

# The Pittsburgh Legal Journal

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NOVEMBER 18, 2022

Vol. 148 - No. 218

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

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**McGinnis Darin, Weimer Daniel, Rutherford Jeffrey, O'Hare Daniel, Sylvester Emily** vs Wheeling University Inc., Wheeling Hospital Inc., Quirk Kevin Rev. M.; GD-22-013673; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Pro Se, Cassidy Esq. Patrick S.

**Bird Patricia** vs Sampat Mahika P.; GD-22-013674; Motor Vehicle Accident; Complaint; Atty(s): Caputo John A

**Dziaminski Dean** vs Shuber Ron; GD-22-013675; Ejectment; Certificate of Location; Atty(s): Taiani Marc Vincent

**Midland Credit Management Inc.** vs Moses Michelle; GD-22-013676; MDJ Transcript; Notice of Judgment Mailed; 1150.05; Atty(s): Shean Dennis E

**Ekstrom Schuyler Evar**; GD-22-013678; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

**Guy Lisa** vs Hilliard Evan Brian; GD-22-013679; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Drexler Stephen P

**TS PGH 1 LLC** vs NAS Properties LLC, First National Bank of Pennsylvania; GD-22-013680; Quiet Title; Complaint; Atty(s): Anthou Emmanuel S.

**Letcher Amanda J., Letcher Christian N.** vs Day 3 Design LLC, Otis Elevator Company, Desmone & Associates; GD-22-013681; Against Property Owner; Complaint; Atty(s): Talarico Richard G.

**Nixdorf Kelly** vs Community Super Market Inc., Hillcrest Foods Inc., Fox Chapel Foods Inc., Newfield Realty Company; GD-22-013682; Other Tort; Complaint; Atty(s): Simon Marc I.

**Wensing Jacqueline M.** vs West Penn Allegheny Health System Inc., Friehling M.D. Mati S., Reddy M.D. Ragoor K.; GD-22-013683; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Megrey Michael E.

**Dollar Bank Federal Savings Bank** vs Porter Mary Drutis, Hartung Mary Elizabeth, Drutis George Raymond, Drutis Joseph, Unknown Heirs Executors And/Or Administrators; GD-22-013684; Mortgage Foreclosure; Complaint; 24667.45; Atty(s): Anthou Kristine M.

**Guy Lisa** vs Hilliard Evan Brian; GD-22-013685; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Drexler Stephen P

**Schmitt Rosemary B, Schmitt Peter S** vs Erie Insurance Exchange; GD-22-013686; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Goodrich William F

## CIVIL DIVISION

### Arbitration Awards

**Abang Tawoh** vs Erie Insurance Group; AR-22-001681; P-atty: Adam Daniel Shorr, Anthony J. Giannetti; D-atty: J. David Ziegler, Madison L. Miranda; Award for Plaintiff in the amount of \$22,500, with the Defendant to receive set-off credit of \$15,000. Net award of \$7,500.00. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/16/22. Arbitration Board #39810

**Terry-White** vs Jones; AR-22-002412; P-atty: Pro Se; D-atty: Kelly A. Morrone; Award for Plaintiff in the amount of \$2,000.00 and against the Defendant, Catherine Jones. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/16/22. Arbitration Board #39809

**American Express National Bank** vs Mondron; AR-22-002691; P-atty: Jordan W. Felzer; Award Ex Parte, Plaintiffs are awarded the sum of: \$13,044.13. The Defendant failed to appear at 10:30 am. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/16/22. Arbitration Board #39810A

**Champion Waterproofing Inc.** vs Petronio, et al; AR-22-002697; P-atty: Chris Skovira; Award Draw, Award for Defendants on Plaintiff's claims. On Defendants' counterclaim, award for Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/16/22. Arbitration Board #39810

**Cavalry SPV I LLC** vs Adler; AR-22-002706; P-atty: David J. Apothaker; D-atty: Justin Michael Bahorich; Award for Plaintiff and against Defendant in the amount of \$14,966.86 plus costs. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/16/22. Arbitration Board #39809

**Williams** vs Anderson, et al; AR-22-002711; P-atty: Pro Se; D-atty: Pro Se; Award Non Pros in favor of Defendant and against the Plaintiff. Plaintiff failing to appear at 10:35 am. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/16/22. Arbitration Board #39809

**Portfolio Recovery Associates LLC** vs Elliott; AR-22-002715; P-atty: Robert N. Polas, Jr.; Award Ex Parte, Plaintiffs are awarded the sum of: \$2,238.79. The Defendant failed to appear at 10:38 am. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/16/22. Arbitration Board #39810A

**West Penn Power Co.** vs Hoover, et al; AR-22-002719; P-atty: William T. Molczan; Award Ex Parte for Plaintiff and against the Defendants in the amount of \$7,439.00. Neither Defendant appearing at 10:25 am. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/16/22. Arbitration Board #39810A

## ORPHANS' COURT

### Wills

**Norma Rothhaar, deceased**; Charles M. Rothhaar, Extr.; Atty: Alan I. Farber; 07062 of 2022.

**Ann S. Miller, deceased**; Mary Flaherty, Extr.; Atty: Frank H. Bole; 07063 of 2022.

**Donald J. Kovacic, deceased**; Paul J. Kovacic, Extr.; Atty: James M. Novak; 07066 of 2022.

**James H. Noroski, deceased**; Sarah Geissler, Extr.; Atty: Tyler J. Jones; 07067 of 2022.

**Robert Kusnirak, deceased**; Kenneth Kusnirak, Extr.; Atty: McKenna Adams; 07070 of 2022.

**Walter M. Sakaluk, deceased**; David J. Sakaluk, Extr.; Atty: Stephen F. Ban; 07071 of 2022.

**James Arthur Kehl, deceased**; Barbara Burge Kehl, Extr.; Atty: Mark V. Aletto; 07074 of 2022.

**Patricia J. Redick Romano, deceased**; Pamela Swent, Extr.; Atty: Matthew F. Schwartz; 07078 of 2022.

**Michael A. Ceoffe, deceased**; Michael Ceoffe, Extr.; Atty: Edward H. Walter; 07082 of 2022.

**Judith Ann Sanchez, deceased**; Elizabeth C. Sanchez, Extr.; Atty: Devin Hallett Snyder; 07083 of 2022.

**Dorothy C. Evans, deceased**; John M. Evans, Extr.; Atty: Natalie Piscione; 07084 of 2022.

**Karen A. Frankfort, deceased**; Mark Cleland, Extr.; Atty: Daniel L. Goodyear; 07087 of 2022.

**Susan Kantorczyk, deceased**; Cheryl A. George, Extr.; 07091 of 2022.

**Velma L. Friedman, deceased**; Jack M. Friedman, Co-Extr., Janet F. Seltsman, Co-Extr.; Atty: Alan I. Farber; 07094 of 2022.

**William T. McGall, deceased**; Kathleen A. Willard, Extr.; Atty: John E. McGrady III; 07095 of 2022.

**John E. McGrady, Jr., deceased**; Doreen A. Stratemeier, Extr.; Atty: John E. McGrady III; 07096 of 2022.

**C. Talbott Hiteshew, Jr., deceased**; Paula Marie Hiteshew, Extr.; Atty: Timothy B. Thurman; 07097 of 2022.

**Florence V. Jacobson, deceased**; Mark M. Nard, Co-Extr., Nicolas A. Hall, Co-Extr.; 07101 of 2022.

**Larry R. Foulke, deceased**; Andrew L. Foulke, Extr.; Atty: Matthew F. Schwartz; 07102 of 2022.

**Bertha L. Mason, deceased**; Abbas Abdullh Aquil, Extr.; Atty: Paul A. Ellis, Jr.; 05708 of 2008.

**Joan M. Bartlett, deceased**; Jennie C. Bartlett, Extr.; Atty: Wendy Denton Heleen; 05899 of 2019.

## BANKRUPTCY COURT

### Western District

**Sara M. Macerata**; ERIE-PA; 22-10487; Atty: Rebeka Seelinger; Chapter: 7; Filed 10/31/2022; Judge Deller

**William C. Shuey, Jr. and Bonnie L. Shuey**; CRAWFORD-PA; 22-10488; Atty: Christopher M. Frye; Chapter: 7; Filed 10/31/2022; Judge Deller

**Sparkie Edwards**; ERIE-PA; 22-10489; Atty: Jeffrey G. Herman; Chapter: 13; Filed 10/31/2022; Judge Taddonio

**Maurice E. Carwise**; ALLEGHENY-PA; 22-22140; Atty: Kenneth Steidl; Chapter: 7; Filed 10/31/2022; Judge Taddonio

**Kari R. Marker**; WESTMORELAND-PA; 22-22141; Atty: Kenneth Steidl; Chapter: 7; Filed 10/31/2022; Judge Taddonio

**Frank D. Rebar**; FAYETTE-PA; 22-22142; Atty: Joseph E. Fieschko, Jr.; Chapter: 7; Filed 10/31/2022; Judge Taddonio

**Wayne L. Guthrie**; LAWRENCE-PA; 22-22143; Atty: Gene G. Dimeo; Chapter: 7; Filed 10/31/2022; Judge Bohm

**Bryan E. Vandyke, Sr. and MaryAnn Vandyke**; WESTMORELAND-PA; 22-22144; Atty: Lauren M. Lamb; Chapter: 7; Filed 10/31/2022; Judge Bohm

**Robert W. Sudano**; LAWRENCE-PA; 22-22145; Atty: Lauren M. Lamb; Chapter: 7; Filed 10/31/2022; Judge Taddonio

**Michelle L. Larese**; GREENE-PA; 22-22146; Atty: Kenneth Steidl; Chapter: 7; Filed 10/31/2022; Judge Bohm

**Donna L. Walker**; ALLEGHENY-PA; 22-22147; Atty: Kenneth Steidl; Chapter: 13; Filed 10/31/2022; Judge Taddonio

**Jennifer L. Collier**; ALLEGHENY-PA; 22-22148; Atty: Kenneth Steidl; Chapter: 7; Filed 10/31/2022; Judge Bohm

**First Choice Home Improvements, LLC**; WESTMORELAND-PA; 22-22149; Atty: Brian P. Cavanaugh; Chapter: 7; Filed 10/31/2022; Judge Deller

**Ryan S. Bergbigler and Alyssa M. Bergbigler**; ALLEGHENY-PA; 22-22150; Atty: Kenneth Steidl; Chapter: 7; Filed 10/31/2022; Judge Bohm

**Valerie R. Morrissey**; ALLEGHENY-PA; 22-22151; Atty: Kenneth Steidl; Chapter: 7; Filed 10/31/2022; Judge Taddonio

**Kenneth L. Harpster and Melissa R. Harpster**; BLAIR-PA; 22-70367; Atty: Kenneth P. Seitz; Chapter: 13; Filed 10/31/2022; Judge Deller

**Mark A. Smay**; CAMBRIA-PA; 22-70368; Atty: Matthew M. Brennan; Chapter: 7; Filed 10/31/2022; Judge Deller

**Marva J. Howard**; ALLEGHENY-PA; 22-22152; Atty: Rodney D. Shepherd; Chapter: 13; Filed 11/01/2022; Judge Deller

**Guyanna R. Ackison**; ALLEGHENY-PA; 22-22153; Atty: Daniel P. Foster; Chapter: 13; Filed 11/01/2022; Judge Taddonio

**CIVIL DIVISION**

**General Docket**

*(Continued from Page 1, Column 1)*

**Spokart Amber** vs Pascual Nery; GD-22-013691; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Miller Christopher M.

**J. DeBar Plumbing Inc.** vs Donegal Insurance Group; GD-22-013693; Declaratory Judgment; Complaint; 50000.00; Atty(s): Diulus Gregory P

**Harrell Donovan, Johnson Tylisa** vs Benaim Davis Kia D; GD-22-013694; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I.

**Annamarie Galante** vs Wayfair Inc, Wayfair LLC; GD-22-013695; Mass Tort - Other; Complaint; Atty(s): Kipela Edwin J., Pollock-Avery Elizabeth, Heid Kenneth A.

**Commonwealth of PA Department of Labor & Industry** vs Su Armon Sushi Inc; GD-22-101526; Unemployment Compensation Lien; Unemployment Compensation Lien; 13227.96

**Commonwealth of PA Department of Labor & Industry** vs Medikidz USA Inc; GD-22-101527; Unemployment Compensation Lien; Unemployment Compensation Lien; 1268.51

**Commonwealth of PA Department of Labor & Industry** vs DJM Cleaning Solutions; GD-22-101528; Unemployment Compensation Lien; Unemployment Compensation Lien; 4998.09

**Commonwealth of PA Department of Labor & Industry** vs Charles M Morris Nursing & Rehabilitation Center; GD-22-101529; Unemployment Compensation Lien; Unemployment Compensation Lien; 36463.51

**PNC Bank National Association** vs Anderson Roger Dale, United States of America; MG-22-000862; Mortgage Foreclosure; Praecepte for Appearance; 360630.85; Atty(s): Hunsberger Adrienna

**JPMorgan Chase Bank National Association** vs Race Tim; MG-22-000863; Mortgage Foreclosure; Complaint; 77449.70; Atty(s): Riloff Heather

**Wilmington Savings Fund Society FSB** vs Watson Kevin, Watson Tonya; MG-22-000864; Mortgage Foreclosure; Complaint; 162533.49; Atty(s): Fallings Matthew C.

**Deutsche Bank National Trust Company** vs Bolden Carole; MG-22-000865; Mortgage Foreclosure; Complaint; 74145.30; Atty(s): Treglia Carolyn

**Freedom Mortgage Corporation** vs Accettulla Diana L.; MG-22-000866; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

**Keybank NA** vs Gouker Francis T., Gouker Victoria L., United States of America; MG-22-000867; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

**Citizens Bank N.A.** vs Schmidt Dorothy, Schmidt Ruth; MG-22-000868; Mortgage Foreclosure; Complaint; 20906.94; Atty(s): Javardian Gregory

**Duquesne Light Company** vs Neve Ryan; GD-22-013687; MDJ Transcript; Notice of Judgment Mailed; 4095.21; Atty(s): Wendolowski Jr. Raymond P.

**Gipson De'ijah S.** vs McCauley Robert, Lyft LLC; GD-22-013688; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Conlon Raymond J

**Midland Credit Management Inc.** vs Kinnon Tierra L.; GD-22-013689; MDJ Transcript; Notice of Judgment Mailed; 1690.13; Atty(s): Homoleski Kristina

**Gricheck Allison D.** vs Wolosik Courtney Lynn; GD-22-013690; Motor Vehicle Accident; Complaint; Atty(s): Padgett Megan R.

**Midland Credit Management Inc.** vs Hay Melissa; GD-22-013692; MDJ Transcript; Notice of Judgment Mailed; 1054.34; Atty(s): Homoleski Kristina

**USX Federal Credit Union** vs Davis Rosalind; GD-22-013696; MDJ Transcript; Notice of Judgment Mailed; 6615.08; Atty(s): Pro Se

**West Homestead Borough** vs Miskovitch John E.; GD-22-013697; Equity; Complaint; Atty(s): Lederman Stanley B, Lederman Michael B.

**Duckstein Contracting Inc.** vs Caliguire Kellie; GD-22-013698; MDJ Transcript; Notice of Judgment Mailed; 9806.29; Atty(s): Garvin Robert J.

**King Christian** vs City Work Chicago Style Bar & Grill; GD-22-013699; Employment Dispute - Other; Order of Court; 1000000.00; Atty(s): Pro Se

*(Continued on Page 9, Column 1)*

**COURT NOTICES**

**Pennsylvania Supreme Court**

**IN RE: REESTABLISHMENT OF THE MAGISTERIAL DISTRICTS WITHIN THE 16th JUDICIAL DISTRICT OF THE COMMONWEALTH OF PENNSYLVANIA**

**NO. 522 MAGISTERIAL RULES DOCKET**

**ORDER**

**PER CURIAM**

AND NOW, this 4th day of November, 2022, upon consideration of the Petition to Reestablish the Magisterial Districts of the 16th Judicial District (Somerset County) of the Commonwealth of Pennsylvania, it is hereby ORDERED AND DECREED that the Petition, which provides for the realignment of Magisterial Districts 16-3-02, 16-3-03, 16-3-05, and 16-3-06, within Somerset County, to be effective January 1, 2023, is granted; and that the Petition, which also provides for further realignment of Magisterial District 16-3-03 and realignment of 16-3-01, within Somerset County, to be effective January 1, 2024, is granted.

Said Magisterial Districts shall be as follows:

**Magisterial District 16-3-01**

Magisterial District Judge Susan Mankamyer  
Benson Borough, Boswell Borough, Hooversville Borough, Jennerstown Borough, Stoystown Borough, Conemaugh Township, Jenner Township, Lincoln Township, Quemahoning Township

**Magisterial District 16-3-02**

Magisterial District Judge William E. Seger  
Central City Borough, Indian Lake Borough, Paint Borough, Shanksville Borough, Windber Borough, Ogle Township, Paint Township, Shade Township, Stonycreek Township

**Magisterial District 16-3-03**

Magisterial District Judge Kenneth W. Johnson  
Until 12/31/2023:  
Somerset Borough, Lincoln Township, Somerset Township  
After 12/31/2023:  
Somerset Borough, Somerset Township

**Magisterial District 16-3-05**

Magisterial District Judge Sandra L. Stevanus  
Casselton Borough, Confluence Borough, New Centerville Borough, Rockwood Borough, Seven Springs Borough, Ursina Borough, Black Township, Jefferson Township, Lower Turkeyfoot Township, Middlecreek Township, Milford Township, Upper Turkeyfoot Township

**Magisterial District 16-3-06**

Magisterial District Judge Douglas McCall Bell  
Addison Borough, Berlin Borough, Callimont Borough, Garrett Borough, Meyersdale Borough, New Baltimore Borough, Salisbury Borough, Wellersburg Borough, Addison Township, Allegheny Township, Brothersvalley Township, Elk Lick Township, Fairhope Township, Greenville Township, Larimer Township, Northampton Township, Southampton Township, Summit Township

22-04650

**Pennsylvania Supreme Court**

**CRIMINAL PROCEDURAL RULES COMMITTEE**

**NOTICE OF PROPOSED RULEMAKING**

**Proposed Amendment of Pa.R.Crim.P. 227, 229, 230, 231, and of the Comments to Pa.R.Crim.P. 200 and 588; and Proposed Adoption of Pa.R.Crim.P. 232, 233, 234, 235, 236, 245, 246, and 247.**

The Criminal Procedural Rules Committee is considering proposing to the Supreme Court the adoption of Pa.R.Crim.P. 232-236 (relating to local, regional, and statewide investigating grand juries) and Pa.R.Crim.P. 245-247 (relating only to regional and statewide investigating grand juries) and the amendment of Pa.R.Crim.P. 227 (Administration of Oath to Witness), 229 (Control of Investigating Grand Jury Transcript/Evidence), 230 (Disclosure of Testimony before Investigating Grand Jury) and 231 (Who May be Present During Session of an Investigating Grand Jury) and of the Comments to Pa.R.Crim.P. 200 (Who May Issue) and 588 (Motion for Return of Property), for the reasons set forth in the publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

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

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

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

**Joshua M. Yohe, Counsel**  
**Criminal Procedural Rules Committee**  
**Supreme Court of Pennsylvania**  
**Pennsylvania Judicial Center**  
**PO Box 62635**  
**Harrisburg, PA 17106-2635**  
**FAX: (717) 231-9521**  
**criminalrules@pacourts.us**

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The *Pittsburgh Legal Journal* has been designated by the Court of Common Pleas of Allegheny County, the Supreme Court of Pennsylvania, the United States District Court for the Western District of Pennsylvania, the Commonwealth Court of Pennsylvania, the Superior Court of Pennsylvania and the Bankruptcy Court for the Western District of Pennsylvania as the official newspaper for the publication of all notices in Allegheny County.

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

All communications in reference to the proposal should be received by **Wednesday, January 25, 2023**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail.

The Committee will acknowledge receipt of all submissions.

By the Criminal Procedural Rules Committee,  
Aaron J. Marcus  
Chair

To view the proposed rule changes please visit <https://www.pacourts.us/courts/supreme-court/committees/rules-committees/criminal-procedural-rules-committee/>.

22-04772

**Court of Common Pleas of Allegheny County**

**FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF**

**DECEMBER 2022**

- December 1** - McGough, J. in Courtroom 425 at 2:00 PM
  - December 2** - Costa, J. in Courtroom 425 at 10:30 AM
  - December 5** - Sizemore, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
  - December 6** - Middleman, J. in Courtroom 320 at 10:00 AM and Korbel, J. in Courtroom 425 at 2:00 PM
  - December 7** - Henry-Taylor, J. in Courtroom 500 at 2:00 PM
  - December 8** - Eaton, J. in Courtroom 425 at 2:00 PM
  - December 9** - Wagner, J. in Courtroom 425 at 10:30 AM
  - December 12** - McCrady, J. in Courtroom 320 at 10:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
  - December 13** - Bush, J. in Courtroom 320 at 10:00 AM; Spurgeon, J. in Courtroom 424 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
  - December 14** - Cozza, J. in Courtroom 324 at 10:00 AM; Hens-Greco, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM
  - December 15** - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
  - December 16** - Wagner, J. in Courtroom 425 at 10:30 AM
  - December 19** - Eaton, J. in Courtroom 425 at 2:00 PM
  - December 20** - Korbel, J. in Courtroom 425 at 2:00 PM
  - December 21** - Costa, J. in Courtroom 425 at 2:00 PM
  - December 22** - McGough, J. in Courtroom 425 at 2:00 PM
  - December 23** - Court Holiday
  - December 26** - Court Holiday
  - December 27** - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
  - December 28** - Bubash, J. in Courtroom 425 at 2:00 PM
  - December 29** - Korbel, J. in Courtroom 425 at 2:00 PM
  - December 30** - Court Holiday
- 000 Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza,

004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbel, 010 Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Wagner, 018 Judge McCrady, 019 Judge Spurgeon  
22-04776

**Court of Common Pleas of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE**

**December 2022**

- December 1** - Judge Sizemore
  - December 2** - Judge Sizemore
  - December 5** - Judge Woodruff
  - December 6** - Judge Woodruff
  - December 7** - Judge Woodruff
  - December 8** - Judge Woodruff
  - December 9** - Judge Sizemore
  - December 12** - Judge Cozza
  - December 13** - Judge Cozza
  - December 14** - Judge Cozza
  - December 15** - Judge Cozza
  - December 16** - Judge Cozza
  - December 19** - Judge Spurgeon
  - December 20** - Judge Spurgeon
  - December 21** - Judge Spurgeon
  - December 22** - Judge Spurgeon
  - December 23** - Holiday
  - December 26** - Holiday
  - December 27** - Judge Middleman
  - December 28** - Judge Middleman
  - December 29** - Judge Middleman
  - December 30** - Holiday
- 22-04623

**Court of Common Pleas of Allegheny County**

**Orphans' Court Judges Motions Schedule for the Month of December 2022**

**Week of**

- December 5** - Judge McCarthy
  - December 12** - Judge Williams
  - December 19** - Judge Marmo
  - December 26** - Judge O'Toole
- 22-04672

**Court of Common Pleas of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **TUESDAY, JANUARY 3, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, FEBRUARY 13, 2023**, General Argument and Equity Argument List. No motions for Summary Judgment or Judgment on the Pleadings will be accepted where the case appears on a published trial list, except by Leave of Court for cause shown.

**PATRICK M. CONNELLY**  
**CALENDAR CONTROL JUDGE**  
22-04730

**COURT SCHEDULES**

**Daily Jury and Non-Jury Trial List**

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

**Monday November 21, 2022**

**Jury Trials**

(127) 202864 GD-20-6267  
Todd Kossler vs Kristin Diehl;  
P-Atty: **Anthony J. Giannetti**;  
D-Atty: **Jason A. Hines**; 1x

(221) 203687 GD-21-526  
Erin O'Connor vs Family Dollar Stores, et al; P-Atty: **Ryan M. Flaherty**; D-Atty: **Scott Thomas Redman**; 1x

(233) AR-20-5057  
Donald Brown vs Stuart D. Sheppard;  
P-Atty: **Christopher Halsey**; D-Atty: **Sarah E. Cobbs**; 2x

**Non-Jury Trials**

(223) 203699 GD-22-2963  
Matthew Evans vs Karen L. Ruk; P-Atty: **Tara E. Brouse**; D-Atty: **No Appearance**; 1x

**To Be Tried Together**

(224) AR-19-4332  
Lance's Landscaping, et al vs Bill Heintzinger, et al; P-Atty: **P. Willam Bercik**; D-Atty: **Ryan D. Very, Stephen R. Matvey**; 4x

(224A) AR-19-4334  
Bill Heintzinger, et al vs Lance's Landscaping, et al; P-Atty: **Ryan D. Very, Stephen R. Matvey**; D-Atty: **P. Willam Bercik**; 4x

(224B) AR-18-4452  
Robert T. Kane, et al vs Cynthia Kortz; P-Atty: **Holly Carroll Lacey, Kenneth Joseph Yarsky, II**; D-Atty: **No Appearance**; 6x

**Criminal Division**

Allegheny County Courthouse  
9:00 a.m.

**Wednesday November 23, 2022**

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 Jill E. Rangos  
Courtroom 327**

**CR-0005437-22**; Curtis Ford; Possession Of Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Corey Day**  
**CR-0005258-22**; Parrish Savon Middlebrook; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

**CR-0005185-22**; Kristopher A. Owens; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samantha Elizabeth Smyth**

**CR-0005007-22**; Lashawn Robinson; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samantha Elizabeth Smyth**

**CR-0006351-22**; Lashawn Robinson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samantha Elizabeth Smyth**

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## LEGAL ADS

## Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, December 5, 2022 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. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, DECEMBER 5, 2022 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, DECEMBER 6, 2022, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, DECEMBER 12, 2022 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 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 485.

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:

## Article XII

## Sheriff's Sales

§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 Record their own Deeds and 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 53 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: "This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

## Baldwin Borough

24. Gregory A. Powell a/k/a Gregory Alan Powell

GD-22-008041—\$21,373.81

Kristine M. Anthon, Esq.

Grenen &amp; Birsic, P.C.

412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as 154 Macek Drive, Pittsburgh, PA 15227. DBV 16187, PG 298, B/L #313-B-18.

## Bellevue

75. Doreen Chimner

GD-22-002922—\$68,727.33

Anthony Giglio, Esq.

412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two-story frame house being known as 134 Meade Ave., Pittsburgh, PA 15202 Deed Book Volume 8180, Page 564, Block and Lot 160-P-176.

## Brentwood

56. Jeffrey A. Smith

MG-22-000455—\$164,187.91

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 236 Kaplan Avenue, Pittsburgh, PA 15227. Deed Book 16270, Page 443. Block and Lot Number 138-M-200.

59. Cynthia L. Vail

MG-20-000423—\$37,743.17

Jill M. Fein, Esq.

Hill Wallack LLP

215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a 2 story dwelling being known and numbered as 109 Owendale Ave., Pittsburgh, PA 15227. Deed Book 33, Page 142-145. Block and Lot Number 137-E-221.

## Dormont

28. Richard F. Ammer, Eleanor M. Ammer and Heather Nally

MG-18-001564—\$173,020.19

Manley Deas Kochalski LLC

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling being known and numbered as 2822 Dwight Avenue, Pittsburgh, PA 15216. Deed Book Volume 15817, Page 566. Block and Lot Number 0063-G-00318-0000-00.

## Dravosburg

5. Susan J. Judy and Barry R. Judy

GD-22-004230—\$46,310.16

Michelle Pierro, Esq.

Tucker Arensberg, P.C.

412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a two-story dwelling known and numbered as 14 5th Street, Dravosburg, PA 15034. Deed Book Volume 12423, Page 593, Parcel Number 309-F-29.

## Elizabeth Township

43. George David Kelly

GD-21-002505—\$14,799.10

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a commercial garage being known and numbered as 114 Ross Street, Elizabeth, PA 15037. Deed Book 13917, Page 9. Block and Lot Number 1132-D-342.

46. Janet L. Lopretto and Dean L. Lopretto

GD-19-001650—\$20,767.20

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 609 Greenock Buena Vista Road, Greenock, PA 15047. Deed Book 10208, Page 525. Block and Lot Number 651-K-353.

## Forest Hills

14. The Unknown Trustee(s) of the Margaret T. Petrina Revocable Trust & the Heirs of Margaret T. Petrina, Deceased

GD-22-002813—\$8,941.55

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Being thereon vacant land known as Parise Road, Pittsburgh, PA 15221. Deed Book Volume 3613, Page 330. Block & Lot No. 299-H-282.

## Glassport

30. Jesus A. Hernandez a/k/a Jesus Hernandez

MG-22-000408—\$22,741.92

Manley Deas Kochalski LLC

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 734 Ohio Avenue, Glassport, PA 15045. Document Number 1999-049224, Deed Book Volume 10482, Page 330. Block and Lot Number 0558-F-00031-0000-00.

44. Ronald L. Ellisor

GD-21-013741—\$11,872.74

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 1025 Delaware Ave., Glassport, PA 15045. Deed Book 15233, Page 215. Block and Lot Number 558-S-46.

45. Leonard D. Mincone, With Notice to Heirs and Assigns

GD-21-015127—\$21,272.41

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 435 Euclid Ave., Glassport, PA 15045. Deed Book 9114, Page 12. Block and Lot Number 467-R-287.

## Green Tree

27. Justin R. Moorcroft

MG-22-000463—\$176,353.69

Manley Deas Kochalski LLC

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1156 Greenridge Lane, Pittsburgh, PA 15220. Document Number 2018-14233, Deed Book Volume 17211, Page 394. Block and Lot Number 0037-M-00028-0000-00.

## Hampton

3. Janelle F. DeCarlo

GD-22-007628—\$159,917.82

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 4036 Clarkland Avenue, Allison Park, PA 15101. Deed Book 15960, Page 408. Block and Lot Number 720-F-141.

## Harrison

18. Waqar Malik

GD-21-013695—\$9,199.44

Christopher E. Vincent, Esq.

724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a commercial structure being known and numbered as 2101 Freepoint Road, Natrona Heights, PA 15065. Deed Book 13393, Page 17. Block and Lot Number 1519-C-201.

**34. Judith V. Raney, Known Heir to the Estates of Martha H. Dolan, Roger A. Leighton and Glen N. Smith, Unknown Heirs of the Estate of Martha H. Dolan, Unknown Heirs of the Estate of Roger A. Leighton, and Unknown Heirs of the Estate of Glen N. Smith**

GD-22-003476—\$25,060.49  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Harrison: Having currently erected thereon a single family dwelling being known as 38 Walnut Street, Natrona Heights, PA 15065, Deed Book 10952 Page 598, Block and Lot 1368-L-00260-0000-00.

**Liberty**

**47. Maureen J. Price**

GD-22-007329—\$45,038.71  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Liberty: Having erected thereon a dwelling being known and numbered as 3210 Overlook Drive, McKeesport, PA 15133. Deed Book Volume 9474, Page 435. Block and Lot Number 556-L-6.

**Town of McCandless**

**26. All Known and Unknown Heirs of Maureen A. Gallagher a/k/a Maureen Anne Gallagher**

MG-20-000056—\$47,260.46  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8611 Wittmer Road (also known as Whittmer Road), Pittsburgh, PA 15237 Deed Book Volume 10921, Page 231, Block and Lot Number 0713-M-00224-0000-00.

**City of McKeesport**

**38. Lori J. Sodora**

MG-16-001016—\$32,405.84  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of McKeesport: Parcel No. 1: Having thereon erected a dwelling known and numbered as: 2311 Grandview Avenue, McKeesport, PA 15132. Deed Book 9983, Page 18. Block/Lot 381-S-180.

Parcel No. 2: Being a vacant lot of land known and numbered as: Grandview Avenue, McKeesport, PA 15132. Deed Book 9983, Page 18. Block/Lot 381-S-182.

**McKees Rocks**

**33. Frank Carrabbia a/k/a Frank E. Carrabbia, Jr. a/k/a Frank Carrabbia and Ann Carrabbia a/k/a Ann E. Carrabbia a/k/a Ann Carrabbia a/k/a Ann Carrbbia**

GD-22-003772—\$32,155.94  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

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

Rocks: Having erected thereon a dwelling known and numbered as 8 Rosamond Street, McKees Rocks, PA 15136. Deed Book Volume 11996, Page 504, Parcel Number 72-F-102. Block & Lot No. 72-F-102.

**Mt. Lebanon**

**29. Claire Johnson Saenz, as Administratrix c.t.a. of the Estate of Robert J. Zak**

GD-22-008568—\$39,486.49  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 311 Jonquil Place, Pittsburgh, PA 15228. Document Number 144056, Deed Book Volume 9046, Page 239. Block and Lot Number 0140-J-00036-0000-00.

**51. Steven W. Delaney and Gerrie G. Delaney**

GD-22-005704—\$659,384.88  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a single family residential dwelling being known and numbered as 737 Rockwood Avenue, Pittsburgh, PA 15234. Deed Book Volume 7611, Page 205. Block and Lot Number 251-D-259.

**Mt. Oliver**

**55. Robert L. Makowski and Lisa M. Makowski**

GD-22-006230—\$25,393.37  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 313 Onyx Avenue, Pittsburgh, PA 15210 a/k/a 313 Onyx Street, Pittsburgh, PA 15210. Deed Book Volume 11588, Page 629. Block and Lot Number 0033-L-00259-0000-00.

**Munhall**

**4. Susan J. Judy and Barry R. Judy**

GD-22-004172—\$69,564.58  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story dwelling known and numbered as 152 E. Virginia Avenue, Homestead, PA 15120. Deed Book Volume 13072, Page 327, Parcel Number 132-S-193.

**North Braddock**

**70. Perry T. Rutter, as Co-Executor of the Estate of Maurice A. Heh, deceased and Mary Jane Urbanec, as Co-Executrix of the Estate of Maurice A. Heh, deceased**

MG-22-000252—\$81,984.93  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, North Braddock Borough: Having erected thereon a 1-story dwelling being known and numbered as 206 Parklane Drive, Braddock, PA 15104. Deed Book 8184, Page 69. Block and Lot Number 374-E-142

**North Versailles**

**20. Rodney R. Shockey**

MG-19-001157—\$57,275.32  
Michael R. Lipinski, Esq.  
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a residential dwelling being known and numbered as 305 Foster Road, North Versailles, PA 15137. Deed Book Volume 12794, Page 543. Block and Lot Number 548-D-43.

**65. Matthew L. Kustra**

MG-22-000148—\$66,868.75  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 120 McKee Road, North Versailles, PA 15137. Deed Book Volume 14885, Page 250. Block and Lot Number 645-F-81.

**76. P4L Realty and Rentals, LLC**

GD-22-001997—\$211,178.16  
The Mihok Law Firm, P.C.  
412-860-0907

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a commercial building being known and numbered as 3087 5th Avenue, McKeesport, Pennsylvania, 15132, Deed Book Volume 18149, Page 91, Block and Lot Number 460-F-224.

**Penn Hills**

**62. Brian Sabock**

GD-11-015541—\$25,739.87  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family frame dwelling being known and numbered as 114 Tilford Road, Pittsburgh, PA 15235. Deed Book 11468, Page 221. Block and Lot Number 634-A-7.

**63. Bruce A. Mallory, Executor for the Estate of Ronald D. Miller, Deceased**

GD-21-012127—\$24,640.00  
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 145 Vetter Drive, Pittsburgh, PA 15235. Deed Book 6179, Page 713. Block and Lot Number 633-A-152.

**72. Annette F. Berry**

MG-22-000041—\$78,107.68  
Nathalie Paul, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 8074 Chaske Street, Verona, Pennsylvania 15147. Deed Book Volume 6104, Page 764, Block & Lot No. 0229-M-00072-0000-00.

**Plum**

**54. James J. Shipman**

GD-22-006912—\$19,090.85  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 811 Rose Mary Hill Drive, Pittsburgh, PA 15239 a/k/a 811 Rosemary Hill Drive, Pittsburgh, PA 15239. Deed Book Volume 17265, Page 356. Block and Lot Number 0850-G-00213-0000-00.

**Port Vue**

**53. Mark G. Nemeth**

GD-19-008013—\$6,951.15  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel One: Having erected thereon a dwelling being known and numbered as 918 Romine Avenue, McKeesport, PA 15133. Deed Book 13956, Page 399. Block and Lot Number 383-C-027.

Parcel Two: Having erected thereon a dwelling being known and numbered as 912 Romine Avenue, McKeesport, PA 15133. Deed Book 16194, Page 491. Block and Lot Number 383-C-023.

**66. Christopher Graham and Cynthia L. Graham**

MG-11-001050—\$59,186.81  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 512 Edmundson Avenue, McKeesport, PA 15133. Deed Book Volume 10684, Page 203, Instrument No. 2000-066495. Block and Lot Number 383-G-8.

**Reserve**

**2. Richard Anthony Messina**

MG-22-000369—\$177,644.08  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 203 Karen Drive, Pittsburgh, PA 15209. Deed Book 16359, Page 439. Block and Lot Number 78-D-78.

**Robinson**

**22. Daynelle Dickens**

MG-20-000388—\$357,715.82  
Benjamin Hoen, Esq.  
216-685-1170

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a single family dwelling known as 161 Nottingham Drive, Pittsburgh, PA 15205, Deed Book 13530, Page 451, Instrument No. 2008-5161, Block and Lot No. 0204-J-00107-0000-00.

**Ross**

**10. Elaine Burghart**

GD-21-014506—\$4,552.49  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and a half story brick house being known as 534 Roseland Avenue, Pittsburgh, PA 15214. Deed Book Volume 8210, Page 472. Block & Lot No. 163-A-219.

**11. Donna L. Chase**

GD-19-013249—\$4,114.90  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story brick house being known as 110 Rosecliff Drive, Pittsburgh, PA 15209. Deed Book Volume 8305, Page 20. Block & Lot No. 282-R-210.

**12. Jack W. Paschke**

GD-21-014522—\$16,619.42  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house being known as 103 Arbor Drive, Pittsburgh, PA 15237. Deed Book Volume 13555, Page 326. Block & Lot No. 352-H-302.

### 13. Jeffrey T. Gillespie

GD-19-013263—\$4,259.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story frame house being known as 107 Deer Road, Pittsburgh, PA 15237. Deed Book Volume 10608, Page 91, Block & Lot 518-D-155.

### 16. The Estate of Dorothea S. Stowe, Deceased and the Unknown Trustee(s), Successor Trustee(s), Beneficiaries and Assigns of the 110 Harbath Drive Land Trust #325

GD-22-001726—\$24,252.97  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story brick house being known as 110 Harbath Drive, Pittsburgh, PA 15237. Deed Book Volume 3105, Page 311, Block & Lot 281-M-94.

## Shaler

### 25. Stephanie Arend, Executrix of the Estate of Rosemarie Kadash

GD-22-004220—\$74,502.58  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling known as 2917 Manuel Drive, Allison Park, PA 15101. DBV 6153, PG 865, Block & Lot No. 0521-H-00263-0000-01.

## South Fayette

### 31. Tammy Heirendt a/k/a Tammy D. Heirendt a/k/a Tammy Heirend

MG-22-000126—\$187,117.88  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 340 Magnolia Street, Sturgeon, PA 15082. Document Number 2019-13928, Deed Book Volume 17620, Page 204. Block and Lot Number 0583-B-00002-0000-00.

### 67. C. Scott Compton

AR-20-004528—\$5,898.71  
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 740 Wheatland Circle, Bridgeville, Pennsylvania 15017. Deed Book 14077, Page 448. Block and Lot Number 482-S-22.

### 68. Rebecca R. Weir

AR-19-002449—\$2,314.50  
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 774 Wheatland Circle, Bridgeville, Pennsylvania 15017. Deed Book 14053, Page 11. Block and Lot Number 482-S-42.

## Stowe

### 1. William Leap

MG-19-000856—\$82,045.83  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Parcel One: Having erected thereon a dwelling being known and numbered as 275 McCoy Road, McKees Rocks, PA 15136. Deed Book Volume 16456, Page 586. Block and Lot Number 73-F-378.

Parcel Two: Having erected thereon a vacant land being known as McCoy Road, McKees Rocks, PA 15136. Deed Book Volume 16456, Page 586. Block and Lot Number 73-L-104.

### 40. Cynthia Foley and Michael Foley

MG-22-000506—\$141,845.94  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 125 Bellmawr Drive, McKees Rocks, PA 15136. Deed Book 12946, Page 81. Block and Lot Number 111-C-60.

## Upper St. Clair

### 58. Lee Pasquarelli

MG-19-000703—\$482,708.23  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a 2 story dwelling being known and numbered as 1057 Tall Trees Drive, Pittsburgh, PA 15241. Deed Book 11627, Page 458. Block and Lot Number 396-J-150.

## West Mifflin

### 41. Anthony W. Gallaher

MG-22-000361—\$60,918.02  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4705 Lebanon Church Road, West Mifflin, PA 15122. Deed Book Volume 14315, Page 196. Block and Lot Number 310-D-253.

## West View

### 21. Roxanne Dietrich

MG-22-000268—\$46,177.04  
Benjamin Hoen, Esq.  
216-685-1170

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a single family dwelling known as 72 Oakwood Avenue, Pittsburgh, PA 15229, Deed Book 13761, Page 37, Instrument No. 2008-29907, Block and Lot No. 0280-R-00238-0000-00.

### 60. Matthew J. Weissert

MG-22-000394—\$119,448.69  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two family dwelling being known and numbered as 224 Martolf Ave., Pittsburgh, PA 15229. Deed Book Volume 17364, Page 103. Block and Lot Number 0280-K-00221-0000-00.

## White Oak

### 23. McGee T. Wills, As Executrix of the Estate of Deborah A. Forte a/k/a Deborah J. Forte a/k/a Deborah Jean Forte, Deceased

GD-22-008876—\$122,168.78  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 209 Park Way, McKeesport, PA 15131 a/k/a 209 Park Way, White Oak, PA 15131. Deed Book Volume 16924 Page 393, Block and Lot Number 460-R-151.

### 52. Linda L. Fortney and James A. Fortney

GD-22-008551—\$85,646.01  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a single family residential dwelling being known and numbered as 2304 O'Neil Boulevard, McKeesport, PA 15131. Deed Book Volume 10647, Page 204. Block and Lot Number 461-E-206.

## Wilkinsburg

### 42. Jessica Logan

GD-21-012995—\$10,476.20  
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 919 Ramsey St., Pittsburgh, PA 15221. Deed Book 13418, Page 240. Block and Lot Number 176-M-291.

### 49. Darlene J. McKinney

GD-22-000980—\$20,762.17  
Sarah K. McCaffery, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family residential dwelling being known and numbered as 1710 Clark Street, Pittsburgh, PA 15221. Deed Book Volume 12663, Page 10. Block and Lot Number 232-M-171.

### 64. Derrick Tillman and Nykia Tillman

GD-21-007083—\$6,698.51  
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 1317 Chelsea Street, Pittsburgh, PA 15221. Deed Book 14621, Page 17. Block and Lot Number 233-L-207.

## Pittsburgh—6th Ward

### 61. Russell R. Sanders; Janice M. Sanders; and the United States of America, Department of the Treasury - Internal Revenue Service c/o the United States Attorney for the Western District of PA

MG-19-000292—\$104,400.10  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Sixth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3200 Dobson St., Pittsburgh, PA 15219. Deed Book Volume 6012, Page 785. Block and Lot Number 0026-J-0021-0000-00.

## Pittsburgh—9th Ward

### 50. Rachel Spitulski, as Surviving Heir of Terry A. Mohler, Deceased and Unknown Surviving Heirs of Terry A. Mohler, Deceased

GD-22-008616—\$127,128.21  
Sarah K. McCaffery, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having Erected thereon a single family residential dwelling being known and numbered as 306 Main Street, Pittsburgh, PA 15201. Deed Book Volume 13709, Page 150. Block and Lot Number 49-K-257.

## Pittsburgh—10th Ward

### 73. K. Bennett Enterprises, LLC a/k/a K Bennett Enterprises, LLC and 3M Holdings, LLC

GD-20-012256—\$285,747.51  
Keri P. Ebeck, Esq.  
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 10th Ward: Having thereon vacant land being known and numbered as 5231 Duncan Street, Pittsburgh, PA 15201 Deed Book Volume 17618, Page 423, Block and Lot Number 80-H-152.

## Pittsburgh—11th Ward

### 8. Space Development LLC

GD-20-002230—\$12,635.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 11: Having erected thereon a three story commercial brick apartment building being known as 531 Collins Avenue, Pittsburgh, PA 15206. Deed Book Volume 11712, Page 300. Block & Lot No. 83-M-53.

### 32. Queenie Duckett, as believed Heir to the Estate of Raymond L. Duckett; Queenie Duckett, as believed Administrator of Raymond L. Duckett; Manju Starke, as believed Heir to the Estate of Raymond L. Duckett; Manju Starke, as believed Administrator of Raymond L. Duckett; Rajeev Duckett, as believed Heir to the Estate of Raymond L. Duckett; Rajeev Duckett, as believed Administrator of Raymond L. Duckett; Unknown Heirs of the Estate of Raymond L. Duckett; Unknown Administrators of the Estate of Raymond L. Duckett

GD-19-005473—\$168,271.75  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 11: Having erected thereon a dwelling being known and numbered as 6620 Jackson Street, Pittsburgh, PA 15206. Document Number 176950, Deed Book Volume 8831, Page 121. Block and Lot Number 0123-K-00001-0000-00.

## Pittsburgh—13th Ward

### 37. Vance Strader

MG-18-001494—\$42,579.69  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

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 8525 Pershing Street, Pittsburgh, PA 15235. Deed Book Volume 12044, Page 292. Block and Lot Number 0231-B-00187-0000-00.

**74. Danielle Anderson, in her capacity as Heir of the Estate of Barbara Anderson, and the Unknown Heirs of the Estate of Barbara Anderson**

MG-21-000163—\$45,570.77  
Michael C. Mazack, Esq.  
Danielle M. DiLeva, Esq.  
724-776-8000

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 7609 Mulford Street, Pittsburgh, PA 15208. Being further designated as Block and Lot 175-C-30.

**Pittsburgh—14th Ward****17. Uta Von Eckartsberg, individually and as Administratrix of the Estate of Elsa Von Eckartsberg, Deceased**

GD-22-005659—\$28,362.39  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 14th Ward: Having erected thereon an Imperial House Condominium Association, Inc. dwelling being known and numbered as 5600 Munhall Road, Unit 309, Pittsburgh, Pennsylvania 15217. Deed Book 13060, Page 443. Block and Lot Number 86-P-150-309.

**Pittsburgh—15th Ward****39. William S. Robinson, in His Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; Juanda L. Robinson, in Her Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; Jacqueline E. Robinson-Bailey a/k/a Jacqueline Bailey, in Her Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; Jou-Al E. Burwell, in His Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; John E. Robinson, II a/k/a John Edward Robinson, II, in His Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John E. Robinson a/k/a John Edward Robinson, Deceased**

GD-20-010318—\$41,644.59  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

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 430 Mansion St., Pittsburgh, PA 15207. Deed Book Volume 12315, Page 35. Block and Lot 0056-S-00004-0000-00.

**71. Gregory Morris**

MG-17-000830—\$99,486.37  
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.

**Pittsburgh—18th Ward****15. Connie Jones, Known Heir of David Jones and the Unknown Heirs of David Jones, Deceased**

GD-22-003461—\$2,933.66  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh -

Ward 18: Being thereon vacant residential land known as Arlington Avenue, Pittsburgh, PA 15210. Deed Book Volume 12793, Page 324. Block & Lot No. 14-G-84.

**Pittsburgh—19th Ward****35. Deborah A. Sykes**

GD-22-002942—\$71,909.84  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1402 Orangewood Avenue, Pittsburgh, PA 15216. Deed Book 11144, Page 348. Block and Lot Number 35-D-104.

**Pittsburgh—29th Ward****48. Janice B. Shevlin, as Executor of the Estate of Georgeann C. Donnelly, Deceased**

GD-22-008811—\$11,701.90  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 413 Sinton Avenue, Pittsburgh, PA 15210. Deed Book Volume 9729, Page 609. Block and Lot Number 95-L-316.

**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  
Nov 9, 2022  
Nov 10, 18, 23, 2022

**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:

Bennett, Sharon E. a/k/a Sharon Bennett, deceased, of Verona, PA. No. 06399 of 2022. Francis Roberts, Admr., 317 College Street, Verona, PA 15147 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

22-04724 Nov 18, 23, 30, 2022

Brandegge, Robert Creighton a/k/a Robert C. Brandegge, deceased, of Pittsburgh, PA. No. 07182 of 2022. Bear Brandegge, Extr., c/o Gregory M. Pocrass, Esq., Frank, Gale, Bails & Pocrass, P.C., 3300 Gulf Tower, 707 Grant St., Pittsburgh, PA 15219.

22-04760 Nov 18, 23, 30, 2022

Coleman, Leon, deceased, of McKeesport, PA. No. 6347 of 2022. Aaron Coleman, Admr., 832 Hartman Street, McKeesport, PA 15132 or to Rebecca J. Maziarz, Esq., Dickie, McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.

22-04763 Nov 18, 23, 30, 2022

Cox, Edythe L., deceased, of Bethel Park, PA. No. 7117 of 2022. Roger A. Cox, Extr., 5780 Happy Hills Dr., Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

22-04721 Nov 18, 23, 30, 2022

Fernandez, Francisco Andres, deceased, of Sewickley, PA. No. 07127 of 2022. Mia Fernandez, Co-Admr. and Francisco Fernandez, Co-Admr., 704 Chestnut Road, Sewickley, PA 15143 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.

22-04728 Nov 18, 23, 30, 2022

Forristall, William James, deceased, of South Park, PA. No. 05135 of 2022. Christy Kay Scott-Forristall, Admr., 528 Dewey Avenue, Bridgeville, PA 15017 or to Mark S. Weaver, Esq., The Mazza Law Group, P.C., 2790 W. College Avenue, State College, PA 16801.

22-01965w Nov 18, 23, 30, 2022

Geregach, Nancy D., deceased, of Kennedy Township, PA. No. 06594 of 2022. George M. Geregach, Extr., 5029 Julia Lane, McKees Rocks, PA 15136 or to Robert B. Stein, Esq., 370 Castle Shannon Blvd., Box 24533, Pittsburgh, PA 15234.

22-04762 Nov 18, 23, 30, 2022

Hindman, John William a/k/a John W. Hindman, Jr. a/k/a John W. Hindman a/k/a John William Hindman, Jr., deceased, of Pittsburgh, PA. No. 06644 of 2022. Mark D. Hindman, Extr., 178 Coal Bluff Road, Finleyville, PA 15332 or to Michael Joseph Pisarcik, Esq., Papernick & Gefsky, LLC, One Oxford Centre, 34th Fl., Pittsburgh, PA 15219.

22-04765 Nov 18, 23, 30, 2022

Hoffmann, Lisa Ann, deceased, of Pittsburgh, PA. No. 07112 of 2022. Marlena Anne Mathews, Admr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

22-04726 Nov 18, 23, 30, 2022

Jenkins, Sylvester Fred a/k/a Sylvester F. Jenkins, deceased, of Pittsburgh, PA. No. 07107 of 2022. Malika Roebuck, Admr., 300 Dorothy Drive, Pittsburgh, PA 15237 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.

22-04729 Nov 18, 23, 30, 2022

Kantorczyk, Susan, deceased, of Monroeville, PA. No. 07091 of 2022. Cheryl A. George, Extr., 519 New Texas Road, Pittsburgh, PA 15239.

22-04725 Nov 18, 23, 30, 2022

McTigue, II, Edward Jerome a/k/a Edward J. McTigue, II, deceased, of Pittsburgh, PA. No. 06636 of 2022. Patricia Ann McTigue, Extr., 944 Pine Avenue, #1, Pittsburgh, PA 15234 or to David J. Barton, Esq., Bentz Law Firm, P.C., 680 Washington Road, Suite 200, Pittsburgh, PA 15228.

22-01966w Nov 18, 23, 30, 2022

Meyer, Robert C., deceased, of Pittsburgh, PA. No. 07120 of 2022. Darlene M.

**In Person CLE Seminar Provided by**

**Dickie McCamey**

ATTORNEYS AT LAW

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

**"Mediation Mini Camp"**

Tuesday, December 13, 2022 | 9 a.m. - 12 p.m.  
Registration from 8:30 - 9 a.m., Breakfast will be provided

2 Substantive and 1 Ethics credits

Presented by:

William D. Clifford, Esquire, Devon F. Ferris, Esquire  
and George D. Apepos, Esquire

For additional information or registration contact  
LPettinato@dmclaw.com, 412-392-5445 or visit [www.dmclaw.com](http://www.dmclaw.com).

Hochendoner, Extr., 918 Brentview Drive, Pittsburgh, PA 15236 or to Frank J. Grzywinski, Esq., Law Office of Frank J. Grzywinski, P.C., 310 Grant Street, Grant Building, Suite 2727, Pittsburgh, PA 15219.  
22-04723 Nov 18, 23, 30, 2022

Molinaro, Margaret A., deceased, of Oakdale, PA. No. 06834 of 2022. Dr. Jeffrey Molinaro, Admr., 22 Molinaro Circle, Oakdale, PA 15071 or to Robert B. Stein, Esq., 370 Castle Shannon Blvd., Box 24533, Pittsburgh, PA 15234.  
22-04761 Nov 18, 23, 30, 2022

Putteman, Sr., Daniel R., deceased, of Verona, PA. No. 07151 of 2022. Kimberly Cuiiffi, Co-Admr., 315 Meadow Wood Dr., Pittsburgh, PA 15239 and Daniel R. Putteman, Jr., Co-Admr., 105 Treona Dr., Verona, PA 15147 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.  
22-04727 Nov 18, 23, 30, 2022

Schmidt, Margaret I., deceased, of Imperial, PA. No. 07056 of 2022. Roger Hall, Admr., 12 Cedar Ave., Aliquippa, PA 15001 or to Frederick E. Liechti, Esq., 7190 Steubenville Pike, Oakdale, PA 15071.  
22-04722 Nov 18, 23, 30, 2022

Stouffer, Margaret S., deceased, of Pittsburgh, PA. No. 07327 of 2022. William

Schauffler, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.  
22-01969w Nov 18, 23, 30, 2022

Sulkowski, Christine A., deceased, of O'Hara Township, PA. No. 07134 of 2022. Alicia M. Anton, Extr., 236 Thornapple Lane, Cranberry Township, PA 16066 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.  
22-04764 Nov 18, 23, 30, 2022

Warren, Gertrude, deceased, of Pittsburgh, PA. No. 07299 of 2022. Debra Warren-Diggs, Admr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.  
22-01968w Nov 18, 23, 30, 2022

Arkus, Jane C., deceased, of Pittsburgh, PA. No. 06434 of 2022. Aligned Partners Trust Company, Extr., 707 Grant Street, Suite 2800, Pittsburgh, PA 15219 or to Nancy L. Rackoff, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.  
22-04562 Nov 4, 10, 18, 2022

Berezanich, Shirley J., deceased, of Pittsburgh, PA. No. 06847 of 2022. John C. Berezanich, Admr., 2621 Baum Road, Pittsburgh, PA 15239 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC,

3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.  
22-04564 Nov 4, 10, 18, 2022

Birks, Mary, deceased, of Mount Lebanon, PA. No. 06215 of 2022. David J. Birks, Extr., 560 Sunset Drive, Pittsburgh, PA 15228.  
22-01889w Nov 4, 10, 18, 2022

DeVita, Maria, deceased, of Wilkins Township, PA. No. 06715 of 2022. Nicholas J. DeVita, Extr., 213 Kingston Drive, Pittsburgh, PA 15235 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.  
22-04568 Nov 4, 10, 18, 2022

Donahue, Michael F., deceased, of Pittsburgh, PA. No. 06904 of 2022. Barbara Donahue, Admr., 382 42nd Street, Pittsburgh, PA 15201 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.  
22-04566 Nov 4, 10, 18, 2022

Guba, David a/k/a David A. Guba a/k/a David Alan Guba, deceased, of West Mifflin, PA. No. 04069 of 2022. Beth Guba Schaan, Extr., 400 E. Colonial Drive, Unit 1107, Orlando, FL 32803 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.  
22-04567 Nov 4, 10, 18, 2022

Kadash, Rosemarie, deceased, of Allison Park, PA. No. 7094 of 2019. Stephanie Ann Arend, Extr., 207 Lehr Avenue, Pittsburgh, PA 15223 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, LLC, 4499 Mount Royal Blvd., Allison Park, PA 15101.  
22-04600 Nov 4, 10, 18, 2022

McAraw, Ella M., deceased, of McKeesport, PA. No. 06803 of 2022. Raymond McAraw, Co-Extr., 14245 Michael Drive, North Huntingdon, PA 15642 and John McAraw, Co-Extr., 3105 Capital Street, White Oak, PA 15131 or to John Eric Bumbaugh, Esq., Bumbaugh & Nicola, Old Trail Professional Bldg., 10526 Old Trail Rd., Ste. 1, North Huntingdon, PA 15642.  
22-04563 Nov 4, 10, 18, 2022

Null, Jay P., deceased, of McKeesport, PA. No. 06845 of 2022. Robert M. Null, Jr., Admr., 11 Colonial Drive, McKeesport, PA 15135 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.  
22-04565 Nov 4, 10, 18, 2022

Richards, Lois I., deceased, of McCandless Township, PA. No. 06614 of 2022. Dawn R. Miller, Co-Extr., 5907 Oakhill Court, Export, PA 15632 and James L. Richards, Co-Extr., 249 Princeton Avenue, Pittsburgh, PA 15229 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.  
22-01890w Nov 4, 10, 18, 2022

Zik, Mary a/k/a Mary Louise Zik, deceased, of Plum, PA. No. 06857 of 2022. Michael Zik, Extr., 3016 Settlers Court, Murrysville, PA 15668 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.  
22-04569 Nov 4, 10, 18, 2022

### Certificate of Organization Limited Liability Company

Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is JESSICA CUTENESE LPC LLC.

22-01967w Nov 18, 2022

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-12653. In re: Petition of Ryan Taylor King and Julia Arlene Eldred, for change of name to Ryan Taylor Kindred and Julia Arlene Kindred. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, December 6, 2022, 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.

22-04784 Nov 18, 2022

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-11170. In re: Petition of Shanell LeRae Wright, parent(s) and Legal guardian(s) of Robert Anthony Coleman for change of name to Robert Anthony Wright. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, November 28, 2022, 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.

22-04813 Nov 18, 2022

### Notice

In the Court of Common Pleas of  
Washington County, Pennsylvania  
Civil Division  
NO. 2022-4907

Billy Varner, Plaintiff  
vs.

Miesha Bell and Shartaya Bell, Defendants.

### NOTICE

You, Miesha Bell and Shartaya Bell, Defendants, have been sued in court to obtain primary physical and legal custody of A.J.V. A one-hour pre-custody conciliation will be held on November 30, 2022 at 2:30 p.m. with Amanda Fisher, Esq.

Pursuant to Local Rule 1915.4, As a prerequisite to court involvement in a custody matter, all parties to the action are ordered to attend the mandatory parenting program which has been approved, sanctioned and authorized by the Court and administered through the Washington County Bar Association, prior to the Pre-Custody Conciliation Meeting. Failure of a party to attend the parenting program will result in sanction against the party up to and including being prohibited from proffering evidence in the Meeting or Conference, or being held in contempt by the Court.

You must file with the court a verification regarding any criminal record or abuse history regarding you and anyone living in your household on or before the initial in-person contact with the court (including, but not limited to, a conference with a conference officer or judge or conciliation) but not later than thirty (30) days after service of the complaint or petition.

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- SPECIAL/SUPPLEMENTAL NEEDS TRUSTS
- ESTATE ADMINISTRATION
- ESCROW AGENT

Harold Migias, JD  
Senior Vice President  
O: (724) 909-7055  
M: (304) 312-4619

Drew Ecklund  
Vice President  
O: (724) 909-7314  
M: (724) 244-8988

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



No party may make a change in the residence of any child which significantly impairs the ability of the other party to exercise custodial rights without first complying with all of the applicable provisions of 23 Pa.C.S. §5337 and Pa.R.C.P. No. 1915.17 regarding relocation.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Washington County Bar Association  
119 S. College Street, Washington, PA  
15301, 724-225-6710  
22-03854 Nov 18, 2022

## CIVIL DIVISION

### General Docket

(Continued from Page 2, Column 2)

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**LVNV Funding LLC** vs Bailey Jeffrey; GD-22-013701; MDJ Transcript; Notice of Judgment Mailed; 1322.84; Atty(s): Volk Michael B

**Midland Credit Management Inc.** vs Oshenic Paul; GD-22-013702; MDJ Transcript; Notice of Judgment Mailed; 1368.83; Atty(s): Shean Dennis E

**Midland Credit Management Inc.** vs Kraska Sandra; GD-22-013703; MDJ Transcript; Notice of Judgment Mailed; 1504.29; Atty(s): Homoleski Kristina

**Midland Credit Management Inc.** vs Cassell Rosemarie; GD-22-013704; MDJ Transcript; Notice of Judgment Mailed; 3768.15; Atty(s): Shean Dennis E

**Midland Credit Management Inc.** vs Jones Jeremiah; GD-22-013706; MDJ Transcript; Notice of Judgment Mailed; 1785.58; Atty(s): Shean Dennis E

**Resurgent Receivables LLC** vs Reist Crystal; GD-22-013708; MDJ Transcript; Notice of Judgment Mailed; 1123.08; Atty(s): Carfagno Christopher B.

**Mistick Construction Company** vs Prestigious Hills Limited Partnership; GD-22-013709; No Lien Agreement; No Lien Agreement; Atty(s): Priselac David M

**Carnegie Mellon University** vs Volpatt Construction Corporation; GD-22-013710; No Lien Agreement; No Lien Agreement; 813385.00; Atty(s): McNulty Daniel

**LVNV Funding LLC** vs Ostrowski Christopher; GD-22-013711; MDJ Transcript; Notice of Judgment Mailed; 1081.25; Atty(s): Carfagno Christopher B.

**Porter Kyle J.** vs Scardina Michael P.; GD-22-013712; Motor Vehicle Accident; Complaint; Atty(s): Eckle David J

**LVNV Funding LLC** vs Iaquinta Kristen; GD-22-013714; MDJ Transcript; Notice of Judgment Mailed; 782.79; Atty(s): Carfagno Christopher B.

**LVNV Funding LLC** vs Dean Daniel; GD-22-013716; MDJ Transcript; Notice of Judgment Mailed; 1681.07; Atty(s): Carfagno Christopher B.

**Regent Associates** vs Davis Brandon; GD-22-013717; MDJ Transcript; Notice of Judgment Mailed; 12253.38; Atty(s): Tkacik David M

**Allegheny County, City of Pittsburgh, City of Pittsburgh School District** vs O'Brien Agnes F, O'Brien William E; GD-22-013718; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 6486.66; Atty(s): McCabe Michael G.

**Zinsmeister Scott A., Zinsmeister Rebecca L.** vs Scola Jack L., Helmet Heads Bar & Grille, State Farm Mutual Automobile Insurance Company; GD-22-013719; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Geist Joshua P.

**Penn Hills School District, Municipality of Penn Hills** vs Williams Anthony; GD-22-013721; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 8083.94; Atty(s): Cerce Jennifer L.

**Penn Hills School District, Municipality of Penn Hills** vs Scott Veronica A; GD-22-013722; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 8335.50; Atty(s): Cerce Jennifer L.

**Penn Hills School District, Municipality of Penn Hills** vs Newcomb Paul A; GD-22-013723; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 8453.28; Atty(s): Cerce Jennifer L.

**Steel Valley School District** vs Ford Ellsworth M.; GD-22-013725; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 22166.20; Atty(s): Ries Jeffrey D

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**Doe John;** GD-22-013728; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Steffy Amanda C.

**Ryan Corry** vs Neft Marshall; GD-22-013729; Motor Vehicle Accident; Complaint; Atty(s): Michaleski Ryan F.

**Carnegie Mellon University** vs Rycon Construction Inc.; GD-22-013731; No Lien Agreement; Certificate of Location; 387355.00; Atty(s): McNulty Daniel

**Allegheny County, City of Pittsburgh, City of Pittsburgh School District** vs Wise Janet; GD-22-013738; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 45710.55; Atty(s): McCabe Michael G.

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**Penn Hills School District;** GD-22-013762; Application to Appoint Police; Petition - Special Police; Atty(s): Dice Dayne F.

**Plum Borough School District;** GD-22-013763; Application to Appoint Police; Petition - Special Police; Atty(s): Dice Dayne F.

**Braddock Borough;** GD-22-013764; Miscellaneous Petition; Net Earnings Tax; Atty(s): Mackulin Krishna

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**Truist Bank** vs Butler David T., Butler Nicholas, Unknown Heirs of David T. Butler Sr. deceased; MG-22-000871; Mortgage Foreclosure; Complaint; 177705.94; Atty(s): Treglia Carolyn

**PNC Bank National Association** vs Thayer Vincent L; MG-22-000872; Mortgage Foreclosure; Complaint; Atty(s): Pierre Michelle Lynn

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**Midland Credit Management Inc.** vs Boyd Aaron; GD-22-013724; MDJ Transcript; Notice of Judgment Mailed; 875.96; Atty(s): Homoleski Kristina

**LVNV Funding LLC** vs Albertson Jason; GD-22-013730; MDJ Transcript; Notice of Judgment Mailed; 1052.88; Atty(s): Carfagno Christopher B.

**Midland Credit Management Inc.** vs Breznai Holly; GD-22-013732; MDJ Transcript; Notice of Judgment Mailed; 1141.77; Atty(s): Homoleski Kristina

**Autovest LLC** vs Venson Kevin D.; GD-22-013733; MDJ Transcript; Notice of Judgment Mailed; 7744.54; Atty(s): Ratchford Michael

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**Capital One N.A.** vs Yurko Corey; GD-22-013736; MDJ Transcript; Notice of Judgment Mailed; 3557.35; Atty(s): Ratchford Michael

**Midland Credit Management Inc.** vs Johnson Sylvia; GD-22-013737; MDJ Transcript; Notice of Judgment Mailed; 918.01; Atty(s): Shean Dennis E

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**Redevelopment Authority of Allegheny County** vs Cook Joseph D.; GD-22-013741; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

**Deveraux Thomasina** vs Midas Auto Experts 401 Monroeville Auto Service Center Ltd, Ireland Christopher; GD-22-013742; Other Tort; Complaint; Atty(s): Harris Martell

**Stowe Township** vs Korahomes LLC; GD-22-013743; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 6017.60; Atty(s): Mulheren Amanda L

**Redevelopment Authority of Allegheny County, Fugh Arthur J.;** GD-22-013744; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

**Midland Credit Management Inc.** vs Little Andre; GD-22-013745; MDJ Transcript; Notice of Judgment Mailed; 1008.84; Atty(s): Shean Dennis E

**Redevelopment Authority of Allegheny County** vs Rilogo Jason P.; GD-22-013747; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

**West Mifflin Area School District, West Mifflin Borough** vs Rolling Investments LLC; GD-22-013748; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2402.90; Atty(s): Ries Jeffrey D

**Midland Credit Management Inc.** vs Butler Joyce; GD-22-013749; MDJ Transcript; Notice of Judgment Mailed; 905.64; Atty(s): Shean Dennis E

**Redevelopment Authority of Allegheny County** vs Ball Leslie P.; GD-22-013750; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

**Greentree Borough** vs Glancy Daniel, Glancy Melissa; GD-22-013751; Municipal Lien; Municipal Lien; 1267.99; Atty(s): McCabe Michael G.

**Midland Funding LLC** vs Rua Joseph; GD-22-013752; MDJ Transcript; Notice of Judgment Mailed; 3208.72; Atty(s): Shean Dennis E

**Redevelopment Authority of Allegheny County** vs Klein Alberta M.; GD-22-013753; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

**Midland Credit Management Inc.** vs Wilburn Pat; GD-22-013755; MDJ Transcript; Notice of Judgment Mailed; 877.24; Atty(s): Shean Dennis E

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