

# The Pittsburgh Legal Journal

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## CIVIL DIVISION

### General Docket

**Allegheny County** vs Josey James; GD-25-003740; Sci Fa sur Tax Lien; Certificate of Location; 2384.13; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Dupree Michael F, Dupree Rhonda M.; GD-25-003741; Municipal Lien; Certificate of Location; 1864.62; Atty(s): McCabe Michael G.

**Thoroughcare Inc.** vs Vitalsync LLC; GD-25-003742; Contract - Other; Complaint; Atty(s): Fardo Noah P, Rogel William F., DiPaola Jaelyn Marie

**Upper St. Clair Township** vs Elizabeth T. Mccaffrey Revocable Living Trust; GD-25-003743; Municipal Lien; Certificate of Location; 1078.11; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs G. I. Wester Properties Corp.; GD-25-003744; Municipal Lien; Certificate of Location; 2926.71; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Kalinoski Catherine E.; GD-25-003745; Municipal Lien; Certificate of Location; 5283.94; Atty(s): McCabe Michael G.

**Shaler Area School District** vs Nannini Alfred; GD-25-003746; Sci Fa sur Tax Lien; Certificate of Location; 21993.49; Atty(s): Vogel John T.

**Allegheny County** vs Dryden John, Dryden Anne; GD-25-003747; Sci Fa sur Tax Lien; Certificate of Location; 1467.98; Atty(s): McCabe Michael G.

**Southwood Financial LLC** vs Huber Raymond P; GD-25-003748; Contract - Other; Exhibits; Atty(s): Pomy Matthew Weston

**Upper St. Clair Township** vs Kleinz Matthias J., Wiegand Laura Conant; GD-25-003749; Municipal Lien; Certificate of Location; 2492.33; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Karabinos Margaret A., Kletter Mary Beth, Karabinos Patrick B., Carson Amy L.; GD-25-003750; Municipal Lien; Certificate of Location; 962.20; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Koller Lisa; GD-25-003751; Municipal Lien; Certificate of Location; 2230.18; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Li John, Chang Susan; GD-25-003752; Municipal Lien; Certificate of Location; 2257.51; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Ober Christopher J., Ober Alexandra; GD-25-003753; Municipal Lien; Certificate of Location; 1074.86; Atty(s): McCabe Michael G.

## CIVIL DIVISION

### New Arbitration Suits

**Bank of America N.A.** vs Dambrogio Phillip Daniel; AR-25-002114; Contract - Credit Card; Exhibits; 4752.04; Atty(s): Baroska III Robert L.

**Voelker & Morris LLC** vs Michel Aubrie; AR-25-002115; Contract - Debt Collection; Complaint; 7907.00; Atty(s): Voelker Charles, Morris John F

**Carr Anthony** vs State Farm Mutual Automobile Insurance Company; AR-25-002116; Contract - Buyer Plaintiff; Complaint; Atty(s): Hollis Todd J

**JPMorgan Chase Bank N.A.** vs Demchak Jonathan C.; AR-25-002117; Contract - Debt Collection; Exhibits; 43386.85; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**Headway Capital LLC** vs Wide Open Auto Detailing LLC, Zierden Rudy; AR-25-002118; Contract - Other; Exhibits; 35649.43; Atty(s): Armstrong Kirsten R., Strand Jason Emerson, Grady Erin, McGuigan Michael F

**LVNV Funding LLC** vs Manning Deborah; AR-25-002119; Other Tort; Praeipce for Appearance; Atty(s): Adams Kelly J.

**PNC Bank National Association** vs Morris Nathan B.; AR-25-002120; Contract - Debt Collection; Praeipce for Appearance; 10452.27; Atty(s): Roeck Erica Gesing, Sharif E. J.

**Fitzgerald Eric** vs Frito-Lay North America Inc.; AR-25-002121; Product Liability; Complaint; Atty(s): Lewis J. Kerrington

**Independence Capital Recovery LLC** vs Gilbert Charles; AR-25-002122; Contract - Debt Collection; Exhibit in Support; 13308.27; Atty(s): Bifulco David Kennedy

**Dollar Bank F S B** vs Angert Francis; AR-25-002123; Contract - Credit Card; Exhibits; 12060.61; Atty(s): McClure Shawn P, Cummings Kevin J.

**Dollar Bank F.S.B.** vs Carter Shawna; AR-25-002124; Contract - Credit Card; Exhibits; 5299.84; Atty(s): McClure Shawn P, Cummings Kevin J.

**Dollar Bank F.S.B.** vs Apostolakis Anthony; AR-25-002125; Contract - Credit Card; Exhibits; 12074.74; Atty(s): McClure Shawn P

**Voelker & Morris LLC** vs Mavilla Jason; AR-25-002126; Contract - Debt Collection; Complaint; 16208.67; Atty(s): Voelker Charles, Morris John F

**Municipality of Monroeville** vs Alan Enterprises; AR-25-002127; Other Tort; Defendant's Appeal of MDJ; 12000.00; Atty(s): Self-Represented

## FAMILY DIVISION

**Francis Queen V** vs Butler-Bey Trayon; FD-25-004166; Support; Complaint in Support; Atty(s): Self-Represented

**Smith Jeremiah** vs Williams Shania; FD-25-007599; Establish Paternity; Order of Court - IFP Granted; Atty(s): Self-Represented

**Intihar-Hogue Cynthia** vs Hogue Jerry L.; FD-25-007607; Divorce; Acceptance of Service; Atty(s): Self-Represented

**Bilbrew Christal** vs Bilbrew Tony; FD-25-007611; Divorce; Settlement Agreement; Atty(s): Self-Represented

**Daberko Larry Brian** vs Daberko Gretchen Ann; FD-25-007612; Divorce; Settlement Agreement; Atty(s): Self-Represented

**Botting Robert John** vs Botting Tammie Lorraine; FD-25-007613; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Ekas Cynthia J.** vs Ekas Terry J.; FD-25-007614; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Staley Erin K.** vs Staley Derek E.; FD-25-007615; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Sullivan Christina F.** vs Sullivan Leo M.; FD-25-007616; Divorce; Complaint in Divorce (2 count); Atty(s): Arnold Kelly L., Myers Jeffrey P., Kostello Christine, Snyder Andrew Marvin

**Ramirez Mauricio** vs Colon Josefina Calleja; FD-25-007617; Divorce; Complaint in Divorce (1 count); Atty(s): Foster III John K

**Scott Debra A.** vs Scott Victor D.; FD-90-007776; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Jenesky Maria** vs Jones Trevon; FD-25-000530; Protection from Abuse; Indirect Criminal Contempt; Atty(s): Self-Represented

**Klinga Amanda L.** vs Conley Carter Matthew; FD-25-002634; Support; Complaint in Support; Atty(s): Self-Represented

**Melton Psalms Melody** vs Hobby Nazir M.; FD-25-002661; Support; Complaint in Support; Atty(s): Self-Represented

**Davis Aameeka Jeannette** vs Nash Sedrick; FD-25-002663; Support; Complaint in Support; Atty(s): Self-Represented

**Montoya Melendez Milton N.** vs Contreras Rodriguez Yesica Marie, Rosales Melendez Francisco Javier; FD-25-007618; Custody; Petition for Special Relief; Atty(s): Tamburro Samantha C.

**Hudson Megan** vs Hudson Marlon; FD-25-007619; Divorce; Complaint in Divorce (1 count); P-atty: Ruppert Sean L.; Atty(s): Corson Jr. Curtis M.

## BANKRUPTCY COURT

### Western District

**Angela Lepkowski;** ERIE-PA; 25-10164; Atty: Tina M. Fryling; Chapter: 7; Filed 03/27/2025; Judge Melaragno

**Jennifer Susan Ortiz;** ERIE-PA; 25-10165; Atty: Daniel P. Foster; Chapter: 7; Filed 03/27/2025; Judge Melaragno

**Jeffrey B. Burton;** ERIE-PA; 25-10166; Atty: Andrew F. Gornall; Chapter: 7; Filed 03/27/2025; Judge Melaragno

**Michelle E. Decker;** ERIE-PA; 25-10167; Atty: W. Atchley Holmes; Chapter: 7; Filed 03/27/2025; Judge Melaragno

**Joy Dunn;** ALLEGHENY-PA; 25-20753; Atty: Brian C. Thompson; Chapter: 7; Filed 03/27/2025; Judge Deller

**George Kerezsi;** WESTMORELAND-PA; 25-20754; Atty: Kenneth Steidl; Chapter: 7; Filed 03/27/2025; Judge Deller

**Kayla M. Stokes;** ALLEGHENY-PA; 25-20755; Atty: Kenneth Steidl; Chapter: 7; Filed 03/27/2025; Judge Melaragno

**John Wayne Bush, Jr.;** WESTMORELAND-PA; 25-20756; Atty: Daniel J. Boger; Chapter: 7; Filed 03/27/2025; Judge Deller

**Jefferson Lyndsay Davis;** ALLEGHENY-PA; 25-20757; Atty: Lauren M. Lamb; Chapter: 7; Filed 03/27/2025; Judge Bohm

**Lisa Lynn Betarie;** WASHINGTON-PA; 25-20758; Atty: Lauren M. Lamb; Chapter: 7; Filed 03/27/2025; Judge Deller

**Dennis J. Burk, Jr. and Cheyenne L. Burk;** LAWRENCE-PA; 25-20759; Atty: Daniel P. Foster; Chapter: 7; Filed 03/27/2025; Judge Melaragno

**Joseph M. Morack and Kelly A. Morack;** BEAVER-PA; 25-20760; Atty: Kenneth Steidl; Chapter: 7; Filed 03/27/2025; Judge Bohm

**Natalie J. McClaine;** ALLEGHENY-PA; 25-20761; Atty: Christopher M. Frye; Chapter: 7; Filed 03/27/2025; Judge Melaragno

**Lydia Nicole Dubay;** ALLEGHENY-PA; 25-20762; Atty: Vicki Ann Piontek; Chapter: 7; Filed 03/27/2025; Judge Deller

**Ronald C. May, Sr. and Colleen R. May;** CAMBRIA-PA; 25-70107; Atty: Kenneth P. Seitz; Chapter: 13; Filed 03/27/2025; Judge Deller

**Jaime L. Johnson;** CLEARFIELD-PA; 25-70108; Atty: Shawn N. Wright; Chapter: 7; Filed 03/27/2025; Judge Deller

**Karry D. Autry and Courtney R. Autry;** INDIANA-PA; 25-70109; Atty: Christopher M. Frye; Chapter: 7; Filed 03/27/2025; Judge Deller

**Doug Allen Bulger;** BEDFORD-PA; 25-70110; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 03/27/2025; Judge Deller

**Chad D. Kurtz and Amy M. Kurtz;** JEFFERSON-PA; 25-10168; Atty: Kenneth P. Seitz; Chapter: 7; Filed 03/28/2025; Judge Melaragno

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## CIVIL DIVISION

## General Docket

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**Nutter Andrea** vs Arkema Inc., Asbestos Corporation Limited, Baxter International Inc., Bristol-Myers Squibb Company, Carlisle Industrial Brake & Friction Inc., Colgate-Palmolive Company, Cosmetic Specialties Inc., Coty Inc., Davion Inc., Dynarex Corporation, Estee Lauder Companies Inc., Estee Lauder Inc., Estee Lauder International Inc., Fisons Corporation, Ford Motor Company, Genuine Parts Company, Gold Bond Co. LLC, Haleon US Inc., Honeywell International Inc., Idelle Labs Ltd., IMI Fabi (Diana) LLC, IMI Fabi (USA) Inc., IMI Fabi LLC, Insight Pharmaceuticals LLC, Intercos America Inc., Johnson & Johnson, Johnson & Johnson Consumer Inc., Johnson & Johnson Holdco (NA) (NJ) Inc., Johnson & Johnson Holdco (NA) Inc., Kenvue Inc., LLT Management LLC, Macy's Inc., Martin Himmel Inc., Mary Kay Inc., Medline Industries LP, Merck & Co. Inc., Noxell Corporation, Parker-Hannifin Corporation, Pecos River Talc LLC, Pfizer Inc., Prestige Consumer Healthcare Inc., Procter & Gamble Company, PTI Royston LLC, PTI Union LLC, Sanofi-Aventis U.S. LLC, Supervalu Inc., Target Corporation, Tracy Industries Inc., UPMC Presbyterian Shady-side; GD-25-003754; Asbestos Silicas; Complaint; Atty(s): Kapusta Cori J

**Blattenberger Harold, Blattenberger Betty** vs UPMC, UPMC Altoona, Cardiology Associates of Altoona L.L.P., Kozeski D.O. Gorgi, Abbott Laboratories; GD-25-003755; Medical/Hospital Liability; Praecept for Writ of Summons; Atty(s): Logue Matthew T.

**Upper St. Clair Township** vs Padilla Jose, Padilla Irania; GD-25-003756; Municipal Lien; Municipal Lien; 5467.68; Atty(s): McCabe Michael G.

**Shaler Area School District** vs Hoffman Cody Mathew; GD-25-003757; Sci Fa sur Tax Lien; Certificate of Location; 13672.61; Atty(s): Vogel John T.

**Upper St. Clair Township** vs Rai Dipkala, Rai Dew Kumari; GD-25-003758; Municipal Lien; Certificate of Location; 1026.21; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Stanley Catherine E., Stanley III James W.; GD-25-003759; Municipal Lien; Certificate of Location; 1155.86; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Verzelli Irene Johnovna; GD-25-003760; Municipal Lien; Certificate of Location; 723.34; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Welter Julie; GD-25-003761; Municipal Lien; Certificate of Location; 2689.69; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Zhang Sijian, Dai Lijun; GD-25-003762; Municipal Lien; Certificate of Location; 2081.81; Atty(s): McCabe Michael G.

**Upper St. Clair Township** vs Young William J., Cagni Kimberly; GD-25-003763; Municipal Lien; Certificate of Location; 771.19; Atty(s): McCabe Michael G.

**Allegheny County** vs Congress Property LLC; GD-25-003764; Sci Fa sur Tax Lien; Certificate of Location; 1148.27; Atty(s): McCabe Michael G.

**Crafton Borough** vs 81 EC Associates LLC; GD-25-003765; Municipal Lien; Certificate of Location; 453.14; Atty(s): McCabe Michael G.

**Allegheny County** vs Geiger Kathleen D; GD-25-003766; Sci Fa sur Tax Lien; Certificate of Location; 1227.76; Atty(s): McCabe Michael G.

**Crafton Borough** vs AIH LLC; GD-25-003767; Municipal Lien; Certificate of Location; 433.65; Atty(s): McCabe Michael G.

**Crafton Borough** vs A M Sinicrope Inc; GD-25-003768; Municipal Lien; Certificate of Location; 1263.66; Atty(s): McCabe Michael G.

**Crafton Borough** vs Beck Amy L, McGee, Conley Jesse; GD-25-003769; Municipal Lien; Certificate of Location; 2131.74; Atty(s): McCabe Michael G.

**Crafton Borough** vs Boyer Eric J, Boyer Melissa L; GD-25-003770; Municipal Lien; Certificate of Location; 1693.28; Atty(s): McCabe Michael G.

**Crafton Borough** vs Antosh Gary F; GD-25-003771; Municipal Lien; Certificate of Location; 329.36; Atty(s): McCabe Michael G.

**Crafton Borough** vs Butti Erin L., Brownstein Richard; GD-25-003772; Municipal Lien; Certificate of Location; 2122.91; Atty(s): McCabe Michael G.

**Crafton Borough** vs Caliope Development LLC; GD-25-003773; Municipal Lien; Certificate of Location; 1524.34; Atty(s): McCabe Michael G.

**Crafton Borough** vs Byers Patrick Joseph Lorain, McKinney Sophia Marie; GD-25-003774; Municipal Lien; Certificate of Location; 5141.33; Atty(s): McCabe Michael G.

**M. I., J.G. Wentworth Originations LLC**; GD-25-003775; Miscellaneous Petition; Exhibits; Atty(s): Parkinson E. Vernon

**Crafton Borough** vs Callahan Sean A.; GD-25-003776; Municipal Lien; Certificate of Location; 4785.54; Atty(s): McCabe Michael G.

**Crafton Borough** vs Crafton Square LLC; GD-25-003777; Municipal Lien; Certificate of Location; 6447.70; Atty(s): McCabe Michael G.

**Crafton Borough** vs CICC & Sons Investments LLC; GD-25-003778; Municipal Lien; Certificate of Location; 1900.10; Atty(s): McCabe Michael G.

**Crafton Borough** vs Derkas Mark, Derkas Brittany; GD-25-003779; Municipal Lien; Certificate of Location; 657.67; Atty(s): McCabe Michael G.

**Crafton Borough** vs Cummings Thomas S.; GD-25-003780; Municipal Lien; Certificate of Location; 1456.11; Atty(s): McCabe Michael G.

**Shultz Jon Robert, Louder Elizabeth** vs Topco Associates LLC, Giant Eagle Inc., Doe 1 John, Doe 2 John, Doe 3 John; GD-25-003781; Product Liability; Complaint; Atty(s): Wilt Benjamin T.

**Crafton Borough** vs Exler Timothy, Exler Elizabeth M.; GD-25-003782; Municipal Lien; Certificate of Location; 1957.60; Atty(s): McCabe Michael G.

**Crafton Borough** vs Ernst Kevin, Ernst Sarah; GD-25-003783; Municipal Lien; Certificate of Location; 2667.27; Atty(s): McCabe Michael G.

**Crafton Borough** vs Jamb Limited One LLC, Griffith Joseph D., Griffith Michelle Y.; GD-25-003784; Municipal Lien; Certificate of Location; 1018.28; Atty(s): McCabe Michael G.

**Crafton Borough** vs Gaitens Richard; GD-25-003785; Municipal Lien; Certificate of Location; 1644.10; Atty(s): McCabe Michael G.

**Crafton Borough** vs Helfrick Erin Marie; GD-25-003786; Municipal Lien; Certificate of Location; 425.57; Atty(s): McCabe Michael G.

**Crafton Borough** vs Heart II Heart LLC; GD-25-003787; Municipal Lien; Certificate of Location; 419.99; Atty(s): McCabe Michael G.

**Conroy Jamal** vs Conroy Markus, Sturgeon Deirdra, Vaughn David; GD-25-003788; Ejectment; Certificate of Location; Atty(s): Tarasi Elizabeth M

**Crafton Borough** vs Larson Curt; GD-25-003789; Municipal Lien; Certificate of Location; 1101.34; Atty(s): McCabe Michael G.

**Crafton Borough** vs Lewis Robert E., Lewis Christine N.; GD-25-003790; Municipal Lien; Certificate of Location; 1714.88; Atty(s): McCabe Michael G.

**Crafton Borough** vs Jr Pa 2021 Rental 4 LLC; GD-25-003791; Municipal Lien; Certificate of Location; 768.89; Atty(s): McCabe Michael G.

**Crafton Borough** vs MBRM Properties LLC; GD-25-003792; Municipal Lien; Certificate of Location; 7291.24; Atty(s): McCabe Michael G.

**Crafton Borough** vs Moore Christopher; GD-25-003793; Municipal Lien; Certificate of Location; 936.00; Atty(s): McCabe Michael G.

**Crafton Borough** vs O'Brien Peter L., O'Brien Rie Shimizu; GD-25-003794; Municipal Lien; Certificate of Location; 388.12; Atty(s): McCabe Michael G.

**Crafton Borough** vs Olson Mary Frances; GD-25-003795; Municipal Lien; Certificate of Location; 718.99; Atty(s): McCabe Michael G.

**Crafton Borough** vs O'Malley Sheila H.; GD-25-003796; Municipal Lien; Certificate of Location; 5256.99; Atty(s): McCabe Michael G.

**Crafton Borough** vs Patton Regis B.; GD-25-003797; Municipal Lien; Certificate of Location; 403.97; Atty(s): McCabe Michael G.

**Crafton Borough** vs Pabean Property LP, Samadhana Holdings LLC; GD-25-003798; Municipal Lien; Certificate of Location; 1764.21; Atty(s): McCabe Michael G.

**Crafton Borough** vs Mehdiun Abbas; GD-25-003799; Municipal Lien; Certificate of Location; 634.02; Atty(s): McCabe Michael G.

**Crafton Borough** vs Schlatterer April Perry; GD-25-003800; Municipal Lien; Certificate of Location; 1905.80; Atty(s): McCabe Michael G.

**Crafton Borough** vs Peluso Angelo A.; GD-25-003801; Municipal Lien; Certificate of Location; 1624.06; Atty(s): McCabe Michael G.

**Kosick Hayley R., Kosick Lisa M., Kosick Eric** vs Shook Kiley H.; GD-25-003802; Motor Vehicle Accident; Complaint; Atty(s): Stephenson Alexander D.

**Crafton Borough** vs Seth Thomas W, Seth Edward W; GD-25-003803; Municipal Lien; Certificate of Location; 1216.77; Atty(s): McCabe Michael G.

**United States of America U.S. Army Corps of Engineers** vs Neville Chemical Company; GD-25-003804; Appointment of Viewers; Petition Initiating Case; Atty(s): Dauer Jr. Robert E., Sanderson Gary M.

**Crafton Borough** vs Stephenson Melissa, Meyers Steve; GD-25-003805; Municipal Lien; Certificate of Location; 2757.69; Atty(s): McCabe Michael G.

**Crafton Borough** vs Vaughn Jack; GD-25-003806; Municipal Lien; Certificate of Location; 3054.75; Atty(s): McCabe Michael G.

**Morrow Kaylee** vs Ponzo Irma; GD-25-003807; Motor Vehicle Accident; Complaint; Atty(s): Frost Eric M

**Crafton Borough** vs Walsh Benjamin Michael; GD-25-003808; Municipal Lien; Certificate of Location; 1353.34; Atty(s): McCabe Michael G.

**Crafton Borough** vs Zerbini Andrea; GD-25-003809; Municipal Lien; Certificate of Location; 1103.14; Atty(s): McCabe Michael G.

**Antkowiak Carolyn F.** vs Antkowiak Michael W.; GD-25-003810; Partition; Certificate of Location; Atty(s): Volz Erin

**PNC Bank National Association** vs Dojac Diane L.; GD-25-003811; Mortgage Foreclosure; Certificate of Location; 42107.05; Atty(s): Riloff Heather

**Davis Twana M.** vs Rankin Borough, Clay Marcus L.; GD-25-003815; Motor Vehicle Accident; Complaint; Atty(s): Bailey Jack

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David Blaner, dblaner@acba.org.....Managing Editor  
Chuck Faber, cfaber@acba.org.....Layout Specialist  
Daniel Priore, dpriore@acba.org.....Editor/Graphic Artist  
Jennifer Pulice, jpulice@acba.org.....Director of Communications and Publications  
Meredith Shumsky, mshumsky@acba.org.....Billing and Receivables Specialist  
Jim Spezialetti, jspezialetti@acba.org.....Copy Specialist  
Jessica Wysocki Valesky, jvalesky@acba.org.....Graphic Artist Supervisor  
Denise Velez, dvelez@acba.org.....Daily PLJ Supervisor

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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

## 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

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[ACBA.org/calendar](http://ACBA.org/calendar)

## COURT SCHEDULES

## Criminal Division

Allegheny County Courthouse  
9:00 a.m.

**Wednesday**  
**April 16, 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-0007820-24;** Salvador David Canizares; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert Paul Vincler**

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

**Judge Kelly Bigley**  
Courtroom 525

**CR-0001664-24;** Kamal Bhujel; DUI: Gen Imp/Inc of Driving Safely - 4th Off & Sub Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003369-19;** Jazzmin D. Brown; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

**CR-0008381-22;** Shainna Hill; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

**CR-0008396-22;** Ashante Dominique Josey; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

**CR-0000535-23;** Kylei Motta; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

**CR-0006836-22;** Tyler Richard; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

**CR-0009190-22;** Renee C. Sroka; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Ohara Hamlin**

**Judge Simquita R. Bridges**  
Courtroom 527

**CR-0005157-24;** Cory Lamont Butler; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

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

**CR-0007566-24;** Darnell Aaron Tolliver; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

**Judge Katherine B. Emery**  
Courtroom 316

**CR-0007483-24;** Ryan Kien; Person Not To Possess/Use Firearms - Fugitive; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**CR-0007250-23;** David J. Lee; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**CR-0003670-24;** David J. Lee; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

**CR-0008410-24;** Elizabeth Iris Schmidt; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0008279-24;** Kevin Mitchell Shipton; Aggravated assault by vehicle; ADA: **Peyton Eileen Myers;** D-atty: **Joshua Guckert**

**CR-0008333-24;** These Monique Williams; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**Judge Thomas Flaherty**  
Courtroom 324

**CR-0007678-23;** Ashley Rashay Smith; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Paul Gettleman**

**CR-0005435-24;** Larry Taylor; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

**Judge Elliot Howsie**  
Courtroom 321

**CR-0006652-24;** Rashad Donte Devaughn; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0007181-24;** Viane Hakizimana; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

**CR-0007130-24;** Darius Hardin; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Yvonne Hayden**

**CR-0005108-24;** Andrew John Ranallo; Indecent Assault Forcible Compulsion; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicole Dominique Nino**

**CR-0002629-24;** James Thompkins; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Anne Marie Birdsong;** D-atty: **Patrick J. Thomassey**

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

**CR-0008498-24;** Jaleel Saheem Bey; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric A. Jobe**

**CR-0004195-24;** Raymone Marquis Davis; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

**CR-0001931-24;** Raymone Marquis Davis; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

**CR-0005787-24;** Savannah Hans; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

**CR-0001814-23;** Sean Hein; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0004748-23;** Sean Hein; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0007963-22;** Sean Hein; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0000465-23;** Sean Hein; False Stmt to Induce Agreement for Home Improvement Services; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**CR-0003315-23;** Sean Hein; False Stmt to Induce Agreement for Home Improvement Services; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0003006-24;** Thomas Hiles; Transient - Fail to Verify Address or be Photographed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

**CR-0008074-22;** Robert J. Linn; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Edward Waltman**

**CR-0008546-23;** Imani Yvonne Montgomery; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

**CR-0001251-23;** Imani Yvonne Montgomery; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0008540-23;** Imani Yvonne Montgomery; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

**CR-0007465-24;** Jonas James Rubiano; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**Judge Jill E. Rangos**  
Courtroom 327

**CR-0003494-24;** Queron Cain; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

**CR-0004951-24;** Queron Cain; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

**CR-0008357-24;** Lisa Marie Darrah; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0006691-24;** Lisa Marie Darrah; Dogs Not Validly Registered Under Act; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0004562-24;** Raymond Dillard; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher P. Lacich**

**CR-0006445-24;** Boopolo Eca; Agg. Assault Of Unborn Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

**CR-0005347-24;** Kenneth Elliott; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0003074-24;** Michael Dana Gretz Jr.; Theft By Decept-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0007574-24;** Belinda Lee; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

**CR-0004901-24;** Shantel Lee; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0008502-23;** Albert James Stringer; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

**CR-0007698-24;** Robert Allen Zurawka; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Kenneth Nightingale**

**Judge Kevin G. Sasinowski  
Courtroom 506**

**CR-0005381-24;** James Blanchard-Blackmon; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0006703-24;** Thomas Mitchell Cochran; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0006813-24;** Rayone Nicole Hyatt; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0006499-24;** Rochelle A. Jordan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0006754-24;** Aaron Morris; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0006300-24;** James A. Waters; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**Judge Randal B. Todd  
Courtroom 310**

**CR-0001427-23;** Corey Lamar Jackson; Discharge Of A Firearm Into Occupied Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

**CR-0005129-24;** Corey Lamar Jackson; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**

**CR-0001577-23;** Corey Lamar Jackson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

**CR-0005128-24;** Corey Lamar Jackson; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**

**CR-0001886-23;** Corey Lamar Jackson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Kevin Trower**

**CR-0002197-23;** Darrin James; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Kevin Trower**

**CR-0005197-24;** Jonathan Michae Packard; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0007864-24;** Jonathan Michae Packard; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0005196-24;** Jonathan Michae Packard; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0007429-24;** Clifton Staten; Neglect of Care Dependent Person- int/know/reck cause injury by failing to treat/care/good/serv; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003492-23;** Keonte Taylor; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

**CR-0001078-23;** Keonte Taylor; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

**CR-0003491-23;** Keonte Taylor; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

## Arbitration Trial List

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

Wednesday  
April 16, 2025

**GD-14-008084;** James vs Port Authority of Allegheny County; P-atty: **Pro Se;** D-atty: **Roger W. Foley, Jr., Michael J. Cetra, Michael E. Kennedy**

**AR-25-000600;** Hooven vs Miracle Movers of Pittsburgh, LLC; P-atty: **Max Petrunya**

**AR-25-000599;** Velocity Investments, LLC vs Sheffey; P-atty: **Demetrios H. Tsarouhis**

**AR-25-000596;** Velocity Investments, LLC vs Gubash; P-atty: **Demetrios H. Tsarouhis**

**AR-25-000595;** Velocity Investments, LLC vs Weisser; P-atty: **Demetrios H. Tsarouhis**

**AR-25-000593;** Velocity Investments, LLC vs Taylor; P-atty: **Demetrios H. Tsarouhis**

**AR-25-000592;** Velocity Investments, LLC vs Petrie; P-atty: **Demetrios H. Tsarouhis**

**AR-25-000591;** Acuity Finishing, LLC vs Colorart, LLC, et al; P-atty: **Richard A. Monti;** D-atty: **Danielle M. Vugrinovich**

**AR-25-000588;** Velocity Investments, LLC vs Zyra; P-atty: **Demetrios H. Tsarouhis**

**AR-25-000587;** Velocity Investments, LLC vs Scott; P-atty: **Demetrios H. Tsarouhis**

**AR-25-000582;** Portfolio Recovery Associates, LLC vs Neal; P-atty: **Robert N. Polas, Jr.**

**AR-25-000581;** Velocity Investments, LLC vs Bell; P-atty: **Demetrios H. Tsarouhis**

**AR-25-000580;** Portfolio Recovery Associates, LLC vs Tyler; P-atty: **Robert N. Polas, Jr.**

**AR-25-000576;** Portfolio Recovery Associates, LLC vs Rubus; P-atty: **Robert N. Polas, Jr.**

**AR-25-000573;** Portfolio Recovery Associates, LLC vs Cumiskey; P-atty: **Robert N. Polas, Jr.**

**AR-25-000572;** Velocity Investments, LLC vs Scott; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007405;** Poole vs Pryor; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-24-003847;** JPMorgan Chase Bank, N.A. vs Adeyemi; P-atty: **Ian M. Lauer**

## Summary Appeals Branch

Judge Kathleen R. Mulligan  
City-County Building  
Room 313

Wednesday  
April 16, 2025

### Hearings

**SA-0001427-24;** Comm. of PA vs Jasur Abdullaev; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001357-24;** Comm. of PA vs Donna J. Abel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000076-25;** Comm. of PA vs Elizabeth Ann Acklin; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001560-24;** Comm. of PA vs Umedzhon Aliev; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000367-24;** Comm. of PA vs Esam Mohamad Alsaaidi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001397-24;** Comm. of PA vs Nacaira Money Amhurst; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001364-24;** Comm. of PA vs George McDowel Anderson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001249-24;** Comm. of PA vs Roney Christopher Bunyan; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001284-24;** Comm. of PA vs Cristin Calhoun-Thurman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001353-24;** Comm. of PA vs Ava Chizmar; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001353-24;** Comm. of PA vs Ava Chizmar; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001456-24;** Comm. of PA vs Kamal Conner; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

**SA-0001336-24;** Comm. of PA vs Brady Allen Harpley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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**SA-0000077-25;** Comm. of PA vs Emmet Horsley-Harris; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000089-25;** Comm. of PA vs William Scott Majors; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000085-25;** Comm. of PA vs Matthew Lawrence Martin; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000087-25;** Comm. of PA vs John Arthur Mejia; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000088-25;** Comm. of PA vs Tear L. Mikszan; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

**SA-0000086-25;** Comm. of PA vs Albert Monford; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001480-24;** Comm. of PA vs Marco T. Ramos Y Ramos; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000075-25;** Comm. of PA vs Andrew Dalton Rose; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001094-24;** Comm. of PA vs Fouad Saeidi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001277-24;** Comm. of PA vs Ronald J. Schamus; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

**SA-0000091-25;** Comm. of PA vs Julius Stamper; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000082-25;** Comm. of PA vs Griffin Nathanie Strong; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000073-25;** Comm. of PA vs George Christop Sulesky; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001143-24;** Comm. of PA vs Scott Frederick Walkowski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000907-24;** Comm. of PA vs Jaya Washington; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000090-25;** Comm. of PA vs Michael Richard Wesley Duray; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000035-25;** Comm. of PA vs Ashley Denise Wilson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001345-24;** Comm. of PA vs Lashontae Wyley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001352-24;** Comm. of PA vs Lashontae Wyley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## LEGAL ADS

### Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, May 5, 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, MAY 5, 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, MAY 6, 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, MAY 12, 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."

### Avalon

**73. Devin R. Moore**  
GD-21-000659—\$3,830.17  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two-story frame house being known as 819 Florence Avenue, Pittsburgh, PA 15202. Deed Book Volume 14323, Page 261. Block & Lot No. 159-H-12.

**81. Mark Parker and Shirley Parker**  
MG-19-000984—\$114,929.31  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 415 North School Street, Pittsburgh, PA 15202. Deed Book Volume 12127, Page 143, Block and Lot 0214-S-00179-0000-00.

### Baldwin Borough

**96. Allison Sydeski**  
GD-22-008777—\$4,898.37  
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 Baldwin. Having erected thereon a dwelling being known and numbered as 5186 Elmwood Drive, Pittsburgh, Pennsylvania 15227. Deed Book Volume 18237, Page 492, Block and Lot Number 246-P-310.

### Bethel Park

**92. John O'Rourke**  
GD-22-014204—\$20,779.10  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, partly in the Township of Upper St. Clair and partly in the Municipality of Bethel Park: Having erected thereon a dwelling, known as 381 McMurray Road, Bethel Park, PA 15102. Deed Book 17357, Page 54. Block and Lot Number 668-D-175.

### Braddock

**66. Watts Memorial Chapel, Inc.**  
GD-23-011761—\$2,976.24  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a three story funeral home being known as 808 Talbot Avenue, Braddock, PA 15104. Deed Book Volume 9588, Page 174. Block & Lot No. 237-H-227.

### Brentwood

**7. Cherry Kay Bierer**  
MG-24-000690—\$77,612.92  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two-story brick and aluminum dwelling being known and numbered as 3512 Dauphin Street, Pittsburgh, PA 15227. Deed Book Volume 5753, Page 593. Block and Lot Number 188-A-37.

**72. CBALJL, Inc.**  
GD-24-000713—\$6,915.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two-story commercial dry cleaning building being known as 4145 Brownsville Road, Pittsburgh, PA 15227. Deed Book Volume 17420, Page 234. Block & Lot 247-A-3.

### Castle Shannon

**18. Mary Jane Hesselman**  
GD-24-001052—\$13,190.13  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a single family dwelling being known and numbered as 3408 Lockridge Rd., Pittsburgh, PA 15234. Deed Book 4008, Page 318. Block and Lot Number 249-E-6.

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### Churchill

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**105. Sonja B. Gonzalez**  
MG-23-000803—\$89,983.15  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling being known and numbered as 342 Homer Drive, Turtle Creek, PA 15145. Deed Book Volume 14283, Page 375. Block and Lot Number 0372-C-00235-0000-00.

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### Collier

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**8. Patrick J. Mulligan**  
MG-24-000540—\$159,954.43  
KML Law Group, P.C.  
215-627-1322

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

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### Dravosburg

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**45. Mark B. Cline**  
GD-23-004846—\$3,050.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a one-story frame house being known as 707 Clearview Drive, Dravosburg, PA 15034. Deed Book Volume 17327, Page 547. Block & Lot No. 309-B-50.

**69. Jason B. Demis, Executor of the Estate of Joanne L. Drost, Deceased**  
GD-23-004159—\$2,339.79  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a one-story frame house being known as 121 Duquesne Avenue, Dravosburg, PA 15034. Deed Book Volume 13884, Page 64. Block & Lot No. 309-C-34.

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### Duquesne

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**33. Joseph J. Miniago and Sandra Wilczek**  
GD-23-009479—\$8,856.07  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 35 Clearview Avenue, Duquesne, PA 15110. Deed Book 7953, Page 65. Block and Lot Number 304-L-250.

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### East Deer

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**34. Jade Investment Ventures, L.P., a Pennsylvania Limited Partnership**  
GD-22-009214—\$43,548.58  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a dwelling being

known and numbered as 435 - 437 Freeport Road, Creighton, PA 15030. Deed Book 13144, Page 300. Block and Lot Number 841-K-212.

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### East McKeesport

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**63. Walter C. Frydrych, Jr.**  
GD-23-004181—\$3,255.56  
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 1071 Messineo Avenue, East McKeesport, PA 15035. Deed Book Volume 13978, Page 399. Block & Lot No. 547-B-56.

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### East Pittsburgh

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**51. GIR Associates, LP**  
GD-23-002764—\$6,275.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a one story commercial office building being known as 805 Wood Street, East Pittsburgh, PA 15112. Deed Book Volume 10759, Page 658. Block & Lot No. 375-H-175.

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### Elizabeth Borough

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**48. Kenneth A. Kolodziej and Lori A. Kolodziej**  
GD-22-011062—\$2,207.59  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two story commercial building being known as 121 South 3rd Avenue, Elizabeth, PA 15037. Deed Book Volume 11939, Page 89. Block & Lot No. 1133-M-312.

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### Elizabeth Township

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**103. The Unknown Heirs of Stephen Ribich, Deceased and Helen E. Ribich, Deceased**  
GD-24-013047—\$5,663.47  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being all that vacant land known and numbered as Belsar Road, Elizabeth, PA 15037. Deed Book 3442, Page 157. Block and Lot Number 1268-A-301.

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### Forward

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**90. Jacob O'Brien-Rice a/k/a Jacob O'Brien-Rice**  
MG-23-000092—\$180,726.17  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a dwelling being known and numbered as 5124 Dorris Drive, Elizabeth, PA 15037. Document Number 2021-14180, Deed Book Volume 18428, Page 273. Block and Lot Number 1272-S-00205-0000-00.

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### Glassport

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**58. Roger Lynn and Tammy Ann Jones**  
GD-23-007038—\$4,196.44  
Joseph W. Gramc, Esq.  
412-281-0587

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

Having erected thereon a two-story frame house being known as 624 Vermont Avenue, Glassport, PA 15045. Deed Book Volume 16602, Page 109. Block & Lot No. 558-C-261.

**71. Franklin A. Taddeo and Janet E. Taddeo and the United States of America**  
GD-10-006486—\$14,411.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Being thereon vacant commercial land being known as Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 7006, Page 261. Block & Lot No. 467-P-51.

**82. Isaac Skipworth**  
MG-23-000405—\$76,922.34  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 702 North Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 18105, Page 523, Block and Lot 0384-H-00269-0000-00.

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### Harmar

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**65. Debra Lengle**  
GD-23-007029—\$4,866.17  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Parcel #1: Having erected thereon a one-story brick house being known as 544 Hite Road, Cheswick, PA 15024. Deed Book Volume 14534, Page 191. Block & Lot No. 625-E-171.

Parcel #2: Having thereon vacant residential land being known as Hite Road, Cheswick, PA 15024. Deed Book Volume 14534, Page 191. Block & Lot No. 625-E-169.

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### Harrison

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**5. Viveca R. Jones**  
MG-19-000066—\$261,603.36  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 220 Chinkapin Drive, Natrona Heights, Pennsylvania 15065. Deed Book Volume 16305, Page 543. Block and Lot Number 1846-S-00023-0000-00.

**50. Raymond T. Kober, II and James S. Olson**  
GD-23-011764—\$4,531.75  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a two-story commercial building being known as 109 Chestnut Street, Natrona Heights, PA 15065. Deed Book Volume 13847, Page 413. Block & Lot No. 1368-G-281.

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### Ingram

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**31. Brian D. Dietrich**  
MG-23-000486—\$111,970.61  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 227 Scotia Street, Pittsburgh, Pennsylvania 15205. Deed Book Volume 16378, Page 35, Instrument Number 2016-13071, Block and Lot Number 41-J-236.

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### Jefferson Hills

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**3. Majestic Lane Development LLC**  
GD-22-006941—\$123,565.67  
Joshua G. Stephan, Esq.  
David M. Belczyk, Esq.  
Christopher J. Barozzi, Esq.  
Porter Wright Morris & Arthur, LLP  
412-235-1480

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon vacant agricultural land being known as and being numbered Council Place, Clairton, PA 15025, as recorded in Plan Book Volume 306, Page 120, being a portion of the lands recorded in Deed Book Volume 16731, Page 106 and Deed Book Volume 12250, Page 206, Block and Lot Number 0881-A-00250-0000-00.

**57. Todd A. Wargo**  
GD-19-000115—\$4,611.71  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one-story brick house being known as 1305 Walnut Street, Clairton, PA 15025. Deed Book Volume 14121, Page 471. Block & Lot No. 1274-R-57.

**100. Daniel R. Housley**  
AR-24-002003—\$2,663.23  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a Jefferson Ridge Community Services Association, Inc. condominium unit being known and numbered as 324 New World Drive, Clairton, PA 15025. Deed Book 13550, Page 187. Block and Lot Number 1006-C-00050-0052-00.

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### Leetsdale

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**42. Michael Scott Brown and Elizabeth Elliott Brown**  
GD-22-004667—\$7,758.40  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a two and a half story frame house being known as 39 Ferry Street, Leetsdale, PA 15056. Deed Book Volume 13469, Page 563. Block & Lot No. 704-L-318.

**53. Charles A. Clifford**  
GD-18-002497—\$12,880.20  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a two-story frame house being known as 253 Beaver Street, Leetsdale, PA 15056. Deed Book Volume 17565, Page 169. Block & Lot No. 704-A-61.

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### Marshall

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**24. Walter S. Opiela, Jr.**  
MG-23-000375—\$116,513.10  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family residential dwelling being known and numbered as 5184 Wexford Run Road, Wexford, PA 15090. Deed Book Volume 10480, Page 161. Block and Lot Number 1822-M-2.

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### Town of McCandless

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**61. Donald P. Paul, with Notice to Heirs and Assigns**

GD-18-017204—\$3,595.89  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a two-story frame house being known as 9408 Highland Road, Pittsburgh, PA 15237. Deed Book Volume 7213, Page 619. Block & Lot No. 824-G-40.

### City of McKeesport

#### 1. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Ramon Bowie, Deceased

MG-24-000817—\$164,964.83  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a two story residential dwelling known and numbered as 1019 Franklin St., McKeesport, PA 15132 Deed Book Volume 18866, Page 293, Block & Lot No. 461-B-218.

#### 9. Lacy Franklin Richardson and Regina Louise Richardson

MG-24-000943—\$120,575.93  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1501 Library Avenue, McKeesport, PA 15132. Deed Book 8570, Page 22. Block and Lot Number 382-C-196.

#### 35. Eugene Kowalski and Donald Kowalski, Heirs of the Estate of Stella Kowalski a/k/a Stefania Kowalski, Deceased

GD-24-005588—\$23,871.56  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1507 Carnegie Avenue, McKeesport, PA 15132. Deed Book 12273, Page 47. Block and Lot Number 307-R-244.

#### 55. Kathi Ann Sanford

GD-19-016981—\$6,257.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 3: Parcel #1: Having erected thereon a two story frame house known as 1038 Peebles Lane, McKeesport, PA 15132. Deed Book Volume 17280, Page 330. Block & Lot 382-A-366.

Parcel #2: Being thereon vacant residential land known as 11th Street, McKeesport, PA 15132. Deed Book Volume 17280, Page 314. Block & Lot 382-A-368.

Parcel #3: Being thereon vacant residential land known as Peebles Lane, McKeesport, PA 15132. Deed Book Volume 17280, Page 322. Block & Lot 382-A-365.

#### 56. Charles Morgan, IV

GD-20-000998—\$4,263.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 7: Having erected thereon a two-story stucco house being known as 1501 Beech Street, McKeesport, PA 15132. Deed Book Volume 16771, Page 6. Block & Lot No. 382-D-353.

#### 60. Venusian Management Group I, LP

GD-23-014042—\$1,856.43  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 12: Having erected thereon a one-story frame house being known as 421 Lemon Avenue,

McKeesport, PA 15132. Deed Book Volume 16726, Page 26. Block & Lot No. 555-D-43.

#### 64. Michael J. Benedetto and Katherine K. Benedetto

GD-23-014164—\$3,680.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 6: Having erected thereon a two story frame house, known as 905 Evans Avenue, McKeesport, PA 15132. Deed Book Volume 14209, Page 343. Block & Lot No. 380-N-88.

#### 88. Andrew Malone and Alisha Malone

MG-24-000797—\$70,333.61  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2101 Barnsdale Avenue, McKeesport, PA 15132 a/k/a 2101 Barnsdale Avenue, Mc Keesport, PA 15132. Document Number 2017-24800, Deed Book Volume 16904, Page 593. Block and Lot Number 0462-F-00025-0000-00.

#### 95. Charles James Hollis, Jr., as believed Heir to the Estate of Marcella L. Hollis; Unknown Heirs, to the Estate of Marcella L. Hollis; and Unknown Administrators, to the Estate of Marcella L. Hollis

MG-24-000808—\$30,440.27  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1300 Pirl Street, McKeesport, PA 15132 a/k/a 1300 Pirl Street, Mc Keesport, PA 15132. Document Number 077047, Deed Book Volume 9958, Page 558. Block and Lot Number 0381-B-00311-0000-00.

### Monroeville

#### 74. John F. Balogh, Jr. and Mary L. Balogh

GD-19-002989—\$3,001.28  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story brick house being known as 129 Burke Drive, Monroeville, PA 15146. Deed Book Volume 5390, Page 441, Block & Lot No. 977-C-101.

#### 79. Unknown Heirs, Successors, assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Alex McSorley, deceased, Arthur McSorley, Known Heir of Alex McSorley, deceased, Beth Tarantini, Known Heir of Alex McSorley, deceased, Meghann Sowko, Known Heir of Alex McSorley, deceased, and Christina Bellissimo, Known Heir of Alex McSorley, deceased

MG-20-000019—\$173,663.36  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 407 Longview Drive, Monroeville, PA 15146, Deed Book Volume 16337, Page 181, Block and Lot 0543-M-00352-0000-00.

#### 97. Stephen Twichell, Known Surviving Heir of Megan M. Twichell a/k/a Stephan Jackson, Deceased Heir of Peggy M. Hickey a/k/a Margaret M. Hickey, M.T. (a minor) Known Surviving Heir of Megan M. Twichell, Deceased Heir of Peggy M. Hickey a/k/a Margaret M. Hickey, and Unknown Surviving Heirs of Peggy M. Hickey a/k/a Margaret M. Hickey

GD-19-012922—\$83,007.50  
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 739 Heartwood Drive, Monroeville, Pennsylvania 15146. Deed Book Volume 15706, Page 355. Block and Lot Number 0637-F-00176-0000-00.

### Mt. Lebanon

#### 84. Elizabeth E. Pilarski and Thomas J. Pilarski

MG-19-001316—\$273,716.56  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 246 Ashland Avenue, Pittsburgh, PA 15228. Deed Book Volume 1062, Page 522, Block and Lot 0141-P-00048-0000-00.

### Munhall

#### 15. Rene C. Moreno and Kimberly G. Moreno a/k/a Kimberley G. Moreno

MG-19-000064—\$596,470.37  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 425 East 11th Avenue, Homestead, PA 15120. Deed Book Volume 19019, Page 85. Block and Lot Number 0130-L-00121-0000-02.

#### 23. Lorna L. Lydon

GD-15-003801—\$22,932.11  
Jeffrey D. Ries, Esq.  
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story dwelling house and garage, being known and numbered as 3915 Center Avenue, Homestead, Pennsylvania, 15120, Deed Book Volume 8206, Page 93, Block and Lot Number 133-D-156.

### Neville

#### 75. Norris Ventures, LLC

GD-24-011527—\$484,368.27  
Keri P. Ebeck, Esq.  
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Neville: Having thereon a residential dwelling being know and numbered as 114 1st Street, Pittsburgh, PA 15225 Deed Book Volume 59084, Page 136, Block and Lot Number 211-F-8.

### North Versailles

#### 26. Cassandra A. Montedoro

MG-24-000878—\$133,848.55  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 651 Overhill Drive, North Versailles, Pennsylvania 15137. Deed Book Volume 15862, Page 378. Block and Lot Number 0459-A-00067-0000-00.

### O'Hara

#### 44. Rita C. Schultz and Edward C. Drexler

GD-22-007530—\$3,412.02  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a one-story brick house being known as 403 Dorseyville Road, Pittsburgh, PA 15215. Deed Book Volume 9661, Page 537. Block & Lot No. 286-D-50.

#### 89. Megan McKissick

MG-24-000543—\$102,792.31  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 117 Valley Drive, Pittsburgh, PA 15215. Document Number 1997-012497, Deed Book Volume 10036, Page 650. Block and Lot Number 0170-J-00008-0000-00.

### Penn Hills

#### 16. Jeana Lashawn Emerick

GD-23-009536—\$23,087.63  
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 6358 Lowell Drive, Verona, PA 15147. Deed Book 17582, Page 286. Block and Lot Number 536-F-353.

#### 19. Tamara Morant and Michelle Morant a/k/a Michelle Barefield, Known Heir(s) of Michael H. Patterson, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title and Interest From or Under Michael H. Patterson, Deceased

MG-22-000695—\$106,621.44  
Benjamin Hoen, Esq.  
216-739-5100

Situated in the Municipality of Penn Hills, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 571 Grove Road, Verona, PA 15147. Described at Book 11265, Page 269, Instrument No. 2002-113521, Parcel Number Block, Lot 229-R-119.

#### 25. Charles E. Vaughn, Jr.

MG-23-000685—\$130,905.54  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 11697 Althea Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 13797, Page 518. Block and Lot Number 0449-E-00079-0000-00.

Parcel 2: Vacant land being known and numbered as 11693 Althea Road, Pittsburgh, Pennsylvania 15235 Deed Book Volume 13797, Page 518. Block and Lot Number 0449-E-00084-0000-00.

#### 70. Sandra Lipinski

GD-24-008523—\$3,118.47  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story masonry frame house being known as 109 Orchard Drive, Pittsburgh, PA 15235. Deed Book Volume 18180, Page 348. Block & Lot No. 449-D-202.

#### 83. Thierno Sow, known Heir of Darlene D. Hopkins, deceased, Jerome Fuller, known Heir of Darlene D. Hopkins, deceased, Charles Fuller, known Heir of Darlene D. Hopkins, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Darlene D. Hopkins, deceased

MG-23-000988—\$112,989.96  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 7967 Aber Road, Verona, PA 15147. Deed Book Volume 11727, Page 556, Block and Lot 0295-E-00190-0000-00.

**93. Tionna Legrande Coleman**  
GD-23-010668—\$34,439.33  
Justin M. Tuskan, Esq.  
Metz Lewis Brodman Must O'Keefe LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a one-story residential building known as 202 Duffield Avenue, Pittsburgh, PA 15235. Deed Book Volume 17177, Page 63. Block and Lot Number 369-E-353.

**104. Stanley D. Hopkins and Jacquelyn D. Hopkins**  
MG-23-000546—\$104,230.08  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6867 Alcoma Drive, Pittsburgh, PA 15235. Deed Book Volume 9326, Page 621. Block and Lot Number 0634-E-00279-0000-00.

**107. Audrea Mosesso a/k/a Audrea Slaughter, in Her Capacity as Heir of Lucious Slaughter a/k/a Lucious A. Slaughter a/k/a Lucious Andrew Slaughter, Jr., Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lucious Slaughter a/k/a Lucious A. Slaughter a/k/a Lucious Andrew Slaughter, Jr., Deceased**  
MG-23-001017—\$103,151.22  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 138 Jacob Drive, Pittsburgh, PA 15235. Deed Book Volume 10680, Page 381. Block and Lot Number 0368-L-00198-0000-00.

### Pine

**59. Timothy J. Giltinan, Trustee of the Maloney Family Irrevocable Trust, dated June 12, 2012**  
GD-23-003238—\$10,714.58  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a one-story brick house being known as 190 Killarney Road, Wexford, PA 15090. Deed Book Volume 14929, Page 352, Block & Lot No. 1499-K-26.

### Port Vue

**106. Timothy M. Butko a/k/a Timothy Butko, Jr.**  
MG-24-000895—\$63,711.45  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1482 Romine Avenue, McKeesport, PA 15133. Deed Book Volume 16349, Page 220. Block and Lot Number 0383-S-00090-0000-00.

### Richland

**29. Joseph C. Dornetto**  
AR-24-004832—\$8,393.00  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Richland Township: Having erected thereon a Beech Street at Richland Homeowners Association dwelling being known and numbered as 401 Beech Street, Gibsonia, PA 15044. Deed Book 17561, Page 259. Block and Lot Number 1665-F-00333-0000-00.

### Robinson

**39. Patrick M. Norris**  
GD-24-011526—\$484,368.27  
Keri P. Ebeck, Esq.  
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having thereon a commercial building being known and numbered as 173 Old Beaver Grade Road, Coraopolis, PA 15108. Deed Book Volume 287, Page 175, Block and Lot Number 337-L-99.

### Scott

**2. Joyce Ann Tinney**  
MG-24-000721—\$24,990.90  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a two story residential dwelling known and numbered as 526 Magazine St., Carnegie, PA 15106. Deed Book Volume 4650, Page 173. Block & Lot No. 102-J-126.

### Shaler

**14. Steven Joseph Saunders**  
MG-24-000328—\$85,221.38  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 9 Reese Avenue, Pittsburgh, PA 15223-1329. Deed Book Volume 12930, Page 71. Block and Lot Number 0221-D-00310-0000-00.

**87. John G. Arch, Executor of the Estate of Thomas A. Eichner, Deceased, and William H. Eichner**  
GD-17-012440—\$4,678.23  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story commercial building known as 1015 Sharpshill Road, Pittsburgh, PA 15215. Deed Book Volume 14737, Page 175. Block & Lot No. 222-M-26.

### South Fayette

**13. Deborah L. Stewart**  
MG-24-000830—\$156,158.83  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a two-story residential dwelling known and numbered as 6 McClane St., Cuddy, PA 15031. Deed Book Volume 10837, Page 145. Block & Lot No. 401-D-3.

**94. Kevin Kirkpatrick and Jenna Kirkpatrick**  
MG-24-000935—\$405,834.51  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 1003 Preserve Lane, Bridgeville, PA 15017. Document Number 2019-12325, Deed Book Volume 17603, Page 583. Block and Lot Number 0480-K-00112-0000-00.

**99. Robert N. Lynch and Patricia L. Lynch**  
AR-24-002920—\$4,511.91  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 220 Horseshoe Circle, Bridgeville, PA 15017. Deed Book 5674, Page 737. Block and Lot Number 481-K-036.

**101. Nathan D. Meyers**  
AR-24-002035—\$2,909.88  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association condominium unit being known and numbered as 2463 Brook Ledge Road, 33B, Bridgeville, Pennsylvania 15017. Deed Book 19415, Page 414. Block and Lot Number 481-S-473-33B.

### Stowe

**86. Michael Hamuicka, Jr. and Marie Hamuicka, with Notice to Heirs and Assigns and Ian Dolgosheev**  
GD-17-016009—\$4,494.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-story brick house being known as 916 Ridge Avenue, McKees Rocks, PA 15136. Deed Book Volume 6113, Page 625. Block & Lot No. 73-K-349.

**91. Frances M. Foley**  
MG-24-000193—\$13,622.76  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Parcel 1: Having erected a dwelling being known and numbered as 904 Liberty Street, McKees Rocks, PA 15136. Deed Book Volume 11109, Page 464, Block and Lot Number 0072-B-00358-0000-00.

Parcel 2: Vacant land being known Liberty Street, McKees Rocks, PA 15136. Deed Book Volume 11109, Page 464, Block and Lot Number 0072-B-00370-0000-00.

### Swissvale

**52. 7550 Realty, LLC**  
GD-18-013306—\$28,770.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 7550 Melrose Street, Pittsburgh, PA 15218. Deed Book Volume 18785, Page 250. Block & Lot No. 235-J-164.

**68. Loretta Marie Edwards**  
GD-23-008189—\$10,058.11  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 7343 Burton Street,

Pittsburgh, PA 15218. Deed Book Volume 6457, Page 114. Block & Lot No. 178-L-142.

### Turtle Creek

**46. John Phillips**  
GD-23-003639—\$4,806.19  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two and a half story industrial warehouse known as 1111 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 18208, Page 124. Block & Lot No. 455-M-35.

### Upper St. Clair

**37. Jennifer Lukondi and Michael A. Fischer**  
GD-23-011864—\$10,946.61  
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 535 Upper Road, Pittsburgh, PA 15228. Deed Book 18178, Page 403. Block and Lot Number 252-E-267.

**38. Eugene F. Hlavac**  
GD-24-001221—\$7,981.14  
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 126 Johnston Road, Pittsburgh, PA 15241. Deed Book 18075, Page 434. Block and Lot Number 570-S-4.

### Wall

**54. William G. Cheripka, Jr. and Kimberly A. McAfee**  
GD-17-011228—\$4,092.06  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a two-story frame house being known as 192 Wall Avenue, Wall, PA 15148. Deed Book Volume 14165, Page 451. Block & Lot No. 546-D-152.

### West Deer

**10. John W. Putz Junior a/k/a John W. Putz, Jr.**  
MG-24-000355—\$167,654.75  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 260 Shagbark Drive, Cheswick, PA 15024. Deed Book 10670, Page 256. Block and Lot Number 1360-H-128.

**12. Richard S. Texter and Krista L. Texter**  
MG-24-000828—\$184,748.57  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a two-story residential dwelling known and numbered as 3614 North Ridge Dr., Allison Park, PA 15101. Deed Book Volume 12180, Page 292. Block & Lot No. 1214-K-40.

### West Mifflin

**108. Denice Fike and Jennifer Fike**  
MG-24-000566—\$78,721.25  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646



In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 203 Rhodes Ave., West Mifflin, PA 15122. Deed Book Volume DE-17833, Page 341. Block and Lot Number 0240-S-00176-0000-00.

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### West View

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**67. Christine A. Grady and Jean B. Grady**  
GD-23-011627—\$2,277.63  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two-story brick house being known as 217 Lakewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 18209, Page 186, Block & Lot 279-C-330.

**98. Ann L. Bonfiglio**  
MG-24-000885—\$48,583.45  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a single family residential dwelling being known and numbered as 14 Columbia Avenue, Pittsburgh, PA 15229. Deed Book Volume 11731, Page 544. Block and Lot Number 279-B-280.

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### White Oak

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**32. Patti S. Yobst**  
GD-24-007722—\$12,619.75  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1715 California Avenue, McKeesport, PA 15131. Deed Book 14388, Page 423. Block and Lot Number 551-B-179.

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### Whitehall

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**62. Eric D. Ovitsky**  
GD-24-006874—\$4,769.81  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one-story stone house being known as 3814 Provost Road, Pittsburgh, PA 15227. Deed Book Volume 11636, Page 206. Block & Lot No. 248-B-104.

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### Wilkinsburg

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**17. Bertram G. Schwartz and Susan G. Schwartz**  
GD-21-014336—\$16,018.17  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a condominium unit being known and numbered as 7403 Lighthouse Point, Pittsburgh, PA 15221. Deed Book 17203, Page 465. Block and Lot Number 298-A-50-7403.

**77. Candyce L. Miller and Eugene C. Miller**  
GD-23-009122—\$6,770.55  
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 1164 South Ave., Pittsburgh, PA 15221. Deed Book 18218, Page 439. Block and Lot Number 233-F-230.

### 78. Craig Stevens and the United States of America

GD-21-014333—\$18,343.83  
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 1339 Singer Place, Pittsburgh, PA 15221. Deed Book 16665, Page 78. Block and Lot Number 175-H-275.

**102. Carl T. Wilson and Marlo Cook Wilson**  
GD-22-012225—\$16,902.37  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 526 Holmes Street, Pittsburgh, PA 15221. Deed Book 18456, Page 563. Block and Lot Number 175-M-203.

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### Pittsburgh—12th Ward

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**30. Cromwell Properties LLC**  
GD-24-012000—\$709,610.45  
J. Michael McCague, Esq.  
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh (12th Ward): Parcel 1: Having erected thereon a commercial garage being known and numbered as 617-623 N. Dallas Avenue, Pittsburgh, PA 15208. Deed Book Volume 19230, Page 457, Block and Lot Number 125-L-54.

Parcel 2: Having erected thereon a dwelling being known and numbered as 6832 Kelly Street, Pittsburgh, PA 15208. Deed Book Volume 19230, Page 457, Block and Lot Number 125-L-55.

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### Pittsburgh—13th Ward

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**21. Eric J. Paxon as Executor of the Estate of Gregory A. Knox, Deceased**  
MG-24-000142—\$23,498.36  
Ian Yorke, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1407 North Lang Avenue, Pittsburgh, PA 15208. Deed Book Volume 10180, Page 463. Block and Lot Number 0174-A-00032-0000-00.

**80. Lela Ledbetter Spigner a/k/a Lela Reed Ledbetter**  
GD-19-004651—\$101,437.18  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1058 Blackadore Street, Pittsburgh, PA 15221. Deed Book Volume DE 17486, Page 220, Block and Lot 0231-E-00006-0000-00.

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### Pittsburgh—15th Ward

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**6. Gregory Morris**  
MG-24-000079—\$121,880.38  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 774 Montclair Street, Pittsburgh, PA 15217. Deed Book Volume 10776, Page 649. Block and Lot Number 88-E-64.

**20. Byron O. Knight and Mary E. Knight**  
MG-23-001079—\$125,605.60  
Perry Russell, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 300 Winston Street, Pittsburgh, PA 15207. Deed Book Volume 9596, Page 144. Block and Lot Number 0056-R-00221-0000-00.

**41. Margaret Ann Mannion a/k/a Margaret A. Mannion**  
MG-18-000394—\$34,229.20  
Robert E. Smithson, Jr., Esq.  
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4320 Stanley Street, Pittsburgh, PA 15207. Deed Book Volume 10535, Page 452, Parcel Number 55-F-135.

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### Pittsburgh—16th Ward

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**11. James R. Johns and David K. Zeiler**  
MG-24-000912—\$27,497.47  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2311 Eccles Street, Pittsburgh, PA 15210. Deed Book 17475, Page 393. Block and Lot Number 13-L-6.

**85. Roberta L. Marchick**  
MG-24-000228—\$24,215.24  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward, City of Pittsburgh: Having thereon erected a two and one-half story concrete block and shingle dwelling being known and numbered as 416 Cathedral Avenue, Pittsburgh, PA 15210. Deed Book Volume 12063, Page 304. Block and Lot Number 32-A-302.

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### Pittsburgh—25th Ward

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**28. Ramon H. Waldon**  
GD-24-007367—\$5,630.03  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 25th Ward: Having erected thereon a Perry Point Plan dwelling being known and numbered as 749 Chautauqua Court, Pittsburgh, PA 15214. Deed Book 18332, Page 506. Block and Lot Number 045-S-039-00-1.

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### Pittsburgh—27th Ward

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**27. Michael F. McNamara and Deborah McNamara**  
GD-24-003653—\$105,406.65  
Robert E. Smithson, Jr., Esq.  
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3207 Central Avenue, Pittsburgh, PA 15212. Deed Book Volume 11005, Page 257. Block and Lot Number 76-K-102.

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### Pittsburgh—29th Ward

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**21 Apr25. Jason R. Kreutzer**  
MG-24-000775—\$52,339.04  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1608 Westmont Avenue, Pittsburgh, PA 15210. Deed Book 17205, Page 241. Block and Lot Number 60-G-94.

### AMENDED NOTICE

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

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

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

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

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

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

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

Sheriff's Office, Pittsburgh, PA.  
Kevin M. Kraus, Sheriff  
Apr 10, 2025  
Apr 11, 17, 25, 2025

Looking to hire an attorney,  
paralegal, legal assistant,  
legal secretary or  
legal administrator?  
Post your employment  
opportunity on [jobs.acba.org](http://jobs.acba.org).

**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:

Becer, Allan a/k/a Allan R. Becer, deceased, of Pittsburgh, PA. No. 02286 of 2025. Nancy C. Becer, Admrx. and Atty., 4103 Meadowbrook Blvd., University Heights, OH 44118.  
25-00717w Apr 11, 17, 24, 2025

Curtiss, Robert Earl a/k/a Robert Curtiss, deceased, of South Park, PA. No. 01569 of 2025. Andrew Michael Curtiss, Extr., 16597 W. 1st Avenue, Golden, CO 80401 or to McKenna Adams, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.  
25-01355 Apr 11, 17, 24, 2025

Gaffney, Edward, deceased, of Moon Township, PA. No. 07523 of 2024. Paula Jane Gaffney, Extr., 75 Ponce De Leon Avenue NE, #1202, Atlanta, GA 30308 or to McKenna Adams, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.  
25-01354 Apr 11, 17, 24, 2025

Horwath, Marion, deceased, of Harrison Township, PA. No. 01643 of 2025. Nancy Rainey, Admrx., 120 Atlantic Avenue, Lower Burrell, PA 15068 or to Dennis F. Scarpiniti, Esq., 2120 Freeport Rd., Ste. 4, New Kensington, PA 15068.  
25-01357 Apr 11, 17, 24, 2025

Jamison, Joan Marie a/k/a Joan Jamison a/k/a Joan M. Jamison, deceased, of Pittsburgh, PA. No. 01427 of 2025. Robert E. Wilson, Extr., 114 Palomino Court, Washington, PA 15301 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
25-00728w Apr 11, 17, 24, 2025

Kish, Valerie, deceased, of Pittsburgh, PA. No. 06433 of 2024. Attila Kish, Co-Extr., 1073 McAllister Drive, New Kensington, PA 15068 and Valerie R. Rush, Co-Extr., 1202 Duffield Street, Pittsburgh, PA 15206 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.  
25-00727w Apr 11, 17, 24, 2025

Lisanti, Geraldine, deceased, of Pittsburgh, PA. No. 02219 of 2025. Diane Byrne, Admrx., 50 Duff Road, Apt. #206, Pittsburgh, PA 15235 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.  
25-00729w Apr 11, 17, 24, 2025

Lutz, Dorothy A., deceased, of Penn Hills Township, PA. No. 02132 of 2025. Allen William Lutz, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.  
25-01356 Apr 11, 17, 24, 2025

Nichols, Dolores M., deceased, of Shaler, PA. No. 02135 of 2025. Robert I. Nichols,

Extr., 76 Eaton Avenue, Toronto, Ontario, M4J27-5 Canada or to Daniel P. Johnson, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.  
25-00726w Apr 11, 17, 24, 2025

Rock, Jean E. a/k/a Jean Ellen Rock, deceased, of Pittsburgh, PA. No. 07032 of 2024. Diane J. Hake, Extr., 10004 Sheffield Drive, Wexford, PA 15090 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.  
25-01353 Apr 11, 17, 24, 2025

Shaneyfelt, Thomas, deceased, of Pleasant Hills, PA. No. 01564 of 2025. Scott Shaneyfelt, Admr., 1324 Lettie Hill Street, Pittsburgh, PA 15216 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.  
25-00719w Apr 11, 17, 24, 2025

Willard, Adam, deceased, of Millvale, PA. No. 2296 of 2025. Samuel Willard, Admr., 1134 North Ave., Millvale, PA 15209 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.  
25-00732w Apr 11, 17, 24, 2025

Wilson Jacobs, Patricia Ann a/k/a Patricia Ann Jacobs a/k/a Patricia A. Jacobs, deceased, of Pittsburgh, PA. No. 04377 of 2024. Donna K. Willis, Extr., 3539 Colby Street, Pittsburgh, PA 15214 or to Matthew J. Morella, Esq., MJM Law, PLLC, 2559 Brandt School Road, Suite 201, Wexford, PA 15090.  
25-00724w Apr 11, 17, 24, 2025

Djerić, Mile, deceased, of Whitehall, PA. No. 01933 of 2025. Srdjan Maless, Admr., c/o Alex Ostojich, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.  
25-00656w Apr 4, 11, 17, 2025

Hendricks, Karen S. a/k/a Karen Hendricks, deceased, of Leet Township, PA. No. 01741 of 2025. Judith I. Smith, Admrx., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.  
25-01213 Apr 4, 11, 17, 2025

Kelch, Sr., Richard R., deceased, of Pittsburgh, PA. No. 00587 of 2025. Timothy S. Kelch, Extr., 559 Carmelott Street, Irwin, PA 15642-2504 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1100, 310 Grant Street, Pittsburgh, PA 15219.  
25-01214 Apr 4, 11, 17, 2025

Manko, William F., deceased, of Baldwin Township, PA. No. 02120 of 2025. David S. Thomas, Extr., 2655 Highway 229, Mansfield, GA 30055 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.  
25-00667w Apr 4, 11, 17, 2025

Mete, Pasquale, deceased, of Pittsburgh, PA. No. 02029 of 2025. Daniel Andrew Seibel, Admr., Citron Alex PC, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.  
25-00664w Apr 4, 11, 17, 2025

Miller, Gwen D., deceased, of Pittsburgh, PA. No. 00009 of 2025. Frederick N. Frank, Extr. and Atty., Frank, Gale, Bails & Pocrass, PC, 437 Grant Street, The Frick Building, Suite 1601, Pittsburgh, PA 15219.  
25-01212 Apr 4, 11, 17, 2025

Moore, Rosanne, deceased, of Pittsburgh, PA. No. 01795 of 2025. Diane E. Reiche, Extr., c/o Devin Hallett Snyder, Esq., 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.  
25-00655w Apr 4, 11, 17, 2025

Pavlick, Steven, deceased, of Wexford, PA. No. 01853 of 2025. Denise Pavlick,

Admrx., c/o Claire Johnson Saéñz, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.  
25-00654w Apr 4, 11, 17, 2025

Pfeifer, Jennifer A., deceased, of Cheswick, PA. No. 01753 of 2025. Lori Butler, Admrx., 17 Park Drive, Cheswick, PA 15024 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.  
25-00662w Apr 4, 11, 17, 2025

Ramella, Ralph Anthony a/k/a Ralph A. Ramella, deceased, of Pittsburgh, PA. No. 01927 of 2025. Lisa DiCello, Extr., 118 Bridle Trail, Venetia, PA 15367 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
25-01215 Apr 4, 11, 17, 2025

Bahnsen, Alfred a/k/a Alfred Blalock Bahnsen, deceased, of Fox Chapel, PA. No. 01855 of 2025. Janice Henry, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
25-00598w Mar 28; Apr 4, 11, 2025

Brooks, Rose R., deceased, of Pittsburgh, PA. No. 01970 of 2025. Connie A. Jones-Willis, Extr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.  
25-00602w Mar 28; Apr 4, 11, 2025

Fedyshyn, Ida Mae, deceased, of Kennedy Township, PA. No. 01149 of 2025. Sharon E. Cupelli, Extr., 6755 Elk Rush Drive, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.  
25-00601w Mar 28; Apr 4, 11, 2025

Herrera, Davia a/k/a Davia Jeanne Herrera, deceased, of Castle Shannon, PA. No. 06855 of 2024. Brian J. Herrera, Admr., 103 Saxonwald Lane, Pittsburgh, PA 15234 or to Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.  
25-01103 Mar 28; Apr 4, 11, 2025

Kaczmarkiewicz, Dennis E., deceased, of Pittsburgh, PA. No. 01784 of 2025. Penny E. Kaczmarkiewicz, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
25-00597w Mar 28; Apr 4, 11, 2025

Nemeth, Benjamin E., deceased, of Penn Hills, PA. No. 08120 of 2023. Edward M. Nemeth, Jr., Admr., c/o J. Dustin Barr, Esq., Law Office of J. Dustin Barr, 300 North Market Street, Ligonier, PA 15658.  
25-00596w Mar 28; Apr 4, 11, 2025

Payne, Robert Roy, deceased, of Pittsburgh, PA. No. 01591 of 2025. Margaret C. Payne, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.  
25-01105 Mar 28; Apr 4, 11, 2025

Shane, Amber Lynn a/k/a Amber L. Shane, deceased, of Bethel Park, PA. No. 01650 of 2025. Patrick J. Felix, III, Admr. and Atty., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.  
25-01104 Mar 28; Apr 4, 11, 2025

Sustayta, Israel J., deceased, of Bellevue, PA. No. 01723 of 2025. Melissa George, Admrx., 21 S. Jackson Ave., Pittsburgh, PA 15202 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.  
25-01102 Mar 28; Apr 4, 11, 2025

Thompson, Charles T., deceased, of Pittsburgh, PA. No. 01980 of 2025. David W. Thompson, Extr., 694 Venetia Rd., Venetia, PA 15367 or to Charles A. Merchant, Esq.,

Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.  
25-00603w Mar 28; Apr 4, 11, 2025

### Articles of Incorporation Business Corporation

Jason M. Plakosh, Esq., PO Box 184, Sewickley, PA 15143. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Tentum Enterprises, Inc.  
25-00715w Apr 11, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002085. In re: Petition of Lauren Ashley Csaszar, for change of name to Lauren Ashley Schiavone. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 7, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Hunter Shreffler, Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131, Ph: 412-678-7900, Attorney for Petitioner.  
25-00723w Apr 11, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-2394. In re: Petition of Andrew Dennis Murdy a/k/a Andrew D. Murdy a/k/a Andrew Murdy and Kadie Lorraine Platt a/k/a Kadie L. Platt a/k/a Kadie Platt, for change of names to Andrew Dennis Monaco and Kadie Lorraine Monaco, respectively. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said names should not be changed as prayed for. Stefan A. Dann, Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 5th Floor, Pittsburgh, PA 15222, Ph: 412-297-4647, Attorney for Petitioner.  
25-00730w Apr 11, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002437. In re: Petition of Ashley Elizabeth Binner, for change of name to Ashley Earley Binner. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.  
25-00731w Apr 11, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002429. In re: Petition of Angelo James Shipley, for change of name to Angelo James Michaels. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 2025, at 9:30 a.m.

as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-00733w Apr 11, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002430. In re: Petition of Ryan Wayne Shipley, Jr., for change of name to Ryan Wayne Michaels. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-00734w Apr 11, 2025

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-003055. Notice is hereby given to Bobbi Jo McCully and all other parties of interest, that a tax sale has been scheduled for June 2, 2025 via virtual technology at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 34 Quigley Road, Cheswick, Allegheny County, Pennsylvania 15024, known as lot/block 1359-H-359. This notice acts as service of the Notice of Sheriff's Sale pursuant to the July 18, 2023 Order of Court.

25-01380 Apr 11, 2025

#### Notice

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

In Re: Priscilla Olsavsky, Unknown Heirs, Administrators, Executors and Assigns. Docket CS-24-000086. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Priscilla Olsavsky, Unknown Heirs, Administrators, Executors and Assigns, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 3700 Vistaview Street, West Mifflin, PA 15122; Parcel ID: 0237-P-00091-0000-00.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Sy O. Lampl, PA ID # 324741, Attorney for Petitioner, Robert O Lampl Law Office, LLC, 223 Fourth Avenue 4th Floor, Pittsburgh, PA 15222, 412-392-0330 (Office), 412-392-0335 (Fax), slamp@lampllaw.com.

25-01406 Apr 11, 2025

#### Meeting Notice

Pursuant to the provisions of the Sunshine Act, Open Meeting Law, 1998, October 15 PL. 729, No. 93 §1, notice is hereby given that the Allegheny County

Airport Authority Board and Committee meetings scheduled for Friday, April 25, 2025, will be held virtually through Webex. For more information visit: <https://flypittsburgh.com/acaa-corporate/about/leadership-board/aprilboard2025/>; and, in person - Conference Room "A," Fourth Floor Mezzanine Level, Landside Terminal, of the Pittsburgh International Airport beginning with the committee meetings at 9:30 a.m. and the board meeting at 11:00 a.m.

Solicitor  
Jeffrey W. Letwin, Esq.

25-01408 Apr 11, 2025

#### Notice of Trust & Termination

Notice is hereby given of the administration of The Ruth A. Clark Family Trust. Ruth A. Clark, of West Deer Township, Allegheny County, Pennsylvania died October 7, 2024.

All persons indebted to The Ruth A. Clark Family Trust are requested to make payment without delay and all those having claims against Ruth A. Clark are directed to present the same without delay to the Trustee or Attorney named below:

Georgeann Starnick, Trustee, at 389 Saddlebrook Road, Gibsonia, PA 15044; or Slade R. Miller, Esq. Miller & Miller Attorneys at Law, 4767 William Flynn Highway, Allison Park PA 15101.

25-01334 Apr 4, 11, 17, 2025

#### Voluntary Dissolution Business Corporation

Mark A. Griffith, Esq., 408 Cedar Avenue, Pittsburgh, PA 15212. Notice is hereby given by Robinson Fore, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-00659w Apr 4, 11, 2025

### CIVIL DIVISION

#### New Arbitration Suits

(Continued from Page 1, Column 2)

**Voelker & Morris LLC** vs Swayne Stacy; AR-25-002128; Contract - Debt Collection; Complaint; 11025.49; Atty(s): Voelker Charles, Morris John F

**Harley Davidson Credit Corp** vs Cobb John E.; AR-25-002129; Complaint in Replevin; Exhibits; 25265.49; Atty(s): McClure Shawn P

**Batista Ramon G.** vs General Motors LLC; AR-25-002130; Contract - Other; Complaint; Atty(s): Silverman Robert M

**First Bank of Ohio** vs Mahoney Michael, Byers Jonathan; AR-25-002131; Replevin; Complaint; 22309.00; Atty(s): Kruzewski Michael P

**SJ Consulting Group Inc.** vs Hestia Capital Management LLC; AR-25-002132; Contract - Debt Collection; Defendant's Appeal of MDJ; 12220.14; Atty(s): Labovitz William J

**Discover Bank** vs Pawlowski Robert; AR-25-002133; Contract - Credit Card; Plaintiff's Appeal of MDJ; 4571.47; Atty(s): Urban Matthew D.

**JPMorgan Chase Bank N.A.** vs Ruble Robert; AR-25-002134; Contract - Debt Collection; Exhibits; 9015.42; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**JPMorgan Chase Bank N.A.** vs Martin Lauren; AR-25-002135; Contract - Debt Collection; Exhibits; 15653.95; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**JPMorgan Chase Bank N.A.** vs Greco Natalie; AR-25-002136; Contract - Debt Collection; Exhibits; 5801.58; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**Bliss Reclamation Inc., Bliss Timothy** vs Stephenson Equipment Inc.; AR-25-002137; Contract - Other; Complaint; Atty(s): Bole Matthew A

**Scheimer Craig** vs Levy Jonathan; AR-25-002138; Other Tort; Complaint from MDJ Decision; Atty(s): Self-Represented

**Dollar Bank F.S.B.** vs Willey Raymond; AR-25-002139; Contract - Credit Card; Exhibits; 3366.83; Atty(s): McClure Shawn P

**JPMorgan Chase Bank N.A.** vs Shenoy Vinayak G.; AR-25-002140; Contract - Debt Collection; Exhibits; 3845.92; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**JPMorgan Chase Bank N.A.** vs Guy Gaynell; AR-25-002141; Contract - Debt Collection; Exhibits; 6783.72; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**JPMorgan Chase Bank N.A.** vs Shenoy Vinayak; AR-25-002142; Contract - Debt Collection; Exhibits; 9251.83; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**JPMorgan Chase Bank N.A.** vs Skeels Jennifer; AR-25-002143; Contract - Debt Collection; Exhibits; 6846.55; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**Capital One Auto Finance** vs Garrity Ryan Michael; AR-25-002144; Complaint in Replevin; Complaint; Atty(s): Dyer Thomas C.

**JPMorgan Chase Bank N.A.** vs Robinson Julius; AR-25-002145; Contract - Debt Collection; Exhibits; 5921.70; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**TD Bank USA N.A.** vs Humphries Dana; AR-25-002146; Contract - Credit Card; Exhibits; 1432.97; Atty(s): Sullivan Kate

**JPMorgan Chase Bank N.A.** vs Harrier Megan; AR-25-002147; Contract - Debt Collection; Exhibits; 10490.43; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**IDR LLC** vs Ifrah Tomer, TM Real Estate Group LLC; AR-25-002148; Contract - Debt Collection; Complaint; 11548.95; Atty(s): Cooney James R, Cooney Ryan J., Toigo Paul

**JPMorgan Chase Bank N.A.** vs Everard James; AR-25-002149; Contract - Debt Collection; Exhibits; 10438.50; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**JPMorgan Chase Bank N.A.** vs Robinson Julius; AR-25-002150; Contract - Debt Collection; Exhibits; 2855.70; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**O'Brien Andy** vs VW Credit Leasing Ltd.; AR-25-002151; Contract - Buyer Plaintiff; Complaint; Atty(s): Smith Samantha, Morella Matthew J., Bencis Nicholas M.

**JPMorgan Chase Bank N.A.** vs Waddell Angela; AR-25-002152; Contract - Debt Collection; Exhibits; 18237.32; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**JPMorgan Chase Bank N.A.** vs Reid Nia; AR-25-002153; Contract - Debt Collection; Exhibits; 10239.10; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**JPMorgan Chase Bank N.A.** vs Law Darian; AR-25-002154; Contract - Debt Collection; Exhibits; 24766.85; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**JPMorgan Chase Bank N.A.** vs Kirin James; AR-25-002155; Contract - Debt Collection; Exhibits; 7067.60; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**Collins Asset Group LLC** vs Kovacs Charmaine; AR-25-002156; Contract - Debt Collection; Exhibits; 22286.05; Atty(s): Tsarouhis Demetrios H.

**Portfolio Recovery Associates LLC** vs Kapuscinski Ryan; AR-25-002157; Contract - Debt Collection; Exhibits; 1285.91; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**JPMorgan Chase Bank N.A.** vs Myers Jessica; AR-25-002158; Contract - Debt Collection; Exhibits; 13715.41; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

**Bogna Jonathan** vs Lyle Raymond; AR-25-002159; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Self-Represented

**Portfolio Recovery Associates LLC** vs Hobdy Angela; AR-25-002160; Contract - Debt Collection; Exhibits; 6166.24; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Cosner Angela; AR-25-002161; Contract - Debt Collection; Exhibits; 1104.75; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Citibank N.A.** vs McCorkle Stephanie B.; AR-25-002162; Contract - Credit Card; Exhibits; 7879.47; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Citibank N.A.** vs Diaz Robin; AR-25-002163; Contract - Credit Card; Exhibits; 1727.56; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Portfolio Recovery Associates LLC** vs Taylor Diane; AR-25-002164; Contract - Debt Collection; Exhibits; 645.89; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Citibank N.A.** vs Brayton Linda; AR-25-002165; Contract - Credit Card; Exhibits; 1888.35; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Citibank N.A.** vs Schnepf Joshua J.; AR-25-002166; Contract - Credit Card; Exhibits; 3241.32; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

## FAMILY DIVISION

*(Continued from Page 1, Column 3)*

**McDonough James** vs Guernica Rosana E.; FD-25-007620; Divorce; Complaint in Divorce (1 count); P-atty: Petrella Ana Lisa

**Swearingen James** vs Cherevka Cathleen; FD-25-007621; Custody; Complaint in Custody (Initial); Atty(s): Pometto Joseph D.

**Scott Autumn M.** vs Salih Matthew B.; FD-25-007622; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Rahuba Laurie** vs Rahuba Jason; FD-25-007623; Divorce; Complaint in Divorce (2 count); P-atty: Standish Lisa M

**Williams Marlyn** vs Williams Lawrence A.; FD-25-007624; Divorce; Complaint in Divorce (2 count); Atty(s): Gelman Bruce S

**McCaffrey Michael** vs Crain Chelsea J.; FD-25-007625; Divorce; Complaint in Divorce (2 count); Atty(s): Raver Robert D.

**Dolan David A** vs Dolan Maureen; FD-25-007626; Divorce; Praecipe for Appearance; P-atty: Colton Julie R

**Kunich Carianne** vs Washington Maurice; FD-25-007627; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Medich Janet J** vs Medich David; FD-0472-000010-70; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**DiPasquale Jillian** vs DiPasquale Anthony; FD-24-004174; Support; Complaint in Support; Atty(s): Self-Represented

**Georgoulis Karen P** vs Georgoulis Jr. Gust Mike; FD-25-000575; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Bradley Omar Y** vs Smith Rebecca; FD-25-000589; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Malloy-Rivers Ahlaya Juanita Lynn** vs Gubash Alexander; FD-25-000584; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Brown MaKayla N** vs Schmitt Anthony; FD-25-000589; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Sanchez Samilah Louise** vs Walsh Nicholas Martian; FD-25-000590; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Gillbow Letitia Teresa** vs Smith Alfonso; FD-25-000591; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Stevens Ashley Marie** vs Stevens Timothy Joseph; FD-25-000592; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Louis Carl Pierre** vs Pierre Alasia; FD-25-000596; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Taylor J'niya S** vs Smith Devonte; FD-25-002557; Support; Complaint in Support; Atty(s): Self-Represented

**Bose Tangella Deshawn** vs Bose Daniel; FD-25-002637; Support; Complaint in Support; Atty(s): Self-Represented

**Smith De'Erika D.** vs Jones Duane D.; FD-25-002667; Support; Complaint in Support; Atty(s): Self-Represented

**Hauze Paige Brittany** vs Corle Nathan Leigh; FD-25-002681; Support; Complaint in Support; Atty(s): Self-Represented

**Watt Alexis** vs Sustayta Jacian; FD-25-007628; Custody; Complaint in Custody (Initial); P-atty: Richardson Dana J; Atty(s): Self-Represented

**Balega Andrea** vs Rossi Calvin; FD-25-007629; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**D'Acol Mitia Ganade** vs Webber Savanna Lily; FD-25-007630; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Pryer Amil** vs Gibb-Pryer Kelly; FD-25-007631; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Bard Michelle** vs Bard Joshua; FD-25-007632; Divorce; Complaint in Divorce (4 count); Atty(s): DelVecchio Megan A

**Senko Kathryn R** vs Hyslop Jonathan P.; FD-25-007638; Divorce; Complaint in Divorce (1 count); P-atty: Patz Janice M

**Amos Bobbie Gayle** vs Amos James T; FD-0952-000001-76; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Kelley Jillian Asia** vs Johnson Deandre Lorenzo; FD-24-003882; Support; Complaint in Support; Atty(s): Self-Represented

**DiCaprio Greena Rose** vs DiCaprio Robert David; FD-25-000585; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Simpson Andrea J.** vs Vensel Harmony; FD-25-000587; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Dixon Tamera Renee** vs Dixon Terel; FD-25-000593; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Dixon Terel Darnell** vs Dixon Tamara Renee; FD-25-000594; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Medici Maria** vs Medici Osvaldo E; FD-25-000595; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Majer-Powell Matthew Paul** vs Majer-Powell Sarah E; FD-25-000597; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

**Tray Jessica Ann** vs Sparte Jason C.; FD-25-000598; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Lanier Leatrice** vs Ray Jerry L.; FD-25-000599; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Parrotto Alexandria Nicole** vs Bonomo Samuel Joseph; FD-25-000600; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

**Washington Taryn** vs Pioneri Kimberly; FD-25-000601; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Wardropper Eric James** vs Allman Molly A.; FD-25-000602; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Floyd Teahauna** vs Wilson Eric; FD-25-000603; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Seese Lexi L** vs Gagliardi Emily; FD-25-000604; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Smith Rebecca** vs Bradley Omar; FD-25-000605; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Lucas Wesley Joyce** vs Mayercik Luke E; FD-25-000606; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Mooney Shaynen Diane** vs Mooney Brin Heather; FD-25-000607; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Pruitt Rana** vs Martin Robert; FD-25-000608; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Miller Timothy Paul** vs Bruce Angela; FD-25-002675; Support; Complaint in Support; Atty(s): Self-Represented

**Montellano Hernan S** vs Boksmati Samirah; FD-25-002676; Support; Complaint in Support; Atty(s): Self-Represented

**Arbelaez Guiomar** vs Zuluaga Luis Fernando; FD-25-007639; Divorce; Settlement Agreement; P-atty: Ruppert Sean L.

**Chambers Vincent** vs Mulholland Taylor; FD-25-007641; Custody; Custody Order-Juvenile Closure; Atty(s): Self-Represented

**Cygnatowicz Stephen Joseph** vs Cygnarowicz Allison Marie; FD-25-007642; Divorce; Confidential Information Form; Atty(s): Self-Represented

**Sandrock Gjeani** vs Sandrock Charles; FD-25-007643; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Ogden Paul** vs Bello Clare; FD-25-007644; Divorce; Complaint in Divorce (2 count); P-atty: Lurie Erick Jackson

**Schwab Kathryn** vs Schwab Joel; FD-25-007646; Divorce; Complaint in Divorce (1 count); Atty(s): Rosinski Kathryn

**Hassan Jr. Mohammed** vs Connelly Elza; FD-25-007647; Divorce; Praecipe for Appearance; Atty(s): Self-Represented

**Phiri Nicole Lyn** vs Phiri John; FD-25-007648; Divorce; Complaint in Divorce (1 count); Atty(s): Tabano Steven R

**Bonarrigo Nicholas A.** vs Bonarrigo Tatiana; FD-25-007649; Divorce; Complaint in Divorce (2 count); Atty(s): Tabano Steven R

**Olinger Kevin C.** vs Olinger Bonnie J.; FD-81-001231; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Bryan Bonnie** vs Bryan Michael; FD-85-007981; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Chemes Deeni M** vs Chemes Joseph; FD-1128-000001-73; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Smith Louise Kilbert** vs Smith Raymond Dean; FD-25-000609; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Dougherty Michael William** vs Dougherty Sarah; FD-25-000610; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Figueroa Michelle Lynn** vs Lough James Vincent; FD-25-000611; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Haraburda Liza Michelle** vs Dowling Charles; FD-25-000612; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Eiland Torrence A** vs Hailstork April L; FD-25-000613; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Paul Christopher John** vs Landis Cayla Lynn; FD-25-000614; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**McCullum Sheila** vs McCullum Dana D; FD-25-000615; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Burgoon Dominiue Marie** vs Cowden Derek; FD-25-000616; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Farrish Alyce** vs Farrish Walter; FD-25-000617; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Little Marc** vs Peterson Jessica; FD-25-000618; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Fitzgerald Mya** vs Giles Jr. Richard; FD-25-000619; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Pitzarella Kayla M** vs Gonzalez Robert J; FD-25-000620; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Howard Keisha L** vs Howard II Robert A; FD-25-000621; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Huston Zerick Lee** vs Middleton Tiara Denise; FD-25-000622; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Knochel Michael C** vs Gongaware Brooke Marie; FD-25-000623; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Buttino Zoey Taylor** vs Buttino Damon James; FD-25-000624; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Collins Kristen** vs Miles Kili; FD-25-000625; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Shirahata-Mullen Jazmine D.** vs Shirahata-Mullen Micah; FD-25-000626; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Follin Gina L** vs Granato Jr. Joseph; FD-25-000627; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Boyd Raemire Lamar** vs Davis Shiyah Latrise; FD-25-000628; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Hornsuckle Amil Keith** vs Muhammed MDiya; FD-25-000629; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Harrison Deoja Iman** vs Crowell Malachi Dujan; FD-25-000630; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Vaughan Ian** vs Yaw Zachary; FD-25-000632; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**McHugh Lisa Jean** vs McHugh Ryan Thomas; FD-25-000633; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Cavanaugh Gabrielle** vs Reed-Burleigh Jerome; FD-25-000634; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented