

The Pittsburgh Legal Journal

FRIDAY
MARCH 21, 2025

Vol. 151 - No. 55

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

McCleary Kenneth Forbes, McCleary Colleen Patricia vs Kauric Teresa Maria; GD-25-002754; Ejectment; Certificate of Location; Atty(s): Self-Represented

Breighner Kristi, Chaudhry Amber vs Automated Pet Care Products Inc.; GD-25-002755; Other Tort; Complaint; Atty(s): Tucker Kevin W., Kipela Edwin J., LaMarca James M., Steiger Chandler, Conahan Kayla, Moore Stephanie

Penn Hills School District, Municipality of Penn Hills vs Bush Tyree M; GD-25-002756; Sci Fa sur Tax Lien; Certificate of Location; 2663.93; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Kowcheck David A. vs Quarture Jr. Robert, Mohawk Construction & Supply Company Inc., Viking Erectors Corp., J&K Erection Company Inc.; GD-25-002757; Contract - Other; Complaint; Atty(s): Baker Joshua D, Thompson Robert

Pittsburgh Glass Center Inc. vs Board of Property Assessment Appeals and Review, City of Pittsburgh, City of Pittsburgh School District, Allegheny County; GD-25-002758; Denial of Tax Exemption Appeal; Certificate of Location; Atty(s): Wolf David A

Shaler Area School District vs City Living Properties LLC; GD-25-002759; Sci Fa sur Tax Lien; Certificate of Location; 2841.47; Atty(s): Vogel John T.

Ashmore Robin Christopher; GD-25-002760; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Upper St. Clair School District vs Gandhi Anant Dr. J, Banerjee Akshita S; GD-25-002761; Sci Fa sur Tax Lien; Certificate of Location; 84629.55; Atty(s): Sattler Elizabeth P, Turnbull Megan M

A. Folino Construction Inc. vs 500 Mansfield Avenue Owner LLC; GD-25-002762; Contract - Other; Complaint; 57366.59; Atty(s): Klein Michael D., Butler Colin

Pleso Joseph vs Freedom Gateway LLC, Alexander Connor; GD-25-002763; Contract - Other; Complaint; Atty(s): Ward Joshua P.

Meyer Owen Derek; GD-25-002764; Petition for Change of Name; Order of Court; Atty(s): Lee-Oesterreich Nicola, Lynch Michael J

Erie Insurance Company vs Immajaja Construction, Hamoudi Youba Ait, Doe John, Doe Jane, ABC Corporation; GD-25-002765; Mass Tort - Other; Complaint; Atty(s): Strohm Zachary James

McKees Rocks Borough vs Corbin Jason D., Corbin Rita A; GD-25-002783; Municipal Lien; Certificate of Location; 952.77; Atty(s): Ziff Brian

CIVIL DIVISION

Arbitration Awards

Pison vs Sheffield; LT-25-000049; P-atty: Andrew M. Gross; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$1,995.00 for damages to real property. Dated 03/13/25. As per Rule 236 Notice, copies sent to all parties 03/13/25. Arbitration Board #40842

Whitesitt vs Appiah; LT-25-000070; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 03/13/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,427.39. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 814 Little Deer Creek Valley Rd., No. 2, Russellton, PA 15076. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

W Best Properties, LLC vs Oladitan; LT-25-000074; P-atty: Joseph P. Rewis; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$8,000.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). (The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability.) Dated 03/13/25. As per Rule 236 Notice, copies sent to all parties 03/13/25. Arbitration Board #40841

Zitelli Management Corp. vs Lucas; LT-24-001841; P-atty: Adam R. Zinsser; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$10,571.00-\$7,480.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$3,090.00-\$1,100 late fee and \$1,991 atty fee. Dated 03/13/25. As per Rule 236 Notice, copies sent to all parties 03/13/25. Arbitration Board #40843

Pittsburgh SFR Portfolio 2, LLC vs Walker; LT-24-001867; P-atty: Kaitlin J. Wiggins; D-atty: Pro Se; 1303 Non Jury Verdict Dated 03/13/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,437.83

ORPHANS' COURT

Petitions & Motions

Judge Hugh F. McGough
Elsie B. Zeuner: deceased; Order of court. Conference April 16, 2025 at 1:00 p.m.; Atty: B. S. Johns, C. L. Hanna; 26 of 2019.

Helen Knudsen: deceased; Order of court. Conference April 15, 2025 at 11:00 a.m.; Atty: T. J. Dempsey, Jr., G. M. Scoulos; 8857 of 2021.

Judge Susan Evashavik DiLucente
Eleanor A. Morse: deceased; Motion and order for status conference and discovery; Atty: B. S. Johns; 7308 of 2021.

Carrie L. Hampton: deceased; Order of court. Conference June 17, 2025 at 10:00 a.m.; Atty: T. J. Dempsey, Jr., D. A. Seibel, J. F. Morris; 4759 of 2023.

Carrie L. Hampton: deceased; Preliminary objection denied; Atty: T. J. Dempsey, Jr.; 4759 of 2023.

Carrie L. Hampton: deceased; Petition and order to advance administrator fees; Atty: J. F. Morris; 4759 of 2023.

Dean K. McHolme: deceased; Order of court. Hearing March 27, 2025 at 11:00 a.m. and March 28, 2025 at 9:00 a.m.; Atty: C. B. Zacharia, S. M. Stein; 7678 of 2021.

Elizabeth Borgman: deceased; Motion in limine denied; Atty: J. Hogue; 3553 of 2023.

Allen W. Kephart, Sr.: deceased; Amended petition to approve settlement; Atty: C. F. McMillen; 401 of 2025.

Frank J. Madia: deceased; Petition and order for rule to show cause. Returnable April 8, 2025. Conference April 15, 2025 at 11:00 a.m.; Atty: C. J. Avalli; 3574 of 2024.

Carol Ann Brand Trust: trust; Petition and order for citation to show cause. Returnable April 9, 2025. Conference April 16, 2025 at 10:00 a.m.; Atty: D. A. Little; 1502 of 2025.

Dominic C. Abbott, Jr.: trust; Order of court; Atty: P. St. Tienne Wolff, S. J. Parker; 5084 of 2023.

Judge Michael F. Marmo
Nello Fiore: deceased; Petition and order for rule. Returnable April 30, 2025. Conference April 30, 2025 at 10:30 a.m.; Atty: C. P. Voelker; 5157 of 2024.

Harry E. Sawyer: deceased; Order of court. Hearing April 24, 2025 at 10:30 a.m.; Atty: P. Lawlor, Pro Se; 3474 of 2019.

Margaret Marie Hardy: deceased; Order of court. Hearing May 22, 2025 at 9:30 a.m.; Atty: S. Novak; 2661 of 2024.

James W. Porter, Jr.: deceased; Order of court. Hearing continued to April 30, 2025 at 11:30 a.m.; Atty: C. S. Gross, P. Ellis; 3532 of 2024.

Aleen Marshall: deceased; Amended order of court; Atty: W. C. Scales; 270 of 2022.

BANKRUPTCY COURT

Western District

Cindy L. Simons; ARMSTRONG-PA; 25-20531; Atty: Kenneth Steidl; Chapter: 7; Filed 03/03/2025; Judge Taddonio

Timothy Allen Mosco; FAYETTE-PA; 25-20532; Atty: David A. Rice, Scott R. Lowden; Chapter: 13; Filed 03/03/2025; Judge Bohm

Terry L. Weaver and Vivian L. Weaver; LAWRENCE-PA; 25-20533; Atty: Daniel P. Foster; Chapter: 7; Filed 03/03/2025; Judge Bohm

Andre M. Galloway and Lisa D. Galloway; WASHINGTON-PA; 25-20534; Atty: Lawrence Willis; Chapter: 7; Filed 03/03/2025; Judge Taddonio

Carly D. Workmen-Mitchell; BUTLER-PA; 25-20535; Atty: Lawrence Willis; Chapter: 7; Filed 03/03/2025; Judge Bohm

Jacob Smith; BEAVER-PA; 25-20536; Atty: Lawrence Willis; Chapter: 7; Filed 03/03/2025; Judge Bohm

Oscar O. Diaz; ALLEGHENY-PA; 25-20537; Atty: Lawrence Willis; Chapter: 7; Filed 03/03/2025; Judge Bohm

Anna Marie Sisti; WESTMORELAND-PA; 25-20538; Atty: Lawrence Willis; Chapter: 7; Filed 03/03/2025; Judge Bohm

Melinda D. Hailey; CAMBRIA-PA; 25-20539; Atty: Lawrence Willis; Chapter: 7; Filed 03/03/2025; Judge Deller

Allan J. Mesaros; MERCER-PA; 25-10113; Atty: Daniel P. Foster; Chapter: 7; Filed 03/04/2025; Judge Melaragno

Matthew J. Shalkham; ERIE-PA; 25-10114; Atty: Daniel P. Foster; Chapter: 13; Filed 03/04/2025; Judge Melaragno

Julie Lynn Richards; WASHINGTON-PA; 25-20539; Atty: David A. Rice; Chapter: 7; Filed 03/04/2025; Judge Bohm

David S. Stretch; ALLEGHENY-PA; 25-20540; Atty: Matthew M. Brennan; Chapter: 13; Filed 03/04/2025; Judge Taddonio

Karen A. Wetmore; WESTMORELAND-PA; 25-20541; Atty: Kenneth Steidl; Chapter: 7; Filed 03/04/2025; Judge Deller

Beverley Elaine Collins; ALLEGHENY-PA; 25-20542; Atty: Danielle Lynn Harrington; Chapter: 13; Filed 03/04/2025; Judge Taddonio

Ty-Juan R. Salley; ALLEGHENY-PA; 25-20543; Atty: Kenneth Steidl; Chapter: 7; Filed 03/04/2025; Judge Taddonio

Patrick A. Williams-Thiele; ALLEGHENY-PA; 25-20544; Atty: Bryan P. Keenan; Chapter: 7; Filed 03/04/2025; Judge Taddonio

Rosalie Moody; ALLEGHENY-PA; 25-20545; Atty: Kenneth Steidl; Chapter: 13; Filed 03/04/2025; Judge Bohm

Cameron Marie Nicholson; FAYETTE-PA; 25-20546; Atty: Donald S. Goldbloom; Chapter: 7; Filed 03/04/2025; Judge Taddonio

(Continued on Page 2, Column 1)

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CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Florence Kate R. vs UPMC Presbyterian Shadyside, UPMC Dermatology, University of Pittsburgh Medical Center; GD-25-002767; Other Tort; Complaint; Atty(s): McKeegan Hugh T., DelSole Stephen J

Couzzens Frederick L. vs Shadyside Nursing and Rehabilitation Center-Pittsburgh PA L; GD-25-002769; Medical/Hospital Liability; Complaint; Atty(s): Kennedy Kristin Frances, Daley Robert F., Frontino Adriana, Hudock Abigail L.

Towne Mortgage Company vs Grebur Melissa K, Grebur Alexander S; MG-25-000214; Mortgage Foreclosure; Complaint; Atty(s): Paul Nathalie, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Foley Joseph I., Blank Jerome B

Rankin Borough vs Green Maudene; GD-25-002782; Municipal Lien; Certificate of Location; 1269.44; Atty(s): Ziff Brian

Rankin Borough vs Coleman Melissa L; GD-25-002784; Municipal Lien; Certificate of Location; 1460.36; Atty(s): Ziff Brian

Rankin Borough vs Davis Keashay E; GD-25-002785; Municipal Lien; Certificate of Location; 1018.40; Atty(s): Ziff Brian

Rankin Borough vs Gray Jr. George; GD-25-002786; Municipal Lien; Certificate of Location; 1018.40; Atty(s): Ziff Brian

Rankin Borough vs Clay Ramont M, Clay Yolanda M.; GD-25-002787; Municipal Lien; Certificate of Location; 1161.75; Atty(s): Ziff Brian

Rankin Borough vs Green James; GD-25-002788; Municipal Lien; Certificate of Location; 1018.40; Atty(s): Ziff Brian

Rankin Borough vs Runium Jeremy; GD-25-002789; Municipal Lien; Certificate of Location; 1235.32; Atty(s): Ziff Brian

Rankin Borough vs Milton Lamont; GD-25-002790; Municipal Lien; Certificate of Location; 1266.24; Atty(s): Ziff Brian

Rankin Borough vs Tingle Jr. Glenn D; GD-25-002791; Municipal Lien; Certificate of Location; 1112.70; Atty(s): Ziff Brian

McKees Rocks Borough vs McKivitz Lisa Marie; GD-25-002792; Municipal Lien; Certificate of Location; 1144.11; Atty(s): Ziff Brian

Ghafoor Hosea, Ghafoor Gloria vs Coulverson Tyler, Soul Food Connection LLC; GD-25-002793; Contract - Other; Complaint; 50000.00; Atty(s): Harris Tanner Snyder Kash vs UPMC Passavant; GD-25-002794; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Self-Represented

Fircetz Richard vs Dick Connie M.; GD-25-002795; Quiet Title; Petition to Proceed IFP; Atty(s): Self-Represented

Vesely Cali vs Russano Guisepppe; GD-25-002796; Assault & Battery; Praecepte for Writ of Summons; Atty(s): Balzarini Michael

Federal Insurance Company vs Derek Raquel, Derek Benjamin; GD-25-002797; Other Tort; Complaint; 673879.03; Atty(s): Plaza Jason A.

Conn Jason vs Kilela Mussa; GD-25-002798; Motor Vehicle Accident; Complaint; Atty(s): Reese Marikate, Katko Nicholas Charles

Middleton N'Jai, N. H. vs Yubo Li; GD-25-002799; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Donahue James F.

K.C.'s Plumbing and Heating Inc. vs Meinert Patrick J.; GD-25-002800; Mechanic's Lien; Certificate of Location; 5200.00; Atty(s): Dornish Bradley S, Posa Anthony S.

Weems James vs Strong Arlena; GD-25-002801; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Self-Represented

Lewis Carl vs Strong Arlena; GD-25-002802; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Self-Represented

Weems James vs Gibson Jr. Aaron; GD-25-002803; Election Petition; Petition-Objection to Nominating Petitions; Atty(s): Self-Represented

PGNA Inc. vs Titan Oils Inc.; GD-25-002804; Contract - Other; Complaint; 124145.86; Atty(s): Cerrone Jr. Danny P

Edler Brie vs SNO Properties LLC, Road Key Management Solutions LLC; GD-25-002805; Other Tort; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley

North Versailles Township Sanitary Authority vs Young Sherri, Young Anthony D.; GD-25-002806; Municipal Lien; Certificate of Location; 6501.77; Atty(s): Cambest John F.

Pushnack Anna Catherine; GD-25-002808; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Ruppert Sean L.

Sylvan Homes LLC vs Nelson Andre; GD-25-002809; Ejectment; Complaint; Atty(s): Policicchio Marcelina, Hooper Michael E.

Computershare Delaware Trust Company vs Faix Ellen, All Current Occupants; GD-25-002810; Ejectment; Certificate of Location; Atty(s): DiLeva Danielle

Ravnikar David vs PGH Investment Properties LLC; GD-25-002811; Ejectment; Certificate of Location; Atty(s): Goodermote Andrew C., Beam Matthew J

Allegheny County vs Lysaght Heidi L; GD-25-002812; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1542.62; Atty(s): McCabe Michael G.

Allegheny County vs Hickey Edward T, Hickey Carol A.; GD-25-002813; Sci Fa sur Tax Lien; Certificate of Location; 1377.30; Atty(s): McCabe Michael G.

Allegheny County vs DZS Property Management LLC; GD-25-002814; Sci Fa sur Tax Lien; Certificate of Location; 1862.02; Atty(s): McCabe Michael G.

Readyshift Staffing LLC vs Murrysville Opco LLC; GD-25-002815; Contract - Other; Complaint; 140864.00; Atty(s): Loverich Bernard Alexander J

Readyshift Staffing LLC vs South Hills Opco LLC; GD-25-002816; Contract - Other; Complaint; 195640.00; Atty(s): Loverich Bernard Alexander J

Greb Barbara, Greb John vs South Hills Village Associates LP; GD-25-002817; Against Property Owner; Complaint; Atty(s): Hassen Brittani Rae, Martucci Taylor M.

Mousseau Charles vs Quinn Kayla, Quinn Andrew, Doe John; GD-25-002818; Motor Vehicle Accident; Complaint; Atty(s): Srogoncick Casey Owen

U.S. Bank National Association vs Burton Christine L, Bonardi Barbara, Unknown Occupants; GD-25-002819; Ejectment; Certificate of Location; Atty(s): Qaqish Eid Edward

Allegheny County vs Nash Robert, MacDonald Adolf; GD-25-002820; Sci Fa sur Tax Lien; Certificate of Location; 1338.06; Atty(s): McCabe Michael G.

Allegheny County vs Ford Rikell S.; GD-25-002821; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1024.47; Atty(s): McCabe Michael G.

Allegheny County vs Hertzog Anthony; GD-25-002822; Sci Fa sur Tax Lien; Certificate of Location; 1108.54; Atty(s): McCabe Michael G.

Freedom Mortgage Corporation vs Blanck Katherine, Occupants; GD-25-002823; Ejectment; Complaint; Atty(s): Calcagno Jeffrey Vincent

Woodland Hills School District vs Pusateri Mary E.; GD-25-002824; Sci Fa sur Tax Lien; Certificate of Location; 2500.83; Atty(s): McCabe Michael G.

Carnegie Borough vs Black Charles J; GD-25-002825; Sci Fa sur Tax Lien; Certificate of Location; 1692.58; Atty(s): McCabe Michael G.

McCombs Thomas W. vs International Brotherhood of Teamsters, Rail Conference - International Brotherhood of Teamsters, Brotherhood of Locomotive Engineers and Trainmen; GD-25-002826; Other Tort; Praecepte for Writ of Summons; 50000.00; Atty(s): Kelley G. Clinton

Emsworth Borough vs Samek Charles, Samek Jr. William J; GD-25-002827; Sci Fa sur Tax Lien; Certificate of Location; 1308.86; Atty(s): McCabe Michael G.

Solutions Landscapes & Designs LLC vs Techo-Bloc Corp., Techo-Bloc USA Corp., Techo-Bloc Midwest Corp, Techo-Bloc (NE) Corp.; GD-25-002828; Contract - Other; Complaint; Atty(s): Oresick Jake, Cahillane Christopher W.

Hart Cheryl, Ealy Melissa A., Hart James T. vs EQT Production Company, EQT Corporation, Rice Drilling B LLC; GD-25-002831; Contract - Other; Praecepte for Writ of Summons; Atty(s): Miller Matthew R., Hook Phillip C., Llaguno Joy D., Hall Stephen A, DiPiero Luca D.

MMG Investments IV LLC vs Dunamis Value Fund LLC; GD-25-002833; Mortgage Foreclosure; Complaint; 196853.70; Atty(s): Bonner Kimberly A

Citizens Bank N.A. vs Cawley Matthew; MG-25-000216; Mortgage Foreclosure; Complaint; 255647.68; Atty(s): Paul Nathalie, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Foley Joseph I., Blank Jerome B

Freedom Mortgage Corporation vs Campione Sandra Lee, Roth Shelly R., Unknown Heirs of Jason P. Roth Deceased; MG-25-000217; Mortgage Foreclosure; Complaint; 170202.25; Atty(s): Schweiger Karin Baltimore

Citizens Bank N.A. vs Waldron Alexander; MG-25-000218; Mortgage Foreclosure; Complaint; Atty(s): Foley Joseph I., Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie

Pennymac Loan Services LLC vs Garfold Mark; MG-25-000219; Mortgage Foreclosure; Certificate of Location; 168425.25; Atty(s): Linn Geraldine M.

Mortgage Research Center LLC vs Covington Jesse F.; MG-25-000220; Mortgage Foreclosure; Certificate of Location; Atty(s): Bleiweis Kristen

PNC Bank National Association vs Kepics Robert J.; MG-25-000221; Mortgage Foreclosure; Certificate of Location; Atty(s): Bleiweis Kristen

Moraitis Matthew H., Sarver Realty Andre Plaza LLC vs Disam Holdings Inc.; GD-25-002829; Contract - Other; Case Transferred; Atty(s): Butcher Joseph F.

Stipp Allan P. vs Corrin Richard P., Daman Industrial Services Inc.; GD-25-002830; Contract - Other; Praecepte for Writ of Summons; Atty(s): Hanna Carol L, Spadafore Scott W

Larimer/East Liberty Phase II L.P. vs Watts Lakisha; GD-25-002835; Ejectment; Certificate of Location; Atty(s): Plakosh Jason M

Phatuross Calista Tiana; GD-25-002836; Petition for Change of Name; Petition to Change Name; Atty(s): Self-Represented

Ernst Christopher vs Zouloufos John, Interinsurance Exchange of the Automobile Club; GD-25-002837; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley

Established 1853

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

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

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

COURT NOTICES

Court of Common Pleas of Allegheny County

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

Week of

April 7 - Judge McCarthy
 April 14 - Judge McGough
 April 21 - Judge Marmo
 April 28 - Judge McGough
 25-00977

Court of Common Pleas of Allegheny County

JUVENILE COURT MOTIONS SCHEDULE

April 2025

April 1 - Judge Sizemore
 April 2 - Judge Sizemore
 April 3 - Judge Sizemore
 April 4 - Judge Sizemore
 April 7 - Judge Watson
 April 8 - Judge Watson
 April 9 - Judge Watson
 April 10 - Judge Watson
 April 11 - Judge Watson
 April 14 - Judge McCrady
 April 15 - Judge McCrady
 April 16 - Judge McCrady
 April 17 - Judge McCrady
 April 18 - Holiday
 April 21 - Judge Woodruff
 April 22 - Judge Woodruff
 April 23 - Judge Woodruff
 April 24 - Judge Woodruff

April 25 - Judge Woodruff
 April 28 - Judge Sizemore
 April 29 - Judge Sizemore
 April 30 - Judge Sizemore

25-00960

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

April 2025

April 1 - Spurgeon, J. in Courtroom 320 at 10:00 AM
 April 2 - Middleman, J. in Courtroom 425 at 2:00 PM
 April 3 - Sweeney, J. in Courtroom 425 at 2:00 PM
 April 4 - No Motions
 April 7 - Bubash, J. in Courtroom 425 at 2:00 PM
 April 8 - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
 April 9 - Korbelt, J. in Courtroom 425 at 2:00 PM
 April 10 - Woodruff, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
 April 11 - No Motions
 April 14 - McCrady, J. in Courtroom 320 at 9:30 AM and Eaton, J. in 814 City-County Building at 2:00 PM
 April 15 - Bush, J. in Courtroom 320 at 10:00 AM and Middleman, J. in Courtroom 425 at 2:00 PM
 April 16 - Cozza, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM
 April 17 - Sweeney, J. in Courtroom 425 at 2:00 PM

25-00963

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, APRIL 21, 2025**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, JUNE 2, 2025**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
 25-00937

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 SCHEDULES

Daily Jury and Non-Jury Trial List

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

Monday
March 24, 2025

Jury Trials

(1) 202211 GD-20-4469
 Nina Trapolsi vs Victoria Lynne Ruth;
 P-Atty: **Ronald J. Bua**; D-Atty:
Charles Sapientza, III; 7x

(196) 205751 GD-22-9927
 Patricia Peterson, et al vs Allegheny Health Network, et al; P-Atty: **Daniel J. Sammel**; D-Atty: **Brett Cornwell Shear**; 1x

(199F) AR-23-6682
 Nataliya Timitskaya vs James F. Petraglia; P-Atty: **No Appearance**;
 D-Atty: **Alyson J. Kirleis**; 1x

Non-Jury Trials

(200) 204671 GD-19-17282
 New Homestead Development vs Brian Haenze; P-Atty: **Katrina M. Eichstaedt**;
 D-Atty: **John Q. Stranahan, II**; 3x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Wednesday
March 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-0006826-24; Ricardo Edward Carter Jr.; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Alexa Marie Glista**

CR-0005639-24; Ray Allen Guntrum; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Coumes**

CR-0007041-24; Gregory James Gushard; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William Ray Pelger**

CR-0002459-24; Ruth A. Heastings; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

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

Post your employment opportunity on jobs.acba.org.

CR-0002283-24; Phelix Tyrone 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**

**Judge Kelly Bigley
Courtroom 525**

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

CR-0007527-24; Dominique Harvey; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0011184-19; Xavier Smith; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**Judge Edward J. Borkowski
Courtroom 514**

CR-0008049-24; Michael Darnell Carter; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

**Judge Thomas Flaherty
Courtroom 324**

CR-0001305-24; Kenneth David Awes; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicole Dominique Nino**

CR-0007579-24; Ronald Domini Festa III; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David D. Pardini**

**Judge Elliot Howsie
Courtroom 533**

CR-0003266-24; Scott David Cousins; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0003792-24; Chauncey Gay; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Kevin Trower**

CR-0007191-24; Richard Allen Johnson Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

CR-0000640-24; William Dalereno Rochelle; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

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

CR-0002797-24; Miles R. Bryan Jr.; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph David Horowitz**

CR-0003791-24; Joshua Currington; Burglary - Overnight Accommodations; Person Present; ADA: **Louis A. Emmi;** D-atty: **Joshua Guckert**

CR-0004017-24; Matthew Donnell Holmes; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0009479-23; Evan Isaiah Jackson; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph V. Luvara**

CR-0009484-23; Evan Isaiah Jackson; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph V. Luvara**

CR-0003509-24; Donovan Keith Malloy; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin Lee Carpenter**

CR-0009703-18; Egypt Nurae McKeithen; Identity Theft; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0004847-24; Jayshawn Paige; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

CR-0009492-23; Aaron P. Payne; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0009423-23; Aaron P. Payne; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0009491-23; Aaron P. Payne; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0009483-23; Aaron P. Payne; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0008983-22; Clinton Edward Thomas; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0004072-23; Clinton Edward Thomas; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0007268-24; Clinton Edward Thomas; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0008982-22; Clinton Edward Thomas; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0000063-24; Maesha Turner; Fraud Obt Foodstamps/Assistance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

**Judge Jill E. Rangos
Courtroom 327**

CR-0004726-24; Chaz Jackson; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0007299-24; Jose Santos Lopreto; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Christine Tamburro**

CR-0007092-23; Juwan Brian Smith; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0006791-24; David Craig Whitten; Corruption Of Minors - Defendant Age 18 or Above; ADA: **Jessica Lynn Au;** D-atty: **Owen Matthew Seman**

**Judge Kevin G. Sasinoski
Courtroom 506**

CR-0008040-24; Kamilah Abdullah; False/Fraud/Incomp Insurance Claim; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0006869-24; Elijah Anthony Brown; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0007799-24; Byron W. Burkes-Glass; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0005798-24; Brandon Joseph Decker; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert Downey Jr.**

CR-0007728-24; Andre Fletcher; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0001580-24; Te'sean Hudson; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0007032-24; Tahjee Johnson; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0007001-24; Nery Joel Medina-Barrera; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Dachan James Furnace**

CR-0007812-24; Nery Joel Medina-Barrera; Corrupt Organizations - Employee; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Marcus Lamar Martin**

**Judge David L. Spurgeon
Courtroom 321**

CR-0007846-24; Darrell Davon Carr; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**Judge Randal B. Todd
Courtroom 310**

CR-0000306-24; Davontae Marquis Cosby; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0001512-22; Davontae Marquis Cosby; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

CR-0007443-24; Kevin Michael Doubt-Young; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scates**

CR-0008903-23; Jajuan Dudley; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

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

CR-0005304-24; Quaziah Jones; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

CR-0009103-23; Hendric Simyon McMillian; Institut'l Vand'ism Educ Facil; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0005326-24; James Dean Montgomery; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0005763-24; Bradley Pucci; False Stmt to Induce Agreement for Home Improvement Services; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0008902-23; Jaymar Reddix; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0005451-24; Ray Rivera; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0005452-24; Ray Rivera; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0007036-24; Dustin Lee Stobert; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0006905-24; Tymozh Toles; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**

CR-0008058-24; Devante A. Watts; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

CR-0007444-24; Christian Nichole Wells; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

Arbitration Trial List

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

Wednesday
March 26, 2025

AR-24-008243; JPMorgan Chase Bank, N.A. vs Heyer; P-atty: **Michael Robert Lipinski**

AR-24-008240; JPMorgan Chase Bank, N.A. vs Hurlbut; P-atty: **Michael Robert Lipinski;** D-atty: **Brittany Nicole Weston**

AR-24-008239; JPMorgan Chase Bank, N.A. vs Hurlbut; P-atty: **Michael Robert Lipinski;** D-atty: **Brittany Nicole Weston**

AR-24-008238; JPMorgan Chase Bank, N.A. vs Ferri; P-atty: **Michael Robert Lipinski**

AR-24-008236; Baldassare vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-24-008235; Faybik vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-24-008231; Portfolio Recovery Associates, LLC vs Faynor; P-atty: **Robert N. Polas, Jr.**; D-atty: **Brian J. Fenters**

AR-24-008226; Kandrac vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

AR-24-008224; Ridgewood Manor Community Services Association, Inc. vs Gostic, et al; P-atty: **Fred C. Jug, Jr.**

AR-24-008222; Losser vs Ford Motor Company; P-atty: **Michael Power**; D-atty: **Rachel Monaghan**

AR-24-008221; JPMorgan Chase Bank, N.A. vs Harvey; P-atty: **Ian M. Lauer**

AR-24-008218; Harvey vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

AR-24-008214; Patterson vs Garrison, et al; P-atty: **Patrick W. Murray**; D-atty: **Phillip M. Sarnowski**

AR-24-008209; Geyer vs Franconia Real Estate Services, Inc., et al; P-atty: **James M. Berent**; D-atty: **Glen D. Kimball, J. David Ziegler, Alicia M. Sandoval**

AR-24-008204; Capital One, N.A. vs Wright; P-atty: **Michael Ratchford**

AR-24-008198; M&M Creative Laminates, Inc. vs BDPD, LLC, et al; P-atty: **Nicholas A. Miller**

AR-24-008186; Jim Meyers Plumbing and Heating, Inc. vs Pantzoulas; P-atty: **Nicholas A. Miller**; D-atty: **David L. Fuchs**

AR-24-008075; Crown Asset Management, LLC vs Battles; P-atty: **Daniel J. Santucci**

AR-24-007645; Shareef vs Mitchell, et al; P-atty: **Pro Se**; D-atty: **David J. Mongillo**

AR-24-006683; Ziemianski, et al vs American Honda Motor Company; P-atty: **Michael Power**; D-atty: **James F. Marrion**

AR-24-006458; Vrbin, et al vs Ford Motor Company; P-atty: **Christina Gill Roseman**; D-atty: **Rachel Monaghan**

AR-24-006409; cfsbank vs Filotei; P-atty: **Gary W. Darr**; D-atty: **David L. Fuchs**

AR-24-005928; Dobrinich vs Novak; P-atty: **James L. Cartwright**; D-atty: **Jeffrey M. Olszewski**

AR-24-005293; JPMorgan Chase Bank, N.A. vs Shorts; P-atty: **Ian M. Lauer**

AR-24-004934; Barrett vs Cortazzo, et al; P-atty: **Robert Kunkel**; D-atty: **Joseph D. Talarico**

AR-24-004735; Stevenson vs Toyota Motor Sales U.S.A., Inc.; P-atty: **Robert A. Rapkin**; D-atty: **Jo E. Peifer**

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

AR-24-004317; Dollar Bank, F.S.B. vs Byrd; P-atty: **Raymond P. Wendolowski, Jr.**; D-atty: **Andrew K. Pratt**

AR-24-000244; Springdale Borough vs Thompson, et al; P-atty: **Craig H. Alexander**; D-atty: **Pro Se**

AR-23-004121; Mannarino vs Mahahjan; P-atty: **Gary J. Ogg**; D-atty: **Michael S. Russell**

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, April 7, 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, APRIL 7, 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, APRIL 8, 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, APRIL 14, 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

25. Stephen R. Maffei, Elaine M. Maffei and the United States of America
GD-19-010340—\$55,633.06
Elizabeth L. Slaby, Esq.
McGrath McCall, P.C.
412-281-4333

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

Having erected thereon a single-family dwelling known as 5032 Frich Drive, Pittsburgh, PA 15227, Deed Book Volume 9723, Page 410, Block & Lot No. 314-C-218.

43. Bishnu P. Acharya and Rohit Acharya
MG-24-000921—\$196,889.39
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single-family dwelling known and numbered as 4817 E. Willock Road, Pittsburgh, PA 15227. Deed Book Volume 18194, Page 540, Block and Lot Number 247-D-272.

60. Donna Adamski

MG-24-00272—\$91,285.17
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one-story residential dwelling known and numbered as 504 North Street Pittsburgh, PA 15227. Deed Book Volume 9103, Page 279. Block & Lot No. 59-F-18.

Bellevue

65. Ronald A. Mack a/k/a Ronald Mack, in His Capacity as Heir of Agnes M. Mack; Nancy L. Robbbaro a/k/a Nancy Robbbaro, in Her Capacity as Heir of Agnes M. Mack; Bruce Mack, in His Capacity as Heir of Agnes M. Mack; Jeffrey L. Mack a/k/a Jeffrey Mack a/k/a Jeff Mack, in His Capacity as Heir of Agnes M. Mack and in His Capacity as Guardian Ad Litem for Bruce Mack, in His Capacity as Heir of Agnes M. Mack and James A. Mack a/k/a James Mack, in His Capacity as Heir of Agnes M. Mack; Kenneth L. Mack a/k/a Kenneth L. Mack, Jr. a/k/a Kenneth Mack, in His Capacity as Heir of Agnes M. Mack; James A. Mack a/k/a James Mack, in His Capacity as Heir of Agnes M. Mack; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Agnes M. Mack
MG-20-000354—\$33,302.54
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 296 Dakota Ave., Pittsburgh, PA 15202. Deed Book Volume 4503, Page 502. Block and Lot 0216-N-00022-0000-00.

Ben Avon

14. Charles A. Francioni and Darlene A. Francioni
MG-24-000491—\$20,626.48
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Having erected thereon a single family residential dwelling being known and numbered as 215 Ridge Avenue, Pittsburgh, PA 15202. Deed Book Volume 5947, Page 509. Block and Lot Number 214-E-41.

Bethel Park

7. Jason C. Cook
MG-24-000811—\$156,117.38
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel

Park: Having erected thereon a dwelling being known and numbered as 4672 Prescott Drive, Bethel Park, PA 15102. Deed Book Volume 16686, Page 17. Block and Lot Number 317-K-80.

54. Daniel Paul Odinski

GD-23-010169—\$5,488.01
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having Erected Thereon A Dwelling, Known As 333 Horning Road, Bethel Park, PA 15102. Deed Book 17675, Page 412. Block and Lot Number 392-H-156.

94. Matthew F. Caruso

GD-22-011555—\$2,674.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two-story frame house known 5720 Valleyview Drive, Bethel Park, PA 15102. Deed Book Volume 8682, Page 487. Block & Lot No. 665-F-235.

Brackenridge

92. Deborah Geiser

GD-20-000318—\$5,237.86
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a one-story brick house being known as 1015 6th Avenue, Brackenridge, PA 15014. Deed Book Volume 14685, Page 416, Block & Lot No. 1224-C-245.

Brentwood

34. Jordan A. Maloney

GD-23-014271—\$17,364.25
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 133 Pentland Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 17588, Page 222, Block and Lot 137-C-291.

35. Jeffrey D. Colligan

GD-24-001830—\$8,163.11
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 110 West Brentridge Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 14313, Page 427, Block and Lot 188-J-81.

56. David A. Rupp

MG-24-000872—\$52,795.61
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 4015 Dalewood Street, Pittsburgh, PA 15227. Deed Book 14788, Page 465. Block and Lot Number 188-N-192.

Bridgeville

46. Amy Anderson

MG-24-000904—\$117,788.60
Powers Kirn, LLC
215-942-2090

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

known and numbered as 1014 McLaughlin Run Road, Bridgeville, Pennsylvania 15017. Deed Book Volume 19274, Page 197, Instrument No. 2023-9927, Block and Lot Number 322-C-96.

Carnegie

99. Intissar, LLC

GD-23-011035—\$2,544.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a one and a half story brick house being known as 418 Lincoln Avenue, Carnegie, PA 15106. Deed Book Volume 15480, Page 496. Block & Lot No. 66-N-220.

Chalfant

121. Edward Derganz

GD-23-014485—\$4,889.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one and one half story frame house being known as 136 Brighton Street, East Pittsburgh, PA 15112. Deed Book Volume 15485, Page 234. Block & Lot No. 374-L-309.

Collier

32. Josey Lyn Byrne a/k/a Josey L. Byrne

GD-24-005560—\$319,699.38
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 107 Summerfield Estates Dr., Oakdale, PA 15071. Deed Book Volume 17033, Page 570. Block and Lot 0329-B-00012-0000-00. Alternate ID: 9905-X-83857-0000-00.

Crescent

82. James E. Palitti Promotion Corporation

GD-21-004391—\$30,153.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Being thereon vacant agricultural land known as Spring Run Road, Crescent, PA 15046. Deed Book Volume 7500, Page 38. Block & Lot No. 811-S-106.

Dravosburg

59. Elizabeth J. Leonard and Robert J. Leonard

MG-22-000011—\$112,657.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a dwelling being known and numbered as 705 Clearview Drive, Dravosburg, PA 15034. Deed Book 16466, Page 443. Block and Lot Number 309-B-20.

Duquesne

6. Joseph Shanley and the Secretary of Housing and Urban Development

MG-24-000659—\$31,012.99
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward City of Duquesne: Having erected thereon a dwelling being known and numbered as 813 Mehaffey Street, Duquesne, PA 15110. Deed Book Volume 14578, Page 453. Block and Lot Number 305-S-262.

11. Brenda J. Dudley

MG-24-000669—\$47,831.74
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the City of Duquesne: Having erected thereon a single family residential dwelling being known and numbered as 601 Kahler Street, Duquesne, PA 15110. Deed Book Volume 10867, Page 72. Block and Lot Number 306-C-262.

97. Craig M. Skovranko

GD-24-001560—\$3,339.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 1: Having erected thereon a three-story commercial funeral home being known as 828 Richford Street, Duquesne, PA 15110. Deed Book Volume 14573, Page 573. Block & Lot No. 304-F-359.

East Deer

90. Jessie Lee Koval

GD-23-003109—\$2,438.97
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a one-story frame house being known as 411 Marion Street, Creighton, PA 15030. Deed Book Volume 17796, Page 453. Block & Lot No. 841-K-36.

East McKeesport

2. Patricia Sivy

GD-24-004996—\$45,851.80
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 722 Punta Gorda Avenue, East McKeesport, PA 15035. Deed Book 11798, Page 566. Block and Lot Number 546-R-173.

96. Raymond L. Walters, Jr.

GD-23-001591—\$2,780.42
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 being known as 430 Ocala Street, McKeesport, PA 15035. Deed Book Volume 17283, Page 386. Block & Lot No. 546-R-121.

Elizabeth Township

9. Albert G. Pletz and the Secretary of Housing and Urban Development

MG-24-000734—\$70,543.48
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 3 Transit Drive, McKeesport, PA 15135. Deed Book Volume 15404, Page 470. Block and Lot Number 652-G-155.

57. Gary V. Pomilio

MG-23-001024—\$55,182.04
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 212 Circle Drive, Elizabeth, PA 15037. Deed Book 8338, Page 525. Block and Lot Number 1130-P-290.

67. Dominic Candelore and Heather Candelore

MG-22-000519—\$124,818.18
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 548 Heath Street, Buena Vista, PA 15018. Deed Book Volume 11874, Page 146. Block and Lot Number: 1266-B-00010-0000-00.

93. Craig Richel

GD-22-012395—\$3,838.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two story frame house being known as 6009 Meade Street, McKeesport, PA 15135. Deed Book Volume 6564, Page 97. Block & Lot No. 653-G-17.

100. David Handley and Daniel Handley and Donald Handley Jr. and Dennis Handley and Darren Handley, Known Heirs of Betty Jo Handley, Deceased, and the Unknown Heirs of Betty Jo Handley, Deceased

GD-14-010275—\$3,666.81
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two-story frame house being known as 206 Shields Street, Buena Vista, PA 15018. Deed Book Volume 5044, Page 125, Block & Lot No. 1266-L-284.

Glassport

41. Phillip Ebon Pollard

GD-24-009810—\$10,441.51
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 600 Wall Street, Glassport, PA 15045. Deed Book 18986, Page 283. Block and Lot Number 558-R-9.

Hampton

18. Lori R. Anthos

MG-20-000102—\$175,247.78
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 2561 Lah Road, Gibsonia, PA 15044. Deed Book 15476, Page 489. Block and Lot Number 1211-J-355.

105. Eamonn M. Clements

MG-23-000053—\$228,884.38
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 3055 Marie Drive, Gibsonia, PA 15044. Document Number 2014-17816, Deed Book Volume 15655, Page 138. Block and Lot Number 1355-S-00189-0000-00.

Heidelberg

50. Joseph C. Griffith and Beth C. Griffith

MG-24-000479—\$39,160.78
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a dwelling being known and numbered as 1725 Ellsworth Avenue, Carnegie, PA 15106 a/k/a 1725 Ellsworth Avenue, Heidelberg, PA 15106. Deed Book Volume 09526, Page 370. Block and Lot Number 0101-G-00016-0000-00.

Homestead

123. John J. Dean, Individually and Executor of the Estates of Marguerite Deasey and Katherine Deasey Dean

GD-24-011047—\$4,156.46
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon a vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book Volume 3153, Page 216. Block & Lot No. 131-B-40.

124. Unknown Heirs of Harry Kershaw, Andrea N. Curry-Demus, Louise Barrette, Nicole Kershaw, Verlaya Kershaw and Vernessa Kershaw

GD-24-011027—\$3,595.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book 7469, Page 305. Block & Lot No. 131-B-45.

125. Unknown Heirs of Beverly Lomans, Deceased, Edwin Garland Lomans Jr., Lora Harris, Michael Lomans, Robert Lomans, Paula Fields, Patricia Shazer, Douglas Lomans, Dennis Polk, Raymond Polk, Tim Polk, Deborah Montgomery, Crystal Polk, Carolyn Williams, Sandra Branch, Jacqueline Polk and Betty Ann Roberts

GD-24-011032—\$2,757.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as East 16th Avenue, Homestead, PA 15120. Deed Book 5775, Page 781. Block & Lot No. 131-C-377.

127. The Unknown Heirs of Frank Jenkins

GD-24-010933—\$3,667.49
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book 5456, Page 9. Block & Lot No. 131-B-49.

128. Unknown Heirs of Thomas R. Koestline, Unknown Heirs of Betty Jane Koestline, Jeremy J. Zuger, Executor of the Estate of Dennis J. Zuger, and Lexie Zuger

GD-24-011004—\$3,721.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book Volume 3815, Page 335. Block & Lot No. 131-B-47.

129. Brenda Hill and Lawrence Hill

GD-24-011035—\$3,591.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 13th Avenue, Homestead, PA 15120. Deed Book 6096, Page 733. Block & Lot No. 131-F-319.

130. Unknown Heirs of William J. Hussak, Wanitta Stuthers, Jineen Rush, Nina Grebner, Kyrie Hussak, Elwayne Hussak and Winreed Hussak

GD-24-010930—\$3,524.65
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book 10089, Page 563. Block & Lot No. 131-B-44.

Ingram

61. Steven D. Boehm

MG-23-001144—\$27,980.52
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 97-99 Noll Ave., Pittsburgh, PA 15205. Deed Book Volume 15145, Page 434. Block and Lot 0070-M-00301-0000-00.

120. Donna Marie Walsh

GD-23-001022—\$2,798.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a one-story frame house being known as 103 Linshaw Avenue, Pittsburgh, PA 15205. Deed Book Volume 6399, Page 846. Block & Lot No. 70-R-316.

Jefferson Hills

91. David Kinneer and Patricia L. Kinneer

GD-23-013788—\$3,542.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a two-story frame house being known as 2017 Ridge Road, Finleyville, PA 15332. Deed Book Volume 8604, Page 224. Block & Lot No. 1136-B-216.

Marshall

26. Sean M. Walters, individually and as Trustee for the Domestic Revocable Trust

MG-18-001363—\$1,149,422.20
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Marshall: Having erected thereon a dwelling being known and numbered as 824 Arbordale Lane, Wexford, PA 15090. Deed Book Volume 13093, Page 133. Block and Lot Number 1997-L-00007-0000-00.

Town of McCandless

49. Douglas C. Hall and Amanda Hall

MG-23-000810—\$303,787.48
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8187 Post Rd., Allison Park, PA 15101. Deed Book Volume 17674, Page 275. Block and Lot Number 0614-A-00168-0000-00.

City of McKeesport

1. Mary Lou Tassone, solely in her capacity as known heir of Nancy J. Tassone, deceased and Charlotte Ondachek, solely in her

capacity as heir of Nancy J. Tassone, deceased and the Unknown Heirs of Nancy J. Tassone

GD-23-014528—\$60,503.98
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Ninth Ward, formerly the Eleventh Ward, of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 317 36th Street, McKeesport, PA 15132. Deed Book Volume 35993, Page 275, Block and Lot Number 0464-R-0063.

31. Susan Desimone, in Her Capacity as Heir of Charles J. Sudey; Edward Sudey, in His Capacity as Heir of Charles J. Sudey; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Charles J. Sudey

MG-16-000294—\$77,972.07
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 416 Pine Street, McKeesport, PA 15132. Deed Book Volume 12460, Page 227. Block and Lot 0308-F-00375-0000-00.

89. Leonard D. Topley, Jr.

GD-19-014594—\$2,566.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Having erected thereon a two-story frame house being known as 637 Madison Avenue, McKeesport, PA 15132. Deed Book Volume 14808, Page 304. Block & Lot No. 307-K-331.

119. Cornerstone 901 Properties, LLC

GD-23-001552—\$3,397.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 2: Having erected thereon a one-story commercial building being known as 901 Walnut Street, McKeesport, PA 15132. Deed Book Volume 16240, Page 114. Block & Lot No. 307-N-240.

McKees Rocks

68. Donald E. Ramsey, Karen J. Ramsey and Gordon C. Ramsey, III

MG-24-000092—\$95,883.26
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 214 Erwin Place, McKees Rocks, PA 15136. More fully described in Deed Book 6005, Page 701. Block and Lot Number 0043-A-00238-0000-00.

77. Frank R. Jones

MG-24-000674—\$42,987.40
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 124 Amelia Street, McKees Rocks, PA 15136. Deed Book Volume 12661. Block and Lot Number 0072-M-0258.

Monroeville

8. Donna M. Gerthoffer and the Secretary of Housing and Urban Development

MG-24-000812—\$68,261.19
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 2333 Monroeville Road, Monroeville, PA 15146. Deed Book Volume 12074, Page 409. Block and Lot Number 640-B-55.

10. Joshua D. Hershberger

MG-24-000770—\$291,234.02
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1342 Woodcliffe Drive, Monroeville, Pennsylvania 15146. Deed Book Volume 18996, Page 473. Block and Lot Number 0980-B-00008-0000-00.

20. The Unknown Heirs of Eugene Boyer, Jr., Deceased

GD-24-010833—\$211,696.21
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 537 Fieldstone Drive, Monroeville, PA 15146. Deed Book 4646, Page 665. Block and Lot Number 637-S-51.

113. Joyce A. Williams

MG-23-000532—\$95,369.71
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 4719 Bert Drive, Monroeville, PA 15146 more fully described in Deed Book 6988, Page 575. Lot and Block: 1107-N-95.

122. Karrington Operating Company

GD-17-009157—\$14,827.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant commercial land being known as Mosside Boulevard, Monroeville, PA 15146. Deed Book Volume 9959, Page 13. Block & Lot No. 857-M-351.

Moon

84. David Colaizzi

GD-23-008700—\$1,935.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one-story commercial garage being known as 370 Moon Clinton Road, Coraopolis, PA 15108. Deed Book Volume 11569, Page 537. Block & Lot No. 806-D-292.

Mt. Lebanon

76. Mary A. Meerhoff and Michael Meerhoff

MG-24-000671—\$113,289.06
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 214 Castle Shannon Blvd., Pittsburgh, PA 15228. Deed Book Volume 12269. Block and Lot Number 0141-R-0165.

85. Edward Kubit and Jodi Kubit

GD-22-014553—\$2,174.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two-story brick house being known as 133 Altadena Drive, Pittsburgh, PA 15228. Deed Book Volume 17198, Page 231. Block & Lot No. 252-C-58.

Mt. Oliver

3. Mark Zgurich, as Known Heir of Kathleen A. Zgurich, Deceased

GD-24-004853—\$53,305.24
David W. Raphael, Esq.
412-465-9718

In the Commonwealth of Pennsylvania, County of Allegheny, All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 201 Onyx Avenue, Pittsburgh, PA 15210. Deed Dated November 29, 1995, Recorded on December 5, 1995 in the Department of Real Estate of Allegheny County at Deed Book Volume 09593, Page 611. Block & Lot # 33-L-280.

4. George E. Faloney

GD-24-012345—\$35,754.51
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 120 Koehler Street, Pittsburgh, PA 15210 a/k/a 120 Koehler Street, Mount Oliver, PA 15210. Deed Book Volume 17643, Page 63. Block and Lot Number 14-M-155.

Munhall

13. Deidre L. Piskor and Edward R. Piskor, Jr. a/k/a Edward R. Piskor

MG-24-000727—\$46,270.32
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a single family residential dwelling being known and numbered as 2811 Main Street, Homestead, PA 15120. Deed Book Volume 9170, Page 39. Block and Lot Number 132-H-62.

28. Richard Sikora

GD-24-010226—\$215,882.67
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a single family residential dwelling being known and numbered as 440 E. 10th Avenue, Homestead, PA 15120. Deed Book Volume 17627, Page 247. Block and Lot Number 130-L-134.

63. Kiara Marie Campbell

MG-23-000657—\$131,993.90
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 612 E. 19th Ave., Homestead, PA 15120. Deed Book Volume 18758, Page 298. Block/Lot 0131-H-00178-0000-00.

North Versailles

36. Anthony D. Young

MG-23-000652—\$40,325.19
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 408 East Carter Drive, North Versailles, PA 15137. Deed Book Volume 10216, Page 251. Block and Lot Number 0376-R-00305-0000-00.

48. Mary Gibala, Known Heir of Robert J. Fedor, Jr., Deceased; Anne Incheck, Known Heir of Robert J. Fedor, Jr., Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Robert J. Fedor, Jr., Deceased

MG-24-000541—\$28,348.15
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 1011 Taylor St., North Versailles, PA 15137. Deed Book Volume 14764, Page 467. Block and Lot Number 0547-R-00257-0000-00.

75. David A. Vickers

MG-19-000050—\$413,569.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Parcel 1: Having erected thereon an industrial multi-tenant warehouse being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415. Block and Lot Number 548-F-93.

Parcel 2: Being vacant industrial land being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415. Block and Lot Number 548-F-82.

Parcel 3: Being other industrial land and building being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415. Block and Lot Number 548-F-113.

O'Hara

81. Henry J. Lapp, III

GD-23-001535—\$4,623.46
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a one story frame house being known as 113 Woodland Avenue, Pittsburgh, PA 15238. Deed Book Volume 9218, Page 618. Block & Lot No. 292-D-20.

Penn Hills

5. Michael L. Hampton

MG-22-000140—\$135,913.06
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 337 Idlewood Road, Pittsburgh, PA 15235. Deed Book Volume 17125, Page 512. Block and Lot Number 539-B-254.

23. Melanie Mascaro Bacot and Felix Bacot Mena

MG-24-000786—\$341,854.77
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 911 6th St., Verona, PA 15147. Deed Book 18736, Page 155. Block and Lot Number 445-A-236.

33. Danielle Coppola

MG-23-001108—\$140,615.79

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 191 Vetter Dr., Pittsburgh, PA 15235. Deed Book Volume 17240, Page 250. Block and Lot 0632-N-00092-0000-00.

40. Tresa A. Lovie-Slattry, Executrix of the Estate of William K. Slattry, Deceased

GD-23-014542—\$18,351.73
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 146 Spring Grove Road, Pittsburgh, PA 15235. Deed Book 9174, Page 442. Block and Lot Number 448-P-296.

66. Ronald J. Williams

MG-23-000409—\$72,193.43
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 310 Anthon Drive, Pittsburgh, PA 15235. Deed Book Volume 10066, Page 327. Block and Lot Number 0538-H-00113-0000-00.

78. Silas H. Jennings, Jr. and Debra R. Jennings

GD-19-004340—\$2,638.99
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick house being known as 125 Jeanette Drive, Verona, PA 15147. Deed Book Volume 14658, Page 60. Block & Lot No. 230-D-158.

104. Adam Mikesell, as believed Heir to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.; Brian Mikesell, as believed Heir to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.; Unknown Heirs, to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.; Unknown Administrators, to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.

GD-24-008946—\$32,153.17
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 140 Harvard Drive, Pittsburgh, PA 15235. Deed Book Volume 6869, Page 224. Block and Lot Number 0449-G-00128-0000-00.

112. Aurora Brown a/k/a Aurora B. Brown, Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased, Debra Tarrant a/k/a Debra Brown, Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased, Rodney Brown II a/k/a Rodney D. Brown, II a/k/a Rodney D. Brown, Jr., Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased, Yoshelia Brown a/k/a Yoshelia Brown, Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased and Unknown Surviving Heirs of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased

GD-23-007585—\$187,255.14
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 125 Woodgate Road, Pittsburgh,

PA 15235. Deed Book Volume 16809, Page 52. Block and Lot Number 296-L-320.

Port Vue

42. Max-Michael Schlessinger

GD-24-010999—\$19,008.87
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon an industrial mini-warehouse being known and numbered as 1901 Liberty Way, McKeesport, PA 15133. Deed Book 13490, Page 149. Block and Lot Number 465-B-152.

Reserve

106. Shawn J. Pilyih and Christine M. Pilyih

MG-23-001004—\$12,941.82
Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a single family dwelling being known and numbered as 349 Kohlman Drive, Pittsburgh, PA 15214 Deed Book Volume 11472, Page 4. Block and Lot Number 117-J-5.

107. Krystal Kachinko

MG-24-000344—\$56,659.12
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 3079 Mount Troy Rd., Pittsburgh, PA 15212. Deed Book Volume 12998, Page 377. Block and Lot Number 0078-C-00090-0000-00.

Richland

117. Christie Lee Cumberledge, Executrix of the Estate of Charles F. Osthoff, Sr. a/k/a Charles F. Osthoff a/k/a Charles Fredwin Osthoff, Deceased

GD-21-015132—\$30,643.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Parcel #1: Being thereon vacant commercial land known as Osthoff Way, Gibsonia, PA 15044. Deed Book Volume 8806, Page 114. Block & Lot No. 2007-M-84.

Parcel #2: Having erected thereon a one-story brick house being known as 101 Bailey Lane, Gibsonia, PA 15044. Deed Book Volume 8806, Page 114. Block & Lot No. 2007-M-86.

Ross

73. Francis Drake Lange a/k/a Francis Lange a/k/a Francis D. Lange

MG-24-000677—\$94,903.90
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a dwelling being known and numbered as 5228 Towers Terrace, Pittsburgh, PA 15229. Deed Book Volume 11400, Page 388. Block and Lot Number 0217-F-0014.

Shaler

27. Joan L. Antonacchio and John N. Antonacchio

MG-23-000624—\$87,228.92
Perry Russell, Esq.
212-471-5100

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

Shaler: Having erected thereon a dwelling being known and numbered as 121 Ida Drive, Glenshaw, PA 15116. Deed Book Volume 4668, Page 548. Block and Lot Number 0520-B-00080-0000-00.

101. James T. McNamara, with Notice to Heirs and Assigns

GD-23-008824—\$3,892.43
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story frame house known as 230 Seavey Road, Pittsburgh, PA 15223. Deed Book Volume 7955, Page 643. Block & Lot No. 166-F-158.

South Fayette

95. Robert N. Bloss

GD-23-008281—\$2,539.17
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one-story brick house known as 10 Freedom Drive South, Bridgeville, PA 15017. Deed Book Volume 16369, Page 569. Block & Lot No. 397-B-7.

Stowe

69. Edward L. Wallace and Dewanda D. Wallace

MG-23-000393—\$128,310.76
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Parcel 1: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-147.

Parcel 2: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-148.

Parcel 3: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-149.

Parcel 4: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-150.

Parcel 5: Having erected thereon a dwelling known and numbered as 38 McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-152.

116. Vincent M. Pappatera

MG-24-000019—\$88,147.14
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-story residential dwelling known and numbered as 1115 Woodward Ave., McKees Rocks, PA 15136. Deed Book Volume 11947, Page 66. Block & Lot No. 73-K-241.

Tarentum

108. Richard Johnson and the United States of America

MG-24-000087—\$160,581.90
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Third Ward of the Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 220 W. 10th Ave., Tarentum, PA 15084. Deed Book Volume 18518, Page 349, Block and Lot Number 1223-J-0160.

Turtle Creek

74. Michael A. Pantalone a/k/a Michael A. Pantalone, Sr.

MG-24-000729—\$62,114.36
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 201 Hamilton Ave., Turtle Creek, PA 15145. Deed Book Volume 12511, Page 569, Block and Lot Number 0455-C-0104.

88. Arthur David Thomas

GD-24-004255—\$2,876.24
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a one-story frame house being known as 1639 Monroe Avenue, Turtle Creek, PA 15145. Deed Book Volume 18425, Page 48. Block & Lot No. 544-E-52.

Upper St. Clair

55. Mauricio Viaud

GD-24-003543—\$8,148.92
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 2527 Lindenwood Drive, Pittsburgh, PA 15241. Deed Book 18128, Page 164. Block and Lot Number 669-D-140.

Verona

118. Joseph Boros, Jr., Amelia Boros and Christian Fyke

GD-21-010846—\$9,592.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a two-story commercial building being known as 500 Jones Street, Verona, PA 15147. Deed Book Volume 11396, Page 517. Block & Lot No. 364-P-196.

West Homestead

126. Joseph Rokasky Sr., with Notice to Heirs and Assigns and Rose Katherine Rokasky, with Notice to Heirs and Assigns

GD-24-011025—\$8,857.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Being thereon vacant residential land known as West 9th Avenue, Homestead, PA 15120. Deed Book Volume 3008, Page 524. Block & Lot No. 130-N-8.

West Mifflin

70. Robert Posipanka, Amanda McLindon, Nichole McLindon and Jeffrey McLindon, Known Heirs of the Estate of Patricia A. McLindon and the Unknown Heirs, Executors and/or Administrators of the Estate of Patricia A. McLindon

GD-22-016107—\$82,048.01
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 dwelling known and numbered as 402 Mifflin Street, West Mifflin, PA 15122. DBV 17004, PG. 299, B/L #306-G-95.

114. Suzette Chamberlain

GD-24-002249—\$9,748.25
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4009 Outlook Drive, West Mifflin, Pennsylvania 15122. Deed Book Volume 17599, Page 336, Block and Lot Number 238-C-191.

115. Randal Swann and Roxanne Swann

MG-23-000751—\$123,843.35
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3718 Center Ave., West Mifflin, PA 15122. Deed Book Volume 17593, Page 243. Block and Lot 0181-G-00357-0000-00.

White Oak

37. Angela Thompson, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, Daniel Lorenzo, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, Howard Alexander, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, Laura Hobbs, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, and Unknown Surviving Heirs of Mary Lou Alexander a/k/a Marylou Alexander, Deceased

GD-24-009396—\$56,237.09
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a single family residential dwelling being known and numbered as 3009 State Street, McKeesport, PA 15131. Deed Book Volume 8520, Page 407. Block and Lot Number 461-D-69.

44. Andrew E. Miller

MG-24-000742—\$90,237.68
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling known and numbered as 2396 Foster Road, McKeesport, PA 15131. DBV 17169, PG. 537, B/L #461-L-390.

Whitehall

58. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak

MG-16-000765—\$140,710.22
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

87. Mary Anne Concilus

GD-22-012968—\$3,545.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story brick house being known 5363 Spring Valley Drive, Pittsburgh, PA 15236. Deed Book Volume 9912, Page 147. Block & Lot No. 249-P-188.

102. Julius J. Markotan, Jr.

MG-24-000842—\$144,526.70
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 710 Glowood Drive, Pittsburgh, PA 15227. Document Number 2023-24046, Deed Book Volume 19423, Page 50. Block and Lot Number 0189-F-00075-0000-00.

Wilkinsburg

30. Arthur Gerald

MG-23-000115—\$36,161.95
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1938 Laketon Rd., Pittsburgh, PA 15221. Deed Book Volume 10878, Page 298. Block and Lot 0297-E-00221-0000-00.

38. The Unknown Heirs of Patricia D. Hughes a/k/a Patricia Dayle Mason a/k/a Patricia D. Mason, deceased and Rhonda Williams Jennings, solely in her capacity as known heir of Patricia D. Hughes a/k/a Patricia Dayle Mason a/k/a Patricia D. Mason, deceased

MG-23-000696—\$233,668.17
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 1st Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1870 Graham Boulevard, Pittsburgh, PA 15235-2756. Deed Book Volume 11976. Block and Lot Number 0296-L-0107.

39. Operation Nehemiah Inc.

GD-24-005830—\$173,166.00
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant commercial land known as Montier Street, Pittsburgh, PA 15221. Deed Book 11908, Page 192. Block and Lot Number 296-J-1.

72. Rosewood Property Management LLC, a Pennsylvania Limited Liability Company

GD-23-011858—\$99,754.85
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1142 South Avenue, Pittsburgh, PA 15221-3006. Deed Book Volume 14650, Page 215, Block and Lot Number 0233-F-0201.

131. Barbara Ann McClendon

GD-24-012266—\$106,004.13
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 2241 Laketon Road, Pittsburgh, PA 15221. Deed Book 5401, Page 257. Block and Lot Number 296-P-90.

132. Mattie L. Rucker

GD-24-012275—\$32,293.66
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1918 Laketon Road, Pittsburgh, PA 15221. Deed Book 546, Page 4637. Block and Lot Number 297-E-215.

133. Jonathan T. Backers

GD-24-012269—\$19,062.07
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 1741 Laketon Road, Pittsburgh, PA 15221. Deed Book 11019, Page 574. Block and Lot Number 232-H-220.

134. The Unknown Heirs of Frances M. Orr, Deceased

GD-24-012264—\$46,033.53
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 2044 Laketon Road, Pittsburgh, PA 15221. Deed Book 9549, Page 110. Block and Lot Number 297-B-80.

135. The Unknown Heirs of Darnell Trowell, Deceased

GD-24-012261—\$55,900.55
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 1934 Laketon Road, Pittsburgh, PA 15221. Deed Book 16029, Page 96. Block and Lot Number 297-E-217.

136. The Unknown Heirs of Rudolph Roberson, Deceased

GD-24-011994—\$33,797.87
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 2054 Laketon Road, Pittsburgh, PA 15221. Deed Book 10859, Page 364. Block and Lot Number 297-B-75.

137. James H. Jackson and Hazel Murphy Jackson

GD-24-012267—\$65,692.11
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 2040 Laketon Road, Pittsburgh, PA 15221. Deed Book 5776, Page 745. Block and Lot Number 297-A-282.

138. The Unknown Heirs of Robert E. Seddon, Deceased

GD-24-012268—\$37,649.07
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 2233 Laketon Road, Pittsburgh, PA 15221. Deed Book 8654, Page 263. Block and Lot Number 296-P-88.

Pittsburgh—1st Ward**15. James C. Lee and Jeffrey R. Eck**

MG-24-000426—\$168,238.27
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Pittsburgh: Having erected thereon a condominium unit in The Carlyle being known and numbered as 306 4th Avenue, Unit 1501, Pittsburgh, PA 15222. Deed Book Volume 15301, Page 326. Block and Lot Number 1-H-327-1501.

Pittsburgh—3rd Ward**22. Fidelis Community Investments, LLC and Fred Jacquet**

GD-23-013693—\$153,125.86
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 327 Dinwiddie Street, Pittsburgh, PA 15219. Deed Book 18465, Page 213. Block and Lot Number 11-A-171.

53. The Unknown Heirs of Francine Marie Ravenell a/k/a Francine M. Ravenell, deceased

GD-23-011455—\$126,965.79
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 3rd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 517 Arthur St., Pittsburgh, PA 15219. Deed Book Volume 12113, Page 113. Block and Lot Number 0002-D-0085.

Pittsburgh—5th Ward**103. Major R. Rainey a/k/a Major Rainey**

GD-24-012603—\$23,678.30
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 5: Having erected thereon a dwelling being known and numbered as 419 Grove Street, Pittsburgh, PA 15219. Document Number 1999-043253, Deed Book Volume 10405, Page 569. Block and Lot Number 0010-N-00337-0000-00.

Pittsburgh—10th Ward**71. James Dillon and Tiffany Salsman**

MG-24-000390—\$87,186.82
Michelle Piero, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward - City of Pittsburgh: Having erected thereon a dwelling known and numbered as 1205 Duffield Street, Pittsburgh, PA 15206. Deed Book Volume 11489, Page 359. Block / Lot # 82-A-51.

Pittsburgh—16th Ward**62. Leona James, in Her Capacity as Heir of Mary Jane Macurak; Barbara Ennis, in Her Capacity as Heir of Mary Jane Macurak; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest, From or Under Mary Jane Macurak**

MG-22-000201—\$261,190.56
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2101 Wharton St., Pittsburgh, PA 15203. Deed Book Volume 7177, Page 345. Block and Lot 0012-F-00233-0000-00.

64. Nicole S. Ross and John Ross, Jr.

GD-24-005589—\$36,203.74
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a

dwelling being known and numbered as 2605 Spring St., Pittsburgh, PA 15210. Deed Book Volume 14721, Page 132. Block and Lot 0013-R-00286-0000-00.

109. Robert J. Mikszan, Jr.

MG-23-000689—\$132,286.81
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 152 Dawes Street, Pittsburgh, PA 15210. Deed Book Volume 13664, Page 446. Block and Lot Number 0013-N-0083.

Pittsburgh—20th Ward**12. Keinesha D. Brown and Quintain M. Brown**

MG-24-000708—\$129,207.38
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2900 Middletown Road, Pittsburgh, PA 15204. Deed Book Volume 17485, Page 136. Block and Lot Number 41-E-103.

29. Aaron Brown

MG-24-000645—\$80,498.25
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 20th Ward: Having erected thereon a two-story residential dwelling known and numbered as 2932 Zephyr Ave., Pittsburgh, PA 15204. Deed Book Volume 19287, Page 557. Block & Lot No. 42-M-35.

Pittsburgh—21st Ward**19. Denika Jennings**

MG-21-000040—\$104,864.98
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1115 Sheffield Street, Pittsburgh, PA 15233. Deed Book 11093, Page 267. Block and Lot Number 22-R-203.

Pittsburgh—27th Ward**24. Cindy A. Platek a/k/a Cindy Ann Michalowski and Walter J. Platek**

MG-22-000936—\$132,888.28
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3825 Atkins Street, Pittsburgh, PA 15212. Deed Book 18904, Page 483. Block and Lot Number 114-M-168.

110. The Unknown Heirs of Waleska Torres, Deceased and Enrique Madero, as known heir of the estate of Waleska Torres and Frankie Torres, as known heir of the estate of Waleska Torres and Marcus Madero, as known heir of the estate of Waleska Torres

MG-23-000259—\$39,528.95
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and

numbered as 1308 Jawett Street, Pittsburgh, PA 15212. Deed Book Volume 10602, Page 365, Block and Lot Number 045-N-025.

Pittsburgh—28th Ward**17. T Capital Group, LLC and Jay Tenenbaum, Individually in Their Capacity as Guarantor**

GD-24-012006—\$112,473.30
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1465 Steuben Street, Pittsburgh, PA 15205. Deed Book 18786, Page 7. Block And Lot Number 41-R-31.

111. Carina D. Green, as Known Heir of Charles I Green a/k/a Charles Issac Green and Charles I. Green, Jr., as Known Heir of Charles I Green a/k/a Charles Isaac Green and the Unknown Heirs of Charles I. Green a/k/a Charles Issac Green

MG-22-000988—\$124,901.32
Padgett Law Group
850-422-2520

All the following described real estate situated in 28th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 1926 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 8741, Page 486. Block and Lot Number 0040-S-00088-0000-00.

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

Mar 13, 2025

Mar 14, 21, 28, 2025

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:

Bednar, Lois E., deceased, of Duquesne, PA. No. 00390 of 2025. Mark Bednar, Extr., 1913 Addison Ave., West Mifflin, PA 15122 or to Steven F. Kessler, Esq., Versailles Professional Plaza, 4304 Walnut St., Ste. 10, McKeesport, PA 15132.
25-01042 Mar 21, 28; Apr 4, 2025

Bransky, Patricia R., deceased, of Pittsburgh, PA. No. 1152 of 2025. Mary Margaret Reyner, Extr., 600 N. Lake Shore Drive, Apt. 1807, Chicago, IL 60611 or to Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.
25-01039 Mar 21, 28; Apr 4, 2025

Cook, Patricia J., deceased, of Pittsburgh, PA. No. 01488 of 2025. Charles W. Cook, Extr., 245 McJunkin Road, Pittsburgh, PA 15239 or to Michael J. Henny, Esq., Law Offices of Michael J. Henny, 322A Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219.
25-01040 Mar 21, 28; Apr 4, 2025

Fayad, Michael K., deceased, of Oakdale, PA. No. 01467 of 2025. Deanna Fayad, Admr., 121 Springhill Drive, Oakdale, PA 15071 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.
25-00550w Mar 21, 28; Apr 4, 2025

Fuller, Nicholas, deceased, of McKeesport, PA. No. 00388 of 2025. Jeffrey L. Fuller, Extr., 512 Overhead Dr., Moon Twp., PA 15108 or to Steven F. Kessler, Esq., Versailles Professional Plaza, 4304 Walnut St., Ste. 10, McKeesport, PA 15132.
25-01038 Mar 21, 28; Apr 4, 2025

Gonzales, Sr., Albert, deceased, of North Versailles, PA. No. 5477 of 2024. Albert Gonzales, Jr., Extr., 344 Village Drive, Mars, PA 16046 or to Grey Douglas Pratt, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.
25-00553w Mar 21, 28; Apr 4, 2025

Hostein, Esther M. a/k/a Esther Hostein, deceased, of Pittsburgh, PA. No. 1301 of 2025. Craig E. Frischman, Admr., 7300 Penn Avenue, Pittsburgh, PA 15208 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.
25-01041 Mar 21, 28; Apr 4, 2025

LeDonne, Mary B., deceased, of Pittsburgh, PA. No. 01721 of 2025. Jennifer L. Wilt, Extr., 181 Brookmeade Drive, Pittsburgh, PA 15237 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
25-00552w Mar 21, 28; Apr 4, 2025

Lyons, Jeffrey Alan - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/2/68. Will #022403857. Roger Dennis Lyons, Administrator, 89 Springmeadow Ct., Pittsburgh, PA 15236; David E. Schwager,

Atty., 183 Market St., #100, Kingston, PA 18704-5444.

25-01088 Mar 21, 28; Apr 4, 2025

Matejko, Dolores A., deceased, of Pittsburgh, PA. No. 01454 of 2025. Robert M. Matejko, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.
25-01043 Mar 21, 28; Apr 4, 2025

Tufton, Barbara D., deceased, of Fox Chapel, PA. No. 01364 of 2025. Max J. Solomon, Extr., 3019 Richview Park Circle South, Tallahassee, FL 32301 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
25-01037 Mar 21, 28; Apr 4, 2025

Galore, Catherine, deceased, of Cheswick, PA. No. 00979 of 2025. Anthony J. Galore Extr., 1066 Balmoral Dr., Pittsburgh, PA 15237 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
25-00975 Mar 14, 21, 28, 2025

Giegerich, Agatha, deceased, of Pittsburgh, PA. No. 0659 of 2025. Marie Zarlino, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.
25-00494w Mar 14, 21, 28, 2025

Grieco, Theresa M., deceased, of Pittsburgh, PA. No. 1042 of 2025. Meg L. Burkardt, Extr. and Atty., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
25-00971 Mar 14, 21, 28, 2025

Grissom, Charlotte, deceased, of Pittsburgh, PA. No. 01215 of 2025. Delcarla Gilbert, Admr., c/o Rebecca Lerman, Esq., Gerlach Law Center, P.C., 3612 McKnight East Drive, Pittsburgh, PA 15237.
25-00974 Mar 14, 21, 28, 2025

Grosick, Raymond E., deceased, of Marshall Township, PA. No. 01117 of 2025. Maria G. Mankie, Extr., 129 Longvue Dr., Pittsburgh, PA 15237 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
25-00968 Mar 14, 21, 28, 2025

Hendy, John Neel, deceased, of Pittsburgh, PA. No. 00782 of 2025. Autumn R. Hendy, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.
25-00976 Mar 14, 21, 28, 2025

Loar, Linda L. a/k/a Linda Louise Loar, deceased, of Pittsburgh, PA. No. 1153 of 2025. Christina Tonies, Extr., 2149 Michelle Court, Apt. B, Appleton, WI 54914 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
25-00973 Mar 14, 21, 28, 2025

Murdy, Joseph A. a/k/a Joseph Murdy, deceased, of Gibsonia, PA. No. 01176 of 2025. Jonathan A. Orie, Extr., c/o Robert C. Gallo, Esq., 429 4th Avenue, Suite 1901, Pittsburgh, PA 15219.
25-00970 Mar 14, 21, 28, 2025

Peterson, Edwina, deceased, of Bellevue, PA. No. 01463 of 2025. Harry A. Peterson, Extr., 155 Squirrel Hollow Road, Gibsonia, PA 15044 or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Twp., PA 15108.
25-00493w Mar 14, 21, 28, 2025

Staninecz, Patricia Ann a/k/a Patricia Staninecz a/k/a Patricia A. Staninecz, deceased, of Tarentum, PA. No. 1091 of 2025. Douglas R. Bobish, Extr., 2943 Sunset Circle, Export, PA 15632 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.
25-00969 Mar 14, 21, 28, 2025

Wienand, Sr., Jeffrey J. a/k/a Jeffrey J. Wienand, deceased, of Richland Twp., PA. No. 1314 of 2025. Jeffrey J. Wienand, Jr., Co-Extr., 740 N. Stanwick Rd., Moorestown, NJ 08057 and Jessica Oligini, Co-Extr., 2422 Fringe Lane, Easton, PA 18040 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.
25-00972 Mar 14, 21, 28, 2025

Buettner, Dennis R., deceased, of Pittsburgh, PA. No. 01363 of 2025. William F. Buettner, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.
25-00426w Mar 7, 14, 21, 2025

Niarhos, Anthony D., deceased, of Pittsburgh, PA. No. 00916 of 2025. Ralph Swain, Extr., 112 Dover Drive, Moon Township, PA 15108 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.
25-00848 Mar 7, 14, 21, 2025

Onesi, Jr., Joseph A., deceased, of Turtle Creek, PA. No. 08450 of 2023. Alicia M. Clark, Admr., 100 Bascom Avenue, Pittsburgh, PA 15214 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
25-00423w Mar 7, 14, 21, 2025

Pietroboni, Patricia, deceased, of Moon Township, PA. No. 00914 of 2025. Jeannie Pietroboni, Extr., 2645 Manning Street, Ambridge, PA 15003 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.
25-00847 Mar 7, 14, 21, 2025

Schroeder, Elizabeth B. a/k/a Betty Schroeder a/k/a Elizabeth B. Mazure, deceased, of McKees Rocks, PA. No. 01108 of 2025. Kevin J. Schroeder, Extr., 1150 Main Street, Coraopolis, PA 15108 or to Stefanie M. Stack, Esq., Sechler Law Firm, LLC, 20206 Rte. 19, Ste. 300, Cranberry Township, PA 16066.
25-00425w Mar 7, 14, 21, 2025

Stanga, Gregory Alan, deceased, of McKees Rocks, PA. No. 00781 of 2025. Cindy B. Ruprecht-Stanga, Admr., 228 Waterford Drive, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
25-00427w Mar 7, 14, 21, 2025

Trisch, Barbara, deceased, of Rankin, PA. No. 01142 of 2025. John M. Trisch, Admr., 103 Rankin Boulevard, Rankin, PA 15104 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
25-00846 Mar 7, 14, 21, 2025

**Articles of Incorporation
Nonprofit Corporation**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on December 1, 2023, with respect to a nonprofit corporation, Flamenco Pittsburgh, which has been incorporated under the Nonprofit Corporation Law of 1988.
25-00551w Mar 21, 2025

Fictitious Name Registration

Cynthia Porta-Clark, Esq., Porta-Clark + Ward LLC, 100 Fleet Street, Suite 101, Pittsburgh, PA 15220. 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 PCW Injury & Car Accident

Lawyers, with its principal office or place of business at 100 Fleet Street, Suite 101, Pittsburgh, PA 15220. The names and addresses of all persons who are parties to the registration are: Porta-Clark + Ward LLC, 100 Fleet Street, Suite 101, Pittsburgh, PA 15220.
25-00549w Mar 21, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-24-012277
Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,
v.
The Unknown Heirs of Jerry W. Marsh, Deceased, Defendant(s).

Notice
Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 450-M-94, more commonly known as 337 Whittier Dr., Pittsburgh, PA 15235 in the Municipality of Penn Hills.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
The Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.
25-01044 Mar 21, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-001967. Notice is hereby given to Kathryn Skibo and all other parties of interest, that a tax sale has been initiated against the property located at Riverside Court, Pittsburgh, Allegheny County, Pennsylvania 15238 known as lot/block 293-E-270. This notice acts as service of the Praecept for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the February 27, 2025 Order of Court.
25-01086 Mar 21, 2025

Notice of Trust & Termination

Notice is hereby given of the administration of the Eileen J. Mayer Revocable Living Trust Agreement. Eileen J. Mayer a/k/a Eileen Judith Mayer, of Richland Township, Allegheny County, Pennsylvania died June 22, 2024.

All persons indebted to the Eileen J. Mayer Revocable Living Trust Agreement are requested to make payment without delay and all those having claims against Eileen J. Mayer a/k/a Eileen Judith Mayer, are directed to present the same without delay to the Trustee or attorney named below:

Deborah L. Drost, Trustee, 362 Main Street, Kennerdell, PA 16372; or

Slade R. Miller, Esq., Miller & Miller Attorneys at Law, 4767 William Flynn Highway, Allison Park PA 15101.

Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

25-01097 Mar 21, 28; Apr 4, 2025

Trust Estate Notice

The Trustees named below give notice of the death of Margaret F. Skurka of Allegheny County, Pennsylvania on January 11, 2025. The said Decedent was Grantor of the Margaret F. Skurka Living Trust. The Successor Trustees, Deborah Lynn Brandstetter & Edward David Skurka, request all persons having claims against the Decedent to make known the same to their attorney in writing and all persons indebted to the Decedent to make payments to them without delay: Deborah Lynn Brandstetter & Edward David Skurka, co-trustees, c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, Box 130, Bradford Woods, PA 15015.

25-00890 Mar 7, 14, 21, 2025

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO: MG-25-000093

TIKVA 2024 LLC vs. Colette E. McAllister, as Surviving Heir of Thomas F. Teysier, Deceased, James R. Teysier, as Surviving Heir of Thomas F. Teysier, Deceased, Joseph R. Teysier, as Surviving Heir of Thomas F. Teysier, Deceased, Luke Teysier, as Surviving Heir of Thomas F. Teysier, Deceased, Nanette Nelson, as Surviving Heir of Thomas F. Teysier, Deceased, Thomas E. Teysier, as Surviving Heir of Thomas F. Teysier, Deceased, Unknown Surviving Heirs of Thomas F. Teysier, Deceased,
Notice

To The Defendants:

You are hereby notified TIKVA 2024 LLC, has filed a Complaint in Mortgage Foreclosure with regard to 602 Orchard Street, Carnegie, PA 15106, endorsed with a Notice to Defend, against you at No. MG-25-000093 in the Civil Division of the Court of Common Pleas of Allegheny County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Allegheny County Sheriff.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Allegheny County Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

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

25-01064 Mar 21, 2025

Voluntary Dissolution Nonprofit Corporation

John Kettering, Esq., Pietragallo Gordon Alfano Bosick & Raspanti LLP, 7 West State Street, Suite 100, Sharon, PA 16127. Notice is hereby given by Dawn M. Gideon Foundation, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-00492w Mar 14, 21, 2025

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

plus costs. Defendant not appearing. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties 03/13/25.

Booker vs Copeland; LT-24-001941; P-atty: Pro Se; D-atty: Charles Roy Terwilliger; Award for Defendant on Plaintiff's claims for possession and damages. Plaintiff not appearing at 11:00 a.m. Dated 03/13/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40842

Folino, et al vs Moot; AR-24-007230; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$3,000.00. Dated 03/14/25. As per Rule 236 Notice, copies sent to all parties 03/14/25. Arbitration Board #40845

Synchrony Bank vs Tyler; AR-24-007488; P-atty: Gregg L. Morris; D-atty: Pro Se; Award for Plaintiff in the amount of \$500.00. Dated 03/14/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40844

Wells Fargo Bank, N.A. vs Flaherty; AR-24-007812; P-atty: Nicole M. Francese; Award for Plaintiff in the amount of \$9,424.82. Dated 03/14/25. As per Rule 236 Notice, copies sent to all parties 03/14/25. Arbitration Board #40845

JPMorgan Chase Bank, N.A. vs Martinez; AR-24-007850; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$10,075.87. Defendant not appearing at 10:40 am. Dated 03/14/25. As per Rule 236 Notice, copies sent to all parties 03/14/25. Arbitration Board #40845

Uhg I, LLC vs Kelley; AR-24-000308; P-atty: Demetrios H. Tsarouhis; Award for Plaintiff in the amount of \$6,000.00. Dated 03/14/25. As per Rule 236 Notice, copies sent to all parties 03/14/25. Arbitration Board #40845

Durham vs 3 D Nails Spa; AR-24-000973; P-atty: Nick LaCava; D-atty: Dennis J. Geis, Jr.; Award for Defendant and against Plaintiff. Dated 03/14/25. As per Rule 236 Notice, copies sent to all parties 03/14/25. Arbitration Board #40844

Garofalo vs S Buzza Services; AR-24-007336; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff Albert S. Garofalo against Defendant S. Buzza Services in the amount of \$12,300.00. Dated 03/18/25. As per Rule 236 Notice, copies sent to all parties 03/18/25. Arbitration Board #40847

Aggarwal vs Bellisario's Autobody and Collision Center Repair; AR-24-007462; P-atty: Pro Se; Award for Defendant Dated 03/18/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40846

Ford Motor Credit Company, LLC vs Nathan Contracting, LP; AR-24-007887; P-atty: Paul Klemm; D-atty: David L. Fuchs; Award for Plaintiff and against Defendant in the amount of \$15,561.64. Dated 03/18/25. As per Rule 236 Notice, copies sent to all parties 03/18/25. Arbitration Board #40846

Ford Motor Credit Company, LLC vs Nathan Contracting, LP; AR-24-007889; P-atty: Paul Klemm; D-atty: David L. Fuchs; Award for Plaintiff and against Defendant in the amount of \$9,673.30. Dated 03/18/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40846

Bank of America, N.A. vs Bildhauer; AR-24-007914; P-atty: Jonathan Paul Cawley; D-atty: Pro Se; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$3,234.08. Defendant not appearing at 10:15 a.m. Dated 03/18/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40846

Bank of America, N.A. vs Schaal; AR-24-007917; P-atty: Jonathan Paul Cawley; D-atty: Brittany Nicole Weston; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$13,936.18. Defendant not appearing at 10:10 a.m. Dated 03/18/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40846

PNC Bank National Association vs Judt; AR-24-007922; P-atty: Brittany R. Fitzgibbon; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$9,712.60. Defendant failed to appear at 10:17 a.m. Dated 03/18/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40846

Bank of America, N.A. vs Derenzo; AR-24-004918; P-atty: Bryan J. Polas; D-atty: Pro Se; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$7,495.72. Defendant not appearing at 10:12 a.m. Dated 03/18/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40846

Piacenti vs Lawn Wizards Landscaping; AR-24-005985; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff Eric S. Piacenti against Defendant Lawn Wizards Landscaping in the amount of \$15,000.00. Dated 03/18/25. As per Rule 236 Notice, copies sent to all parties 03/18/25. Arbitration Board #40847

Wells Fargo Bank, N.A. vs Emish; AR-24-007971; P-atty: Nicole M. Francese; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$5,895.50. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40849

Portfolio Recovery Associates, LLC vs Creamer; AR-24-007973; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against the Defendant in the amount of \$3,598.97. Defendant not appearing at 10:20 a.m. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40849

Portfolio Recovery Associates, LLC vs Phillips; AR-24-007980; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against the Defendant in the amount of \$6,239.82. Defendant not appearing at 10:30 a.m. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40849

Accelerated Inventory Management, LLC vs Colberg; AR-24-007983; P-atty: Demetrios H. Tsarouhis; D-atty: Patrick Dillon Gregoritis; Award Ex Parte for Plaintiff and against the Defendant in the amount of \$6,738.45. Defendant failed to appear at 10:06 a.m. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40848

Taybron vs Clark; GD-23-000177; P-atty: Bruce S. Gelman; D-atty: Gregg A. Guthrie; Award for Defendant and against Plaintiff. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40849A

LVNV Funding, LLC vs Marotta; AR-24-007353; P-atty: Gregg L. Morris; D-atty: Brian J. Fenters; Award Non Pros for Defendant. Plaintiff not appearing at 10:10 a.m. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40849

LVNV Funding, LLC vs Goodman; AR-24-007354; P-atty: Gregg L. Morris; D-atty: Brian J. Fenters; Award Non Pros for Defendant. Plaintiff not appearing at 10:05 a.m. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40849

PNC Bank National Association vs McConnell; AR-24-007928; P-atty: Brittany R. Fitzgibbon; Award Ex Parte for Plaintiff and against the Defendant in the amount of \$7,216.36. Defendant failed to appear at 10:12 a.m. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40848

PNC Bank National Association vs Rigas; AR-24-007931; P-atty: Brittany R. Fitzgibbon; D-atty: Pro Se; Award for Defendant on Plaintiff's complaint. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40848

PNC Bank National Association vs Loeffert; AR-24-007936; P-atty: Brittany R. Fitzgibbon; D-atty: Maria Misse; Award for Defendant Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40848

PNC Bank National Association vs Nolan; AR-24-007937; P-atty: Brittany R. Fitzgibbon; Award Ex Parte for Plaintiff and against the Defendant in the amount of \$17,676.57. Defendant failed to appear at 10:09 a.m. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40848

Dollar Bank, F.S.B. vs Jones; AR-24-007947; P-atty: Shawn P. McClure; D-atty: Todd W. Elliott; Award for Plaintiff Dollar Bank, F.S.B. and against the Defendant, Charles Jones aka Chuck Jones in the amount of \$5,431.68 by the consent of the parties. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40849A

JPMorgan Chase Bank, N.A. vs Leya; AR-24-007952; P-atty: Ian M. Lauer; Award for Plaintiff and against the Defendant, in the amount of \$7,827.57. Dated 03/19/25. As per Rule 236 Notice, copies sent to all parties 03/19/25. Arbitration Board #40848