Deller

Tina L. Olivieri; CLEARFIELD-PA; 25-70030; Atty: Kenneth P. Seitz; Chapter: 13; Filed 01/30/2025; Judge Deller

Robert Max Sweeney and Michelle Ann Sweeney; CLEARFIELD-PA; 25-70031; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 01/30/2025; Judge Deller

Scott J. Kaufman; MERCER-PA; 25-10058; Atty: Kenneth Steidl; Chapter: 7; Filed 01/31/2025; Judge Melaragno

Mary Susan Johnson; VENANGO-PA; 25-10059; Atty: James Kutkowsky; Chapter: 7; Filed 01/31/2025; Judge Melaragno

Daniel James Miller; ALLEGHENY-PA; 25-20236; Atty: Pro Se; Chapter: 13; Filed 01/31/2025; Judge Bohm

Mark Calgario; WASHINGTON-PA; 25-20237; Atty: David A. Rice, Scott R. Lowden; Chapter: 13; Filed 01/31/2025; Judge Taddonio

Joseph G. Sapp, Jr.; WESTMORELAND-PA; 25-20238; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 01/31/2025; Judge Deller

Charles A. McClafferty and Devon D. McClafferty; ALLEGHENY-PA; 25-20239; Atty: Gino F. Peluso; Chapter: 7; Filed 01/31/2025; Judge Deller

Michael Dale Pennington and Margaret J. Pennington; ALLEGHENY-PA; 25-20240; Atty: Kenneth Steidl; Chapter: 13; Filed 01/31/2025; Judge Taddonio

Mark D. Hutchin and Shantel M. Hutchin; ALLEGHENY-PA; 25-20241; Atty: Kenneth Steidl; Chapter: 13; Filed 01/31/2025; Judge Taddonio

Raymond William Palmer and Natasha Lynn Palmer; WESTMORELAND-PA; 25-20242; Atty: Corey J. Sacca; Chapter: 7; Filed 01/31/2025; Judge Melaragno

Jason Robert Meier; ALLEGHENY-PA; 25-20243; Atty: Pro Se; Chapter: 13; Filed 01/31/2025; Judge Taddonio

Jeremiah Scott Wells; WESTMORELAND-PA; 25-20244; Atty: Pro Se; Chapter: 13; Filed 01/31/2025; Judge Taddonio

Dan Sekani Burks; ALLEGHENY-PA; 25-20245; Atty: Pro Se; Chapter: 7; Filed 01/31/2025; Judge Bohm

William D. Brown; ALLEGHENY-PA; 25-20246; Atty: Kenneth Steidl; Chapter: 13; Filed 01/31/2025; Judge Bohm

John M. Everly, II; WASHINGTON-PA; 25-20247; Atty: Kenneth Steidl; Chapter: 13; Filed 01/31/2025; Judge Deller

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Cavalry SPV I LLC vs Love Jennifer M; AR-25-001100; Contract - Credit Card; Complaint; 2411.38; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Winkler Eryld Grace; AR-25-001101; Contract - Credit Card; Complaint; 9383.51; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Clark Jonathan; AR-25-001102; Contract - Credit Card; Complaint; 2346.50; Atty(s): Apothaker David J

Dollar Bank F.S.B. vs McCoy Aundria; AR-25-001103; Contract - Credit Card; Exhibits; 10448.37; Atty(s): McClure Shawn P, Cummings Kevin J.

Provins Kevin vs Fusca Michael, Roche Julia; AR-25-001104; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Ries Jeffrey D

Caligiuri Timothy J. vs Rusnak Kenneth E.; AR-25-001105; Motor Vehicle Accident; Complaint; Atty(s): Stephenson Alexander D.

Royster Joyce vs Mercedes Benz USA LLC; AR-25-001106; Contract - Other; Complaint; Atty(s): Power Michael

Harkins Jake Edward vs General Motors LLC; AR-25-001107; Contract - Other; Complaint; Atty(s): Silverman Robert M

Blaker John F. vs Ford Motor Company; AR-25-001108; Contract - Other; Complaint; Atty(s): Rapkin Robert A

Fratangelo Angela, Fratangelo Theresa A. vs Kia Motors America; AR-25-001109; Contract - Other; Complaint; Atty(s): Rapkin Robert A

Rural Ridge Estates Homeowners Association vs Dourado Ramon C., Dourado Teila N.; AR-25-001110; Against Property Owner; Complaint; 3872.62; Atty(s): Burkhart Lisa M

Ford Motor Credit Company LLC vs Spiering Jr. Michael Thomas; AR-25-001111; Contract - Debt Collection; Exhibits; 10541.73; Atty(s): Klemm Paul

Ford Motor Credit Company LLC vs Miller Luke A; AR-25-001112; Contract - Debt Collection; Exhibits; 5810.84; Atty(s): Klemm Paul

Ford Motor Credit Company LLC vs Byrne Patricia A; AR-25-001113; Contract - Debt Collection; Exhibits; 4043.74; Atty(s): Klemm Paul

Sivetz Evan, Sivetz Jessica vs Konopka Raymond, Konopka Contracting Inc.; AR-25-001114; Contract - Buyer Plaintiff; Complaint; Atty(s): Froetschel Joseph R.

Credit Corp Solutions Inc. vs Jamiolkowski AJ; AR-25-001115; Contract - Credit Card; Defendant's Appeal of MDJ; 1512.41; Atty(s): Egan Margaret M, Jamiolkowski Alexander J

Ford Motor Credit Company LLC vs Hastings Michael J.; AR-25-001116; Contract - Debt Collection; Exhibits; 16598.04; Atty(s): Klemm Paul

Ford Motor Credit Company LLC vs Stolich Desmond; AR-25-001117; Contract - Debt Collection; Exhibits; 9017.40; Atty(s): Klemm Paul

Synchrony Bank vs Vargenko Lisa M.; AR-25-001118; Contract - Credit Card; Plaintiff's Appeal of MDJ; 3356.17; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Synchrony Bank vs Luffey Nikki L.; AR-25-001119; Contract - Credit Card; Plaintiff's Appeal of MDJ; 2926.76; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

TD Bank USA N.A. vs Herold Dana; AR-25-001120; Contract - Credit Card; Plaintiff's Appeal of MDJ; 6038.94; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Capital One N.A. vs Lash Brian R.; AR-25-001124; Contract - Credit Card; Defendant's Appeal of MDJ; 6986.12; Atty(s): Klingensmith Robert D.

Dorsey John, Dorsey Kathryn vs Novick Madelyn; AR-25-001125; Intentional Tort; Complaint; 50000.00; Atty(s): Werner Anthony

Timepayment Corp. vs Xias Restaurant Lounge and Events LLC, Benton Joy; AR-25-001126; Contract - Other; Complaint; 7543.80; Atty(s): Saldutti Robert L

Wells Fargo Bank N.A. vs Howard Malory L.; AR-25-001127; Contract - Debt Collection; Complaint; 27980.74; Atty(s): Kaliner Michael H.

Landree Todd vs Bullock Quentin, Community College of Allegheny County; AR-25-001128; Replevin; Complaint; 35000.00; Atty(s): Self-Represented

Martelli's Stone Center vs Schwartz Craig; AR-25-001136; Contract - Debt Collection; Defendant's Appeal of MDJ; 3900.00; Atty(s): Self-Represented

Russian Orthodox Greek Catholic Church of the Intercession o vs Hardin Michael, CIS Steeplejack LLC; AR-25-001137; Contract - Other; Complaint; Atty(s): Homyak Mark J.

Campbell Anthony Liston, Campbell Gwyn vs Hall M.D. David; AR-25-001147; Medical/Hospital Liability; Petition to Proceed IFP; 3000.00; Atty(s): Self-Represented

Conservatorship

Meyer Todd L vs Unknown Heirs of the Estate of Freddie Hodnett Jr. deceased, Booth Sheila, Craft Jearlene, Clements Barbara, Hodnett Terri, Unknown Heirs of the Estate of Arlene T. White, Chauvet Robin, Dobrowski Rick T., Dobrowski Randy N.; CS-24-000088; Conservatorship; Notice of Filing; Atty(s): Nichols Christopher E.

Rooks Nicole vs Russo Russo; CS-24-000089; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley

Rooks Nicole vs Funkhouser Edward; CS-24-000090; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley

Rooks Nicole vs Jones Deceased David, Jones Deceased Florence, Unknown Heirs, Executors, Administrators; CS-24-000091; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley

Reaching for a Better Tomorrow Inc vs Wimer Louis, Wimer Marie; CS-25-000001; Conservatorship; Certificate of Location; Atty(s): Price Douglas L.

Hartle Robert vs Tuckfelt Jo Ann; CS-25-000002; Conservatorship; Petition for Conservatorship; Atty(s): Kalina Matthew J.

RE Servicing LLC vs Creedon Bernard D; CS-25-000003; Conservatorship; Certificate of Location; Atty(s): Kalina Matthew J.

Reaching for a Better Tomorrow Inc. vs Schultise Fred J, Schultise Barbara A; CS-25-000004; Conservatorship; Certificate of Location; Atty(s): Price Douglas L.

Thomas Lamont vs Moser Paul R.; CS-25-000005; Conservatorship; Petition for Conservatorship; Atty(s): Self-Represented

Rising Tide Partners vs Luemba Moses, Luemba Francine; CS-25-000007; Conservatorship; Praecepte for Lis Pendens; Atty(s): Lampl Sy O.

RK Conservation Corporation vs Powell Timmy A., Powell Diane; CS-25-000008; Conservatorship; Praecepte for Lis Pendens; Atty(s): Leon Corey

Marlex Properties LLC vs Kyllonen deceased Jonathan L., Kyllonen deceased Marjorie J., Known Heirs of Jonathan L. Kyllonen, Unknown Heirs of Jonathan L. Kyllonen, Unknown Heirs of Marjorie J. Kyllonen, Known Heirs of Marjorie J. Kyllonen; CS-25-000009; Conservatorship; Certificate of Location; Atty(s): Kalina Matthew J.

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

COURT NOTICES

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning April 16, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

- Wednesday, April 16, 2025 at 12:30 PM
 - Wednesday, May 14, 2025 at 12:30 PM
 - Wednesday, June 18, 2025 at 12:30 PM
- 25-00609

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning Thursday, April 3, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

- Thursday, April 3, 2025 at 9:30 a.m.
 - Thursday, May 8, 2025 at 9:00 a.m.
 - Thursday, June 5, 2025 at 9:30 a.m.
- 25-00610

Court of Common Pleas of Allegheny County

Orphans' Court Judges Motions Schedule for the Month of March 2025

Week of

- March 3 - Judge Evashavik DiLucente
 - March 10 - Judge McCarthy
 - March 17 - Judge Marmo
 - March 24 - Judge McGough
 - March 31 - Judge Evashavik DiLucente
- 25-00469

Court of Common Pleas of Allegheny County

JUVENILE COURT MOTIONS SCHEDULE

March 2025

- March 3 - Judge McCrady
 - March 4 - Judge McCrady
 - March 5 - Judge McCrady
- 25-00491

- March 6 - Judge McCrady
 - March 7 - Judge McCrady
 - March 10 - Judge Bush
 - March 11 - Judge Bush
 - March 12 - Judge Bush
 - March 13 - Judge Bush
 - March 14 - Judge Bush
 - March 17 - Judge Cozza
 - March 18 - Judge Cozza
 - March 19 - Judge Cozza
 - March 20 - Judge Cozza
 - March 21 - Judge Cozza
 - March 24 - Judge Woodruff
 - March 25 - Judge Woodruff
 - March 26 - Judge Woodruff
 - March 27 - Judge Woodruff
 - March 28 - Judge Woodruff
 - March 31 - Judge Sizemore
- 25-00468

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

March 2025

- March 3 - Middleman, J. in Courtroom 425 at 2:00 PM
 - March 4 - No Motions
 - March 5 - No Motions
 - March 6 - Costa, J. in Courtroom 425 at 2:00 PM
 - March 7 - No Motions
 - March 10 - Eaton, J. in 814 City-County Building at 2:00 PM and Sweeney, J. in Courtroom 425 at 2:00 PM
 - March 11 - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
 - March 12 - Middleman, J. in Courtroom 425 at 2:00 PM
 - March 13 - Woodruff, J. in Courtroom 320 at 9:30 AM and Korb, J. in Courtroom 425 at 2:00 PM
 - March 14 - No Motions
 - March 17 - McCrady, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM
 - March 18 - Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
 - March 19 - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
 - March 20 - Sweeney, J. in Courtroom 425 at 2:00 PM
 - March 21 - No Motions
 - March 24 - Middleman, J. in Courtroom 425 at 2:00 PM
 - March 25 - Bubash, J. in Courtroom 425 at 2:00 PM
 - March 26 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM and Korb, J. in Courtroom 425 at 2:00 PM
 - March 27 - Sizemore, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
 - March 28 - No Motions
 - March 31 - Eaton, J. in 814 City-County Building at 2:00 PM
- 25-00491

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Wednesday
February 26, 2025

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-0001170-23; Philip R. Andrews; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony Jackson**

CR-0006674-24; David J. Hafer; Theft By Decep-False Impression; ADA: **Madeline Olds;** D-atty: **Alexa Marie Glista**

CR-0002283-24; Phelix Houser; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0004372-24; Michael Loeffler; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Breene Levine**

CR-0003175-19; Brandon Rocco Wally; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

Judge Kelly Bigley
Courtroom 525

CR-0004262-21; Davonna Nicole Andrews; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0007723-22; Imani Blake; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0001731-22; Elisa Carnahan; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0011699-19; Shannon Higgins; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0005596-22; Jerrold Howard; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Albert Green Reese Jr.**

CR-0008969-22; Roy Alan Johnson; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Rieger**

CR-0001424-19; Brandon James Kocent; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael E. Moser**

CR-0002751-23; Dany Sagui Tiul; DUI: Gen Imp (BAC .08 - .10) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric A. Jobe**

CR-0003451-21; Melinda Wilkins; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

Judge Thomas Flaherty
Courtroom 324

CR-0004730-24; Laurence Barnes; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leigg**

CR-0000163-24; Joseph Ben Bernardi; Simple Assault; ADA: **Evan Anthony II Lowry;** D-atty: **Stephen Arthur Chesney**

CR-0002237-24; Nicholas Jack; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0004459-24; Hernandez Noe; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0005851-23; Lamar Patterson; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0006747-24; Shaborn Woods; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

Judge Elliot Howsie
Courtroom 533

CR-0008370-22; Machi Douthett; Accidents Involving Death or Injury While Not Licensed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**

CR-0004995-24; Cordaya Green; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

CR-0001258-24; James Allen Haines; Photograph/Film/Depict on Computer Sex Act - Knowingly Depicts on Computer, Photo, etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0005501-24; Brittany N. McCourt; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

CR-0004402-24; Rodney Porter; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney D. Shepherd**

CR-0004685-24; Gerald Sanders; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

CR-0004740-24; Antoine Lamont Smith; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at ACBA.org/LivingWill.

CR-0002364-24; Roberto Lee Williams; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **H. Craig Hinkle**

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

CR-0002630-24; Christofer Charle David; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

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

CR-0005738-24; Donald Mark Johnson; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

CR-0000726-24; Matthew Logan; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0006060-24; Aishah Nicole Major; Theft By Unlaw Taking-Movable Prop; ADA: **Jon Michael Pittman;** D-atty: **Patrick J. Thomassey**

CR-0004344-24; Ryan Murphy; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0004666-24; Tamer Musleh; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Philip Thomas**

CR-0008789-23; John A. Ryan; Crim Misch/Dmg Prop Intent, Reckless, Or Neglig; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0000254-24; John A. Ryan; Crim'l Misch-Tamper W/Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003931-24; Marquise Michael Smith; Discharge Of A Firearm Into Occupied Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0009019-23; Tequill Taylor; Corrupt Organizations - Employee; ADA: **Mark Serge**

CR-0006560-24; Ronald James Towers Jr.; False/Fraud/Incomp Insurance Claim; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael E. Moser**

CR-0007078-24; Jennifer Dyan Wessel; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0007076-24; Jennifer Dyan Wessel; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0007077-24; Jennifer Dyan Wessel; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

**Judge Jill E. Rangos
Courtroom 327**

CR-0006751-24; Paul P. Babuscio; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0006432-24; Jocelyn Barner; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0006452-24; Jocelyn Barner; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0004961-24; Eyolki Cano; Rape of Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0007047-24; Dale Adolph Egenlauf; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0006773-24; Dale Adolph Egenlauf; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0007046-24; Dale Adolph Egenlauf; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0007045-24; Dale Adolph Egenlauf; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0001685-24; Theodore Elliott; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0006561-24; Leroy Irvin; Provide Accurate Information; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0006770-24; Domonique Prince; Use/Poss Of Drug Paraph; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0008237-24; Domonique Prince; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0006720-24; Katlyn Sands; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0006776-24; Tracey T. Washington; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0007097-24; Bless Ronde Freeman; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0005440-24; Tyray Davon Frenzley; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

CR-0006123-24; Durell Minniefield; Strangulation - Blocking the Nose and Mouth of the Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0005384-24; William M. Monticue; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

**Judge Jennifer Satler
Courtroom 530**

CR-0003977-24; Quayla Ann Akrie; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0008215-24; Mark Alochney; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0005221-24; Mark Alochney; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0006828-24; Khyielle Ambush; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelsey Jordan Vita**

CR-0003591-24; Bobby Booker; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Alexa Marie Glista**

CR-0003573-24; Gerald Martel Brown; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jennifer Lynn Deflitch**

CR-0006114-22; Erik Ryane Calleros; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Dominic Pometto**

CR-0006892-24; Danesha Robin Demby; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **John K. Foster III**

CR-0006115-22; Jacob Gereshenski; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0006629-24; Brett Glodfelter; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0003413-24; Tikisha Marie Johnson; Simple Assault; D-atty: **Amita Maram**

CR-0005023-24; Marcie L. Keen; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0004806-24; Shadasia Nichale Little; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0006745-24; John McDonald; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0006462-24; Sean P. Molyneaux; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0002604-24; Terry Purdue; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0003718-24; Terry Scott; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0005967-24; Damien Wiley; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph David Horowitz**

CR-0006690-24; James Thomas Williams; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

**Judge David L. Spurgeon
Courtroom 321**

CR-0003221-24; Dakota Eugene Face; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0004682-24; Austin McAllister; Simple Assault; ADA: **Peyton Eileen Myers;** D-atty: **Sean Thomas Logue**

**Judge Randal B. Todd
Courtroom 310**

CR-0001730-22; Allen David Berry; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

CR-0005828-22; Allen David Berry; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0007634-23; Devons Hunter; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Kevin Trower**

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-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-0004228-24; Paul Lenard Morris; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

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

Arbitration Trial List

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

**Wednesday
February 26, 2025**

GD-23-004126; May vs Mahfood; P-atty: **Thomas D. Berret**; D-atty: **Kenneth Ficerai**

AR-24-007269; Discover Bank vs Kinavey; P-atty: **Danielle Berger Kramer, Brittany R. Fitzgibbon**

AR-24-007266; Velocity Investments, LLC vs Rybicki; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Shane L. Weaver**

AR-24-007262; Velocity Investments, LLC vs Kaela; P-atty: **Demetrios H. Tsarouhis**

AR-24-007261; Discover Bank vs Guttilla; P-atty: **Danielle Berger Kramer, Brittany R. Fitzgibbon**

AR-24-007256; Velocity Investments, LLC vs Bergman; P-atty: **Demetrios H. Tsarouhis**

AR-24-007254; Discover Bank vs Duffy; P-atty: **Danielle Berger Kramer, Brittany R. Fitzgibbon**

AR-24-007249; Discover Bank vs Allen; P-atty: **Danielle Berger Kramer, Brittany R. Fitzgibbon**

AR-24-007247; Bank of America, N.A. vs Korzendorfer; P-atty: **Jonathan Paul Cawley**

AR-24-007244; Bank of America, N.A. vs Kearns; P-atty: **Jonathan Paul Cawley**

AR-24-007236; Discover Bank vs Spiker; P-atty: **Matthew Weston Pomy**

AR-24-007231; Discover Bank vs Forquer; P-atty: **Matthew Weston Pomy**; D-atty: **Joseph M. Kulik**

AR-24-007226; Discover Bank vs Davenport; P-atty: **Matthew Weston Pomy**

AR-24-007216; JPMorgan Chase Bank, N.A. vs Bednar; P-atty: **Ian M. Lauer**

AR-24-007214; Coholic, et al vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-24-007211; Velocity Investments, LLC vs Stofesky; P-atty: **Demetrios H. Tsarouhis**

AR-24-007210; Velocity Investments, LLC vs Ford; P-atty: **Demetrios H. Tsarouhis**
AR-24-006804; Keegan vs Brooks; P-atty: **Pro Se**; D-atty: **Pro Se**

AR-24-006021; Brock Associates, LLC vs Hartle; P-atty: **Mark F. McKenna**; D-atty: **Pro Se**

AR-24-006006; Dale vs Phillip; P-atty: **Eric T. Chaffin**

AR-24-006001; Credit Corp Solutions, Inc. vs Dinapoli, et al; P-atty: **Gregg L. Morris**; D-atty: **Brian J. Fenters**

AR-24-005375; O'Neill vs Cobbs; P-atty: **Joyce Novotny-Prettiman**; D-atty: **Amanda C. Steffy**

AR-24-004639; Bank of America, N.A. vs Caye, II; P-atty: **Frederic I. Weinberg**; D-atty: **Ryan J. Cooney**

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, March 3, 2025 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, MARCH 3, 2025 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, MARCH 4, 2025, 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, MARCH 10, 2025 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."

Baldwin Borough

22. Benjamin R. Melani and Samantha J. Salzer
MG-24-000705—\$157,518.27

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

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

known and numbered as 5448 Sagebrush Drive, Pittsburgh, PA 15236. Deed Book Volume 17647, Page 377. Block and Lot Number 390-R-295.

35. Dominic J. Mussomele

MG-24-000801—\$117,458.53
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3004 Ruthwood Avenue, Pittsburgh, PA 15227. Document Number 2017-14355, Deed Book Volume 16801, Page 440. Block and Lot Number 0094-S-00108-0000-00.

91. Julie Trbovich

MG-19-000576—\$243,455.18
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Parcel 1: Having erected a dwelling being known and numbered as 742 Lechner Lane, Pittsburgh, PA 15227, Deed Book Volume 17353, Page 534, Block and Lot Number 0136-B-00020-0000-00.

Parcel 2: Vacant land being known and numbered as Lechner Lane, Pittsburgh, PA 15227, Page 534, Block and Lot Number 0136-B-00038-0000-00.

Bethel Park

6. Joseph A. Spinnenweber, Jr. and Judith A. Weisser

GD-23-013773—\$47,052.64
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 5633 Willow Terrace Drive, Bethel Park, PA 15102. Deed Book 5393, Page 271. Block and Lot Number 665-B-6.

8. Adam Brent Kauer and Julie Paige Caldwell

GD-23-010165—\$5,326.88
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 3129 South Park Road, Bethel Park, PA 15102. Deed Book 17008, Page 260. Block and Lot Number 476-N-60.

11. Rose Kristin Senay, Trustee of the Nancy T. Senay Asset Protection Trust

GD-23-013771—\$11,439.29
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 1160 Grandview Drive, Bethel Park, PA 15102. Deed Book 16406, Page 197. Block and Lot Number 666-M-270.

Brackenridge

55. Michael E. Bieranoski, Sr. and Cheryl A. Bieranoski

GD-18-017553—\$6,021.04
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a two-story brick house being known as 903 Brackenridge Avenue, Brackenridge, PA 15014. Deed Book Volume 11860, Page 328. Block & Lot No. 1224-G-93.

56. Shawn William Springer

GD-20-002942—\$4,113.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a two-story frame house being known as 953 Roup Avenue, Brackenridge, PA 15014. Deed Book Volume 16129, Page 79. Block & Lot No. 1367-P-286.

Carnegie

31. Albert Fritz Hodgkiss, Jr., Executor of the Estate of Emily Ann Hezlep
GD-24-011690—\$46,233.91
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a one story brick dwelling with integral garage known as 500 Lincoln Avenue, Carnegie, PA 15106. Deed Book Volume 10032, Page 446, Block and Lot Number 66-N-232.

Churchill

30. Kimberly M. Litzinger
MG-24-000702—\$73,959.43
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling known as 3809 Rural Court West, Pittsburgh, PA 15221. Deed Book Volume 17270, Page 445, Block and Lot Number 372-E-164.

Crescent

44. Thomas Gary Minarik, Jr. and Jennifer Ashley Yeager
GD-23-005775—\$2,242.82
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a two-story frame house known as 717 Elm Street, Crescent, PA 15046. Deed Book Volume 14580, Page 588. Block & Lot No. 702-G-185.

Dormont

96. Remedy Redevelopment LLC
GD-24-008288—\$186,402.73
Matthew G. Brushwood, Esq.
Barley Snyder
610-372-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a frame dwelling municipally known and numbered as 2643 Connecticut Ave., Pittsburgh, Pennsylvania 15216. Deed Book 19376, Page 401, Block and Lot Number 63-H-179.

Duquesne

42. Jane S. Breznay
MG-24-000686—\$44,860.23
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward City of Duquesne: Having erected thereon a dwelling being known and numbered as 30 Commonwealth Avenue, Duquesne, PA 15110. Deed Book 10358, Page 619. Block and Lot Number 304-F-94.

46. Susan L. Davis
GD-23-013985—\$3,020.49
Joseph W. Gramc, Esq.
412-281-0587

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

3: Having erected thereon a two-story brick house being known as 1109 Maryland Avenue, Duquesne, PA 15110. Deed Book Volume 8415, Page 414, Block & Lot No. 306-H-152.

East McKeesport

82. William Lee Stover, Jr., With Notice to Heirs & Assigns
GD-24-010985—\$3,876.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two-story frame house known as 1150 Morrelle Avenue, East McKeesport, PA 15035. Deed Book Volume 10260, Page 566. Block & Lot No. 547-A-363.

Findlay

81. Joseph Verzelli
GD-23-007011—\$1,933.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a two story frame house being known as 1276 US Route 30, Clinton, PA 15026. Deed Book Volume 15513, Page 577. Block & Lot No. 1179-A-75.

Forest Hills

33. Marilyn Mulvihill, Known Surviving Heir of Bernard M. Parrish, Nora Lersch, Known Surviving Heir of Bernard M. Parrish, Sally Morbeck, Known Surviving Heir of Bernard M. Parrish, and Unknown Surviving Heirs of Bernard M. Parrish
GD-23-014416—\$120,491.13
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a dwelling being known and numbered as 114 Braddock Road, Pittsburgh, Pennsylvania 15221. Deed Book Volume 6992, Page 596. Block and Lot Number 0300-A-00222-0000-00.

Franklin Park

88. Richard M. Halapin and Joel E. Halapin
MG-23-000913—\$64,279.79
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Franklin Park: Having erected thereon a residential dwelling being known and numbered as 2635 Woodmont Lane, Wexford, PA 15090. Deed dated January 28, 2005, and recorded on January 31, 2005, in Department of Real Estate of Allegheny County at Book Volume 12335, Page 213. Block & Lot No: 1347-F-110.

Glassport

26. Judith D. Hickman n/k/a Judith D. Brown and James Hickman
GD-22-009673—\$13,759.91
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 706 Vermont Ave., Glassport, PA 15045. Deed Book 13155, Page 93. Block and Lot Number 558-C-371.

83. Unknown Heirs of Francis J. Skerkoski, Diane Schrag, Loretta Dabruzzo and Celine Skerkoski
GD-24-010957—\$3,937.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two story frame house known as 843 Delaware Avenue, Glassport, PA 15045. Deed Book Volume 5987, Page 817. Block & Lot No. 558-M-11.

Harrison

20. Timothy J. Oddis
MG-24-000714—\$166,198.31
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1216 Arizona Avenue, Natrona Heights, Pennsylvania 15065. Deed Book Volume 17877, Page 333. Block and Lot Number 1518-R-00007-0000-00.

68. Timothy Hazlett, solely in his capacity as administrator to the estate of Gale P. Hazlett, deceased
GD-24-001073—\$111,390.00
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a dwelling being known and numbered as 2870 N. Meadow Street, Natrona Heights, PA 15065 a/k/a 2870 Meadow Street, Natrona Heights, PA 15065. Deed Book Volume 3891. Block and Lot Number 1845-H-0172.

Jefferson Hills

3. Duane Hammett
MG-24-000410—\$205,646.06
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 1771 Gill Hall Rd., Finleyville, PA 15332-4245. Deed Book Volume 15639, Page 427. Block and Lot Number 1136-A-00121-0000-00.

72. Robert K. Slampak, Faith D. Slampak, and the United States of America
GD-24-003504—\$27,369.90
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a single family dwelling being known and numbered as 202 Aber Drive, Clairton, PA 15025. Deed Book 8899, Page 24. Block and Lot Number 560-K-85.

80. David W. Halliday, Jennifer E. Halliday and the United States of America
GD-23-004125—\$4,150.08
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one story concrete block house being known as 1309 Walnut Street, Clairton, PA 15025. Deed Book Volume 18038, Page 573. Block & Lot No. 1274-R-64.

City of McKeesport

75. June D. Thomas
GD-23-005576—\$2,905.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a two story brick house being known as 3006 Myer Boulevard, McKeesport, PA 15132. Deed Book Volume 17796, Page 240. Block & Lot No. 381-R-95.

Millvale

50. Alfred Nannini
GD-23-002192—\$2,748.43
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a two-story frame house being known as 938 Cross Street, Pittsburgh, PA 15209. Deed Book Volume 11855, Page 593. Block & Lot No. 118-C-38.

90. Michael J. Celender, as believed Heir to the Estate of Cathy A. Celender a/k/a Catherine Ann Celender; Unknown Heirs to the Estate of Cathy A. Celender a/k/a Catherine Ann Celender Administrators to the Estate of Cathy A. Celender a/k/a Catherine Ann Celender as administrator to the estate of Gale P. Hazlett, deceased
MG-24-000594—\$108,949.34
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 121 Sheridan Street, Pittsburgh, PA 15209. Document Number 148940, Deed Book Volume 10879, Page 430. Block and Lot Number 0079-G-00003-0002-00.

Monroeville

7. Duane E. Morrow and Terri Lee Morrow
GD-24-001220—\$25,463.61
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 605 Dahlia Drive, Monroeville, PA 15146. Deed Book 7106, Page 215. Block and Lot Number 742-L-270.

12. Donald R. Fogle and the United States of America
MG-23-001109—\$32,333.81
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a residential dwelling being municipally known and numbered as 815 Sweetleaf Drive, Monroeville, PA 15146. Deed Book Volume 16969, Page 575. Block and Lot Number 742-A-281.

19. Patrick Butler and Stephanie Butler
MG-24-000673—\$120,869.47
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 423 Kentucky Avenue, Monroeville, Pennsylvania 15146. Deed Book Volume 17437, Page 374, Instrument 2018-36522, Block and Lot Number 543-R-56.

60. Milo C. Smith, Executrix of the Estate of Florence A. Smith, Deceased
GD-23-001557—\$17,238.30
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one story brick house as 772 Cottonwood Drive, Monroeville, PA 15146. Deed Book Volume 5663, Page 175. Block & Lot No. 637-K-252.

63. Ricardo Allison

GD-19-004917—\$5,611.26
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon two story frame house as 3645 Northern Pike, Monroeville, PA 15146. Deed Book Volume 18059, Page 290. Block & Lot No. 638-E-123.

67. Donald R. Fogle, Jr. and the United States of America

MG-24-000043—\$164,424.46
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 815 Sweetleaf Drive, Monroeville, PA 15146. Deed Book Volume 16969, Page 575. Block and Lot Number 742-A-281.

Moon**4. 109 Gatehouse Drive, LLC**

AR-23-004940—\$4,099.72
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a Cherrington Homeowners Association dwelling being known and numbered as 109 Gatehouse Drive, Coraopolis, PA 15108. Deed Book Volume 17974, Page 429. Block and Lot Number 0337-A-00014-0000-00.

59. Hamad Ghalib H. Alsadoun

GD-23-010501—\$3,917.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one story brick house being known as 137 South Patton Drive, Coraopolis, PA 15108. Deed Book Volume 17762, Page 161. Block & Lot No. 596-J-23.

73. David A. Moore and Lori A. Moore

GD-23-010525—\$4,682.13
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two-story frame house being known as 118 Jarod Drive, Coraopolis, PA 15108. Deed Book Volume 12165, Page 582. Block & Lot No. 505-A-6.

Mt. Lebanon**15. Leandra Jones and Timothy P. Jones**

MG-18-000523—\$439,004.80
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 11 Mount Lebanon Boulevard, Pittsburgh, PA 15228. Deed Book 16643, Page 159. Block and Lot Number 251-A-242.

North Versailles**53. John P. Zurick**

GD-23-000973—\$3,762.72
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 506 Porter Street, North Versailles, PA 15137. Deed Book Volume 16112, Page 276. Block & Lot No. 376-M-140.

57. Dolores Noble a/k/a Dolores Irish, with Notice to Heirs and Assigns

GD-22-007531—\$1,948.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one-story brick house being known as 2617 Girard Avenue, North Versailles, PA 15137. Deed Book Volume 6544, Page 420. Block & Lot No. 376-M-173.

Penn Hills**14. Robert E. Johnston a/k/a Robert E. Johnston, III and Patricia M. Zigarovich**

MG-24-000394—\$79,487.16
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 6335 Woodlawn Road, Verona, PA 15147. Deed Book 15906, Page 523. Block and Lot Number 365-R-205.

23. Josephine Ambroselli and Christopher Bouris

MG-24-000735—\$71,883.44
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 156 Deerfield Drive, Pittsburgh, PA 15235. Deed Book Volume 12638, Page 82. Block and Lot Number 538-H-30.

27. Residential Capital Investments LLC

GD-24-009336—\$16,105.83
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 224 Erhardt Drive, Pittsburgh, PA 15235. Deed Book 16760, Page 505. Block and Lot Number 368-K-64.

34. Yusef S. Thompson, Sr. and Terrika M. Thompson

MG-24-000567—\$126,560.40
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 265 Cypress Hill Drive, Pittsburgh, Pennsylvania 15235, Deed Book Volume 17454, Page 287. Block and Lot Number 0633-S-00016-0000-00.

39. Jerry Sunday and Marcy L. Sunday

MG-23-000901—\$124,852.19
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 1131 Hamil Road, Verona, PA 15147. Deed Book 12773, Page 39. Block and Lot Number 534-P-123.

69. Jason James Rice and Natalie Rice

GD-24-002221—\$226,454.21
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 177 Poplar Ridge Drive, Pittsburgh, PA 15235. Deed Book Volume 19089. Block and Lot Number 0449-S-0210.

71. Sharon Farley

GD-23-010691—\$13,543.75
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 7134 Doak St., Pittsburgh, PA 15235. Deed Book 12277, Page 408. Block and Lot Number 172-S-146.

78. Timothy A. Martin

GD-13-013948—\$8,749.29
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story brick house being known as 265 Duff Road, Pittsburgh, PA 15235. Deed Book Volume 13776, Page 551, Block & Lot No. 450-F-56-0-1.

92. Nikki Maria Tiani

MG-24-000219—\$169,855.12
Carolyn Treglia, 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 5011 3rd Street, Verona, PA 15147. Deed Book Volume DE 18764, Page 375, Instrument Number 2022-2287. Block and Lot Number 0367-F-00337-0000-00.

Pitcairn**79. MonJon, LLC**

GD-24-002075—\$5,345.92
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three story commercial building being known as 366 Broadway, Pitcairn, PA 15140. Deed Book Volume 16159, Page 498. Block & Lot No. 747-E-238.

Pleasant Hills**10. Calfo Properties LLC**

GD-24-001234—\$11,772.24
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a commercial building, known as 91 Terence Drive, Pittsburgh, PA 15236. Deed Book 16764, Page 401. Block and Lot Number 472-G-126.

99. Quantum Source Insurance Group LLC

GD-24-009343—\$712,918.33
Starfield & Smith, P.C.
215-542-7070

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a commercial building being known and numbered as 67 Old Clairton Road, Pittsburgh, PA 15236. Deed Book 18497, Page 497. Block/Lot# 388-J-108.

Plum**13. Michael P. Watson, II**

MG-24-000474—\$102,292.45
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story residential dwelling known and numbered as 516 Oblock Ave., Pittsburgh, PA 15239. Deed Book Volume 16957, Page 544. Block & Lot No. 852-P-206.

65. Irene Conrad

MG-24-000051—\$58,925.67
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 533 Dell Avenue, New Kensington, PA 15068. Deed Book Volume 8302, Page 350. Block and Lot Number 0845-H-0222-0000-00.

70. Judith K. Laspada a/k/a Judith Ann Laspada

MG-24-000415—\$130,228.81
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 1473 Abers Creek Rd., Pittsburgh, PA 15239. Deed Book Volume 7389, Page 632, Block and Lot Number 1239-A-0211.

Port Vue**24. Stephanie R. Uhrin and Jessica M. Walker**

MG-24-000498—\$44,231.94
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1215 McClelland Drive, McKeesport, PA 15133. Deed Book Volume 17162, Page 217. Block and Lot Number 383-P-70.

93. Robert A. Pastore

MG-24-000593—\$84,294.63
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1317 Barkley Rd., McKeesport, PA 15133. Deed Book Volume 13026, Page 138. Block and Lot Number 0383-P-00260-0000-00.

Robinson**58. Keith Stephens**

GD-23-014393—\$3,067.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one-story brick house being known as 5111 Keiners Lane, Pittsburgh, PA 15205. Deed Book Volume 10161, Page 69, Block & Lot No. 203-G-127.

Ross**95. Christopher M. Muschar**

MG-24-000650—\$221,119.59
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two-story residential dwelling known and numbered as 4502 Cherryland St., Pittsburgh, PA 15214. Deed Book Volume 18523, Page 329. Block & Lot No. 163-B-345.

South Fayette**5. Jacquelyn E. Nixon**

AR-23-003902—\$3,065.79
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge No. 4 Condominium Association dwelling being known and numbered as 2461 Brook Ledge Rd., Unit 33A, Bridgeville, PA 15017. Deed Book Volume 11242, Page 634. Block and Lot Number 0481-S-00472-033A-00.

South Park

41. Bradley Mittleider

MG-24-000617—\$79,356.90

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 1506 Washington Avenue, South Park, PA 15129. Deed Book Volume 18701, Page 419. Block and Lot Number 887-B-71.

85. Denise M. Rittenhouse and Edward L. Rittenhouse

MG-24-000417—\$146,628.99

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 3107 Piney Bluff Drive, South Park, PA 15129. Deed Book Volume 16818, Page 413. Block and Lot Number 1008-H-8.

94. Sharon A. Semko

MG-23-000906—\$90,084.33

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 3151 B Snowden Rd., South Park, PA 15129. Deed Book Volume 6344, Page 1166. Block and Lot Number 1007-D-00073-0000-00.

Springdale

49. Eva I. Neal

GD-23-003605—\$2,979.48

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a two-story frame house being known as 974 Pittsburgh Street, Springdale, PA 15144. Deed Book Volume 15698, Page 109, Block & Lot No. 732-P-170.

Tarentum

51. Lyndis M. Callen

GD-19-007440—\$4,654.71

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two-story frame house being known as 500 2nd Avenue, Tarentum, PA 15084. Deed Book Volume 12948, Page 111. Block & Lot No. 1223-M-17.

Turtle Creek

97. Elizabeth Ann Mowbray

MG-24-000548—\$37,953.74

Justin M. Tuskan, Esq.
Metz Lewis Brodman Must O'Keefe LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a residential building known as 504 Mercer Street, Turtle Creek, PA 15145. Deed Book Volume 18947, Page 427. Block and Lot Number 455-H-256.

Upper St. Clair

2. T Capital Group LLC

GD-24-010303—\$272,122.75

Matthew J. Rifino, Esq.
McCarter & English, LLP
302-984-6300

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling known and numbered as 390 Southridge Dr., Pittsburgh, PA 15241. Deed Book 19059, Page 309, Block / Lot No. 0668-D-00104-0000-00.

9. Paul S. Tencer

GD-21-013644—\$4,656.98

Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 452 Lorlita Lane, Pittsburgh, PA 15241. Deed Book 17151, Page 471. Block and Lot Number 775-C-50.

32. Thomas F. Andres and Edith E. Andres

MG-22-001014—\$82,113.19

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 788 Somerville Dr., Pittsburgh, PA 15243. Deed Book Volume 9274. Block and Lot Number 253-G-017.

86. Remedy Redevelopment LLC

GD-24-008460—\$180,884.75

Matthew G. Brushwood, Esq.
Barley Snyder
610-372-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having thereon erected a frame dwelling municipally known and numbered as 405 Upper Road, Pittsburgh, Pennsylvania 15228. Deed Book 19355, Page 193. Block and Lot Number 252-K-308.

Verona

43. Jerrold Howard

MG-24-000751—\$87,452.43

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 513-515 Vogels Lane, Verona, PA 15147. Deed Book 10187, Page 394. Block and Lot Number 364-R-361.

74. Nicholas J. Venuti

GD-23-004393—\$3,076.37

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Parcel 1: Having erected thereon a two story frame house known as 601 3rd Street, Verona, PA 15147. Deed Book Volume 9365, Page 221. Block & Lot No. 364-S-283.

Parcel 2: Being thereon vacant residential land known as 3rd Street, Verona, PA 15147. Deed Book Volume 9365, Page 221. Block & Lot No. 364-S-284.

West Deer

77. Damian R. Adams

GD-22-000138—\$2,524.38

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story commercial building being known as 1016 Little Deer Creek Valley Road, Cheswick, PA 15024. Deed Book Volume 13605, Page 495. Block & Lot No. 1219-N-89.

West Mifflin

40. The Unknown Heirs of Julie A. Hagmaier Deceased, Edward M. Hagmaier Solely in His Capacity as Heir of Julie A. Hagmaier, Deceased

MG-22-000418—\$62,207.06

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 2025 Ohio Avenue, West Mifflin, PA 15122. Deed Book 14727, Page 554. Block and Lot Number 241-D-11.

54. Pamela Thompson

GD-19-016409—\$2,445.70

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story brick house being known as 611 Maple Street, West Mifflin, PA 15122. Deed Book Volume 16423, Page 26. Block & Lot No. 237-N-282.

61. Donna D. Reis

GD-23-004784—\$3,935.52

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story brick house being known as 124 Norman Drive, Pittsburgh, PA 15236. Deed Book Volume 10133, Page 420. Block & Lot No. 388-F-46.

62. James R. Miele, With Notice to Heirs and Assigns

GD-19-009118—\$3,324.40

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story brick house being known as 207 Skyport Road, West Mifflin, PA 15122. Deed Book Volume 15133, Page 175. Block & Lot No. 386-F-232.

76. Jerrold F. Taylor

GD-23-012606—\$10,242.20

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two story commercial building being known as 4814 Buttermilk Hollow Road, West Mifflin, PA 15122. Deed Book Volume 11634, Page 597. Block & Lot No. 243-K-80.

98. John J. Scanlon and the United States of America

MG-24-000684—\$31,660.77

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story brick dwelling known and numbered as 915 Irwin Run Road, West Mifflin, PA 15122. DBV 11487, PG. 515, B/L #244-F-68.

White Oak

48. Jason Mazzei and the United States of America

GD-23-008533—\$4,232.04

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a one-story commercial office building being known as 2510 O'Neil Boulevard, McKeesport, PA 15131. Deed Book Volume 12615, Page 129. Block & Lot No. 461-F-384.

Wilkins

25. Richard G. Heilman

MG-24-000661—\$54,586.91

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 424 Cline Street, East Pittsburgh, PA 15112. Deed Book Volume 11533, Page 319. Block and Lot Number 374-D-92.

Wilksburg

28. Shelana Wilkes

GD-24-006862—\$54,423.75

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1617 Maplewood Ave., Pittsburgh, PA 15221. Deed Book 14310, Page 483. Block and Lot Number 232-F-109.

Pittsburgh—10th Ward

18. My House My Home, LLC and Saulo De Jesus Rijo, Individually in their Capacity as Guarantor

GD-24-010900—\$278,702.96

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

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1729 Duffield Street, Pittsburgh, PA 15206. Deed Book 19213, Page 244. Block and Lot Number 121-J-323.

87. Christopher Sexauer

MG-24-000360—\$244,008.48

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 10th Ward: Having erected thereon a two-story residential dwelling known and numbered as 4257 Upview Ter., Pittsburgh, PA 15201. Deed Book Volume 18512, Page 271. Block & Lot No. 81-F-10.

Pittsburgh—16th Ward

1. Scottsdale REI LLC

GD-24-010340—\$84,636.88

Matthew J. Rifino, Esq.
McCarter & English, LLP
302-984-6300

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh 16th Ward: Having erected thereon a dwelling known and numbered as 2623 Patterson St., Pittsburgh, PA 15203. Deed Book 19076, Page 425, Block / Lot No. 0013-H-00113-0000-00.

Pittsburgh—19th Ward

36. Faydra Heidkamp

MG-24-000769—\$130,038.61

MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 321 Belonda Street, Pittsburgh, PA 15211. Document Number 2009-11011, Deed Book Volume 13928, Page 320. Block and Lot Number 0004-F-00039-0000-00.

Pittsburgh—20th Ward**17. Bertha M. Turner**

MG-24-000764—\$85,222.58
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1129 Oswin Street, Pittsburgh, PA 15220. Deed Book 13287, Page 119. Block and Lot Number 20-P-22.

Pittsburgh—22nd Ward**29. Rebecca Kirkpatrick and Zachary Kirkpatrick**

MG-24-000412—\$241,975.75
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 22nd Ward: Having erected thereon a dwelling known as 1115 Arch Street, Pittsburgh, PA 15212. Deed Book Volume 15735, Page 63, Block and Lot Number 23-K-277.

Pittsburgh—26th Ward**38. Kurt E. Steigerwald and Kathy Steigerwald**

MG-23-000043—\$470,216.94
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 26th Ward: Having erected thereon a two story residential dwelling known and numbered as 3875 Harpen Rd., Pittsburgh, PA 15214. Deed Book Volume 8626, Page 336. Block & Lot No. 163-R-40.

64. Terence Parham and Eugene K. Baker

MG-24-000378—\$17,481.53
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 514 Suffolk Street, Pittsburgh, PA 15214. Deed Book Volume 11637, Page 305. Block and Lot Number 0046-G-00148-0000-00.

84. DVA Services, Inc.

GD-24-010986—\$6,675.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, partly in the 26th Ward of the City of Pittsburgh and partly in the Township of Reserve: Having erected thereon a one-story brick house known as 2851 Mount Troy Road, Pittsburgh, PA 15212. Deed Book Volume 17262, Page 324. Block & Lot No. 78-L-239.

Pittsburgh—28th Ward**37. Christy L. Carlin**

MG-24-000766—\$84,693.53
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 28: Having erected thereon a dwelling being known and numbered as 1456 Harris Avenue, Pittsburgh, PA 15205. Document Number 2019-2877, Deed Book Volume 17507, Page 296. Block and Lot Number 0040-R-00093-0000-00.

89. Remember When Ice Cream, Inc.

GD-24-011003—\$105,898.17
Elizabeth L. Slaby, Esq.
McGrath McCall, P.C.
412-281-4333

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

of Pittsburgh: Having erected thereon a commercial building known as 3860 Chartiers Avenue, Pittsburgh, PA 15204, described in the deed recorded on July 5, 2017, in Deed Book Volume 16855, Page 154, Being Block and Lot No. 71-F-252.

Pittsburgh—31st Ward**66. Diane Bobnes a/k/a Diane Gamble, Known Surviving Heir of Denise M. George and Unknown Surviving Heirs of Denise George**

GD-24-007214—\$81,383.87
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 31st Ward: Having erected thereon a dwelling being known and numbered as 792 Beechland Street, Homestead, Pennsylvania 15120. Deed Book Volume 4119, Page 541. Block and Lot Number 0134-H-00050-0000-00.

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
Feb 6, 2025
Feb 7, 14, 21, 2025

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:

Anderson, James E., deceased, of Pittsburgh, PA. No. 0970 of 2025. Jaime Eve Anderson, Extr., 139 Rawlins Run Road, Pittsburgh, PA 15238 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
25-00328w Feb 21, 28; Mar 7, 2025

Anderson-Brownlee, Sarah, deceased, of Pittsburgh, PA. No. 00338 of 2025. Katherine Brownlee, Co-Admr., and James Anderson, Co-Admr. and Atty., 4570 Fifth Avenue, Suite 600, Pittsburgh, PA. PA 15213-2665.
25-00330w Feb 21, 28; Mar 7, 2025

Beam, Robert L. a/k/a R. L. Beam a/k/a Robert Lewis Beam, deceased, of Bethel Park, PA. No. 00751 of 2025. Robert Lester Beam, Extr., 4792 Prescott Drive, Bethel Park, PA 15102 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
25-00333w Feb 21, 28; Mar 7, 2025

Campbell, Virginia M., deceased, of Pittsburgh, PA. No. 00497 of 2025. Janice A. Green, Co-Extr. and Marie E. Tamilia, Co-Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
25-00620 Feb 21, 28; Mar 7, 2025

Croumbles, Susie Marie, deceased, of Pittsburgh, PA. No. 00848 of 2025. Michelle Buefort, Admr., 78 Hauck Drive, Pittsburgh, PA 15235 or to Taylor J. Johns, Esq., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.
25-00332w Feb 21, 28; Mar 7, 2025

Freilino, Ray S. a/k/a Ray Freilino, deceased, of Whitehall, PA. No. 00706 of 2025. Howard Lawson, Extr., 177 Orchard Drive, Pleasant Hills, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
25-00335w Feb 21, 28; Mar 7, 2025

Greco, Almerinda M., deceased, of Pittsburgh, PA. No. 00484 of 2025. Frank M. Greco, Extr., c/o Mary A. Traupman, Esq., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.
25-00340w Feb 21, 28; Mar 7, 2025

Greco, Frank L., deceased, of Pittsburgh, PA. No. 00370 of 2025. Frank M. Greco, Extr., c/o Mary A. Traupman, Esq., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.
25-00341w Feb 21, 28; Mar 7, 2025

Hill, Mayota Willette, deceased, of Pittsburgh, PA. No. 00189 of 2025. Dana Hill, Admr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.
25-00621 Feb 21, 28; Mar 7, 2025

Iandiorio, Joy, deceased, of Pittsburgh, PA. No. 00457 of 2025. Clara D. Manzonelli, Extr., 1170 Bower Hill Road, Apt. 704, Pittsburgh, PA 15243 or to John R. Kardos, Jr., Esq., 710 Fifth Ave., Ste. 2400, Pittsburgh, PA 15219.
25-00618 Feb 21, 28; Mar 7, 2025

Lieberum, Janet J., deceased, of McKeesport, PA. No. 00494 of 2025. William Lieberum, Extr., 1220 Penhurst, McKeesport, PA 15135.
25-00338w Feb 21, 28; Mar 7, 2025

Lindner, Mary Catherine a/k/a Catherine Lindner, deceased, of Hampton Township, PA. No. 00972 of 2025. Erinann B. Phillips, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
25-00339w Feb 21, 28; Mar 7, 2025

Marchese, Mary Ann, deceased, of Wexford, PA. No. 00882 of 2025. James Watenpool, Admr., 1000 Pine Lane, Wexford, PA 15090 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
25-00336w Feb 21, 28; Mar 7, 2025

Marks, Jr., Harold F., deceased, of Pittsburgh, PA. No. 00705 of 2025. Robin Shoss, Extr., 204 Bon Air Avenue, Pittsburgh, PA 15210 or to Emily L. Davidson, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.
25-00615 Feb 21, 28; Mar 7, 2025

Mazza, Mark, deceased, of Pittsburgh, PA. No. 728 of 2025. Elaine Patterson, Extr., 2715 Norabell Avenue, Pittsburgh, PA 15226 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.
25-00616 Feb 21, 28; Mar 7, 2025

Montgomery, Robert Earl, deceased, of Cheswick, PA. No. 626 of 2025. Scott A. Montgomery, Extr., c/o David W. Turner, Esq., David Turner Law, LLC, 337 Freepport Road, Pittsburgh, PA 15215.
25-00343w Feb 21, 28; Mar 7, 2025

Mooney, III, William L. a/k/a William Lee Mooney, III, deceased, of Kilbuck Township, PA. No. 949 of 2025. Linda L. Mooney, Extr., 350 Roosevelt Road, Pittsburgh, PA 15237 or to Andrew D. Venturella, Esq., McCann Garland Ridall & Burke, 11 Stanwix Street, Suite 1030, Pittsburgh, PA 15222.
25-00342w Feb 21, 28; Mar 7, 2025

Patton, Robert F. a/k/a Robert Frederick Patton, deceased, of Pittsburgh, PA. No. 00479 of 2025. Thomas E. Patton, Extr., c/o Samantha J. Gagliardo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.
25-00614 Feb 21, 28; Mar 7, 2025

Perzak, Frank J., deceased, of Pittsburgh, PA. No. 00201 of 2025. Jonathan V. Szalajda, Extr., c/o D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.
25-00617 Feb 21, 28; Mar 7, 2025

Schultz, Timothy R., deceased, of West Deer Township, PA. No. 00242 of 2025. Michael W. Schultz, Co-Extr. and Matthew W. Schultz, Co-Extr., 150 McClure Road, Cheswick, PA 15024 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.
25-00619 Feb 21, 28; Mar 7, 2025

Benecki, Elizabeth J., deceased, of Allison Park, PA. No. 0762 of 2025. JoAnn B. King, Extr., 2527 Red Oak Court, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
25-00290w Feb 14, 21, 28, 2025

Goodrich, David J. a/k/a David Goodrich, deceased, of Pittsburgh, PA. No. 00510 of 2025. John Fabry, Admr., c/o Vincent J. Roskovensky, II, Esq., 9 Court Street, Uniontown, PA 15401.

25-00510 Feb 14, 21, 28, 2025

Hall, Florence E., deceased, of Ross Township, PA. No. 08090 of 2024. Jeffrey A. Hall, Extr., c/o Robert K. Schweitzer, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

25-00512 Feb 14, 21, 28, 2025

LaQuay, Thursia Nadena a/k/a Nadena LaQuay a/k/a T. Nadena LaQuay, deceased, of Crafton Borough, PA. No. 00366 of 2025. Alan D. LaQuay, Extr., 280 Indian Trail, Timberlake, NC 27583 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

25-00511 Feb 14, 21, 28, 2025

Lynch, Robert, deceased, of McKees Rocks, PA. No. 00817 of 2025. Suzanne Lynch-Strobel, Extr., 1415 Straka Street, Pittsburgh, PA 15204.

25-00287w Feb 14, 21, 28, 2025

Polley, Miriam Louise a/k/a Miriam Polley, deceased, of Ross Township, PA. No. 00839 of 2025. Denise Gagne, Extr., c/o C. Kurt Mulzet, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

25-00289w Feb 14, 21, 28, 2025

Shedno, Rose, deceased, of Pittsburgh, PA. No. 00478 of 2025. Father Valerian M. Michlik, Co-Extr., 2005 Mohawk Road, Pittsburgh, PA 15241 and Theodore M. Trbovich, Co-Extr. and Atty., 511 Greenfield Ave., Pittsburgh, PA 15207.

25-00509 Feb 14, 21, 28, 2025

Sieniawski, Joseph P., deceased, of Whitehall, PA. No. 00565 of 2025. Marianne C. Schafer, Extr., 919 Copswood Drive, Bethel Park, PA 15102 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-00292w Feb 14, 21, 28, 2025

Blakley, Concetta M., deceased, of Turtle Creek, PA. No. 00255 of 2025. Frederick J. Swearingen, Extr., 4999 Longview Court, Turtle Creek, PA 15145 or to John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

25-00462 Feb 7, 14, 21, 2025

Bonasorte, Charles, deceased, of Pittsburgh, PA. No. 0567 of 2025. Erika Stanford, Extr., c/o Walter J. Nalducci, Esq., Cutruzzula & Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.

25-00245w Feb 7, 14, 21, 2025

Currie, Erin, deceased, of Port Vue, PA. No. 0448 of 2025. Brian D. Gallagher, Admr., 219 Ritter Road, Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

25-00244w Feb 7, 14, 21, 2025

Gibson, Charles Richard a/k/a Charles R. Gibson a/k/a Charles R. Gibson, Sr., deceased, of Pitcairn, PA. No. 00257 of 2025. Francis C. Gibson, Co-Extr., Deborah L. Gibson, Co-Extr. and Charles R. Gibson, Jr., Co-Extr., 48 Penntowne Drive, Irwin, PA 15642 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.

25-00454 Feb 7, 14, 21, 2025

Gray, Denise, deceased, of Pittsburgh, PA. No. 374 of 2024. Mark Gray, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

25-00241w Feb 7, 14, 21, 2025

Halapin, Frances V., deceased, of West Mifflin, PA. No. 421 of 2025. Beth Ann Stephan, Co-Extr. and Carolyn H. Roper, Co-Extr., c/o R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

25-00460 Feb 7, 14, 21, 2025

Jadlowiec, Henry J., deceased, of West View Borough, PA. No. 07467 of 2024. Philip H. Jadlowiec, Extr., 36253 Teddy Drive, Union City, PA 16438 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

25-00461 Feb 7, 14, 21, 2025

Kephart, Sr., Allen W. a/k/a Allen W. Kephart, deceased, of Crescent Township, PA. No. 00401 of 2025. Allen W. Kephart, Jr., Admr., 119 Beacon Hill Drive, Moon Township, PA 15108 or to Chad F. McMillen, Esq., McMillen, Urlick, Tocci & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.

25-00459 Feb 7, 14, 21, 2025

Mamrose, Theresa, deceased, of North Versailles, PA. No. 00396 of 2025. Laura Cohen, Extr. and Atty., Family Legal Center, LLC, 11871 Haywood Road, Irwin, PA 15642.

25-00456 Feb 7, 14, 21, 2025

Morrow, Nancy Ann, deceased, of Moon Township, PA. No. 0686 of 2025. Cheryl L. Savage, Co-Extr., 4704 State Route 151, Aliquippa, PA 15001 and William H. Morrow, Co-Extr., 467 Corporation Street, Beaver, PA 15009 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

25-00243w Feb 7, 14, 21, 2025

Peterson, Edward G., deceased, of Coraopolis, PA. No. 00195 of 2025. Gary E. Peterson, Extr., 500 Chelsea Drive, Imperial, PA 15126 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

25-00457 Feb 7, 14, 21, 2025

Scherer, Sr., Francis J., deceased, of Pittsburgh, PA. No. 00420 of 2025. Francis Joseph Scherer, Jr., Extr., 106 Aversy Way, Cranberry Township, PA 16066 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

25-00458 Feb 7, 14, 21, 2025

Sitler, Joann M. a/k/a Jo Ann Marie Sitler, deceased, of Coraopolis Borough, PA. No. 00528 of 2025. Kristen N. Sitler, Co-Admr. and Michael A. Sitler, Co-Admr., c/o Howard T. Gilfillan, Esq., Gilfillan Associates, P.C., 101 W. Main St., Ste. 300, Carnegie, PA 15106.

25-00455 Feb 7, 14, 21, 2025

Skanes, Pamela A., deceased, of Wall, PA. No. 6684 of 2024. Christopher M. Viator, Extr., 1198 Coulbourn Corner, Glen Burnie, MD 21060 or to Gary Kalmeyer, Esq., Kalmeyer & Kalmeyer, 410 Rodi Rd., Pittsburgh, PA 15235.

25-00453 Feb 7, 14, 21, 2025

Snyder, Donald Patrick, deceased, of Carnegie, PA. No. 00609 of 2025. Rhiannon Snyder, Extr., 425 S. Newton Street, Denver, CO 80219 or to Matthew M. Nichols, Esq., The Nichols Law Group, 560 Rugh Street, Suite 150, Greensburg, PA 15601.

25-00242w Feb 7, 14, 21, 2025

Thurston, Vinal Dale a/k/a V. Dale Thurston, deceased, of Pittsburgh, PA. No. 589 of 2025. Sharon Bonavoglia, Admr., c/o Michael F. Santicola, Esq., Santicola, Steele & Fedeles, P.C., 722 Turnpike St., Beaver, PA 15009.

25-00246w Feb 7, 14, 21, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-009113. In re: Petition of Hadas Fortune Fletcher, for change of name to Dasi Fortune

Fletcher. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 12, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Eric G. VanKirk, Peacock Keller, 95 W. Beau St., Suite 600, Washington, PA 15301, Ph: 724-222-4520, Attorney for Petitioner.

25-00344w Feb 21, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-001429. In re: Petition of Hadas Fletcher and Elad Hershkovitz, parent(s) and Legal guardian(s) of Mika Hershkovitz for change of name to Mika Fletcher. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 12, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Eric G. VanKirk, Peacock Keller, 95 W. Beau St., Suite 600, Washington, PA 15301, Ph: 724-222-4520, Attorney for Petitioner.

25-00345w Feb 21, 2025

Fictitious Name Registration

Jay W. Waldman, Esq., 501 N. Park Road, Wyomissing, PA 19610. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Premier Granite and Stone, with its principal office or place of business at 66 Arch Street Extension, Carnegie, PA 15106. The names and addresses of all persons who are parties to the registration are: Red Rabbit Carnegie, LP, 1151 Lady Bug Lane, York, PA 17402.

25-00329w Feb 21, 2025

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of All Good Tattoo Co., with its principal office or place of business at 5454 Steubenville Pike, McKees Rocks, PA 15136. The names and addresses of all persons who are parties to the registration are: Sean Seretti, 314 Ewings Mill Rd., Coraopolis, PA 15108.

25-00337w Feb 21, 2025

Intent to Withdraw Foreign Business Corporation

Notice is hereby given that pursuant to the applicable provisions of 15 Pa.C.S Section 415 or 417, Woodcliff Skincare Solutions, Inc., a corporation incorporated under the laws of the State of Delaware with its registered office in PA at 330 Grant Street, Ste. 905, Pittsburgh, PA 15219, Allegheny County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State.

25-00647 Feb 21, 2025

Notice of Trust

The Marilyn R. Stern Testamentary Trust dated March 29, 2011, as amended.

The Successor Trustee named below, gives notice of the death of Marilyn R. Stern on January 18, 2025, late of Pittsburgh, Allegheny County, Pennsylvania having created the Marilyn R. Stern Testamentary Trust dated March 29, 2011, as amended and having appointed Melissa K. Stern, now known as Melissa Stern Sutcliffe, as successor Trustee. Notice is hereby given to all persons indebted to said Trust and/or Decedent, to make immediate payment, and those having claims against said Trust and/or Decedent, to present them duly authenticated for settlement to Melissa Stern Sutcliffe at 4353 Saline St., Pittsburgh, Pa. 15217 or to her attorney at the following address: Robert J. Garvin Esq., Goldberg, Kamin and Garvin LLP, 437 Grant Street, Suite 1806, Pittsburgh, PA 15219.

25-00517 Feb 14, 21, 28, 2025

Statement of Registration Foreign Business Corporation

Notice is hereby given that Learn Design Apply Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Washington. The address of its principal office under the laws of said jurisdiction is 3616 N. Union Ave., Tacoma, WA 98407, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 600 N. 2nd Street, 4th Floor, Harrisburg, PA 17101.

25-00334w Feb 21, 2025

ORPHANS' COURT

Wills

(Continued from Page 1, Column 3)

William P. Larkin, deceased; Michael P. Larkin, Extr.; Atty: Samantha J. Gagliardo; 00818 of 2025.

Robert A. Bako, deceased; Timothy A. Mullen, Extr.; Atty: Daniel M. Flynn; 00819 of 2025.

Cynthia L. Radinovic, deceased; Leslie Kurowski, Extr.; Atty: Joseph M. Gaydos; 00821 of 2025.

Elizabeth Jean Morrison, deceased; James R. Morrison, Jr., Extr.; Atty: Wesley T. Long; 00822 of 2025.

Esther Remel Blaney, deceased; Geoffrey P. Wozman, Extr.; Atty: Geoffrey P. Wozman; 00823 of 2025.

Elizabeth Sagan Quinlin, deceased; Robert Quinlin, Extr.; Atty: Richard J. Federowicz; 00824 of 2025.

Marc I. Samuels, deceased; Meryll F. Samuels, Extr.; Atty: Thomas G. Michalek; 00831 of 2025.

Anthony M. Downey, deceased; Heather Downey, Extr.; 00833 of 2025.

Nancy M. Sohngen, deceased; Wilbert Hannan, Extr.; Atty: Christine M. Long; 00834 of 2025.

Miriam Louise Polley, deceased; Denise Gagne, Extr.; Atty: C. Kurt Mulzet; 00839 of 2025.

Lydia M. Yates, deceased; Neil R. Yates, Extr.; Atty: Joseph S. Bielecki; 00840 of 2025.

Patricia A. Kastroll, deceased; Gabrielle Devine, Extr.; 00842 of 2025.

Phyllis G. Lynch, deceased; Allen S. Lynch, Jr., Extr.; Atty: Wendy Denton Heleen; 00467 of 2025.