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CIVIL DIVISION

General Docket

Municipality of Monroeville vs RP2ALL LLC; GD-23-006851; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs RP2ALL LLC; GD-23-006852; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Commercial Built Construction LLC vs Hutton St 17 LLC; GD-23-006853; Mechanic's Lien; Claim; 51342.78; Atty(s): Pro Se

Woodland Hills School District vs Malone-Franklin Megan, Malone-Franklin Marlee; GD-23-006855; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3095.89; Atty(s): McCabe Michael G.

Woodland Hills School District vs Higgerson Yolanda L., Brown Vanity R; GD-23-006856; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2890.52; Atty(s): McCabe Michael G.

Woodland Hills School District vs Turn Key Rentals; GD-23-006857; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2622.86; Atty(s): McCabe Michael G.

Evoqua Water Technologies LLC vs Kch Transport Inc., Gator Transport Inc., Gator Heavy Haul Inc.; GD-23-006858; Contract - Buyer Plaintiff; Praeipce for Writ of Summons; Atty(s): Palumbi Robert M, Levenson Lauren K.

Municipality of Monroeville vs Miles Damien, Miles Jennifer; GD-23-006860; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Scott Ronald; GD-23-006861; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Hassim Derek, Thomas Tiffany; GD-23-006862; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Accion Labs US Inc. vs Epik Holdings Inc.; GD-23-006869; Contract - Other; Complaint; Atty(s): Webb Benjamin D.

Kerr Pamela S., Kerr Robert vs Allegheny County; GD-23-006870; Against Property Owner; Complaint; Atty(s): Mayer Jr. Paul G.

Pine-Richland School District vs Woessner Letha J; GD-23-006872; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3849.75; Atty(s): McCabe Michael G.

Gordy Barbara A. vs UPMC, Mazza M.D. Thomas M., UPMC Pinnacle Colon and Rectal Surgery, Sollenberger Colon & Rectal Surgery LTD, Susquehanna Health General Surgery at Williamsport, Waldner M.D. Joseph F., Riverside Anesthesia Associates Ltd, UPMC Pinnacle West Shore, UPMC

CIVIL DIVISION

Arbitration Awards

State Farm Fire & Casualty Company vs Sidelines Tree Service LLC; AR-22-000543; P-atty: Patrick Clerkin; D-atty: Andrew O. Stiffler; Award for Defendant and against Plaintiff. Dated 06/02/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40084

Rodgers vs Kennedy; AR-22-000910; P-atty: Samuel Abraham Dion, Richard B. Bateman; D-atty: Pro Se; Award for Defendants Marvin Miles and Franklin Kennedy and against Plaintiff. Dated 06/02/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40084

Cavalry SPV I LLC vs Murajda; AR-22-003576; P-atty: David J. Apothaker; D-atty: Shane L. Weaver; Award for Defendant against Plaintiff. Dated 06/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40086

Wiles vs North Park Lounge Inc.; AR-23-000567; P-atty: James DePasquale; D-atty: Jacob A. Deane; Award for Plaintiff against Defendant in the amount of \$3,000.00. Dated 06/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40086

Hertz Corporation vs Ross; AR-23-000872; P-atty: Demetrius H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded the sum of \$37,691.33. Defendant failed to appear at 10:20 a.m. Dated 06/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40085

DNF Associates LLC vs Yocum; AR-23-000875; P-atty: Demetrius H. Tsarouhis; D-atty: Pro Se; Award for Defendant Dated 06/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40085

Discover Bank vs Streets; AR-23-000890; P-atty: Daniel Steven Harris; Award Ex Parte. Plaintiffs are awarded the sum of \$9,310.48. Defendant failed to appear at 10:20 a.m. Dated 06/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40085

Discover Bank vs Kochanski; AR-23-000894; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded the sum of \$9,547.96. Defendant failed to appear at 10:25 a.m. Dated 06/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40085

Mignella vs Millvale Marina; AR-20-002981; P-atty: Michael J. Witherel; Award for Plaintiff and against Defendant in the amount of \$4,000.00. Dated 06/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40085

ORPHANS' COURT

Letters

Alan W. Mathews, deceased; Elaine Capiello, Admr.; Atty: Steven L. Sablowsky; 03502 of 2023.

Albert Jackson, deceased; Christina Wilds, Admr.; Atty: Rosalyn L. Guy-McCorkle; 03512 of 2023.

Vincent Donald Bui, Jr., deceased; Maureen Bui Carlins, Admr.; Atty: Colin Adair Morgan; 03514 of 2023.

William Otto Beu, deceased; William J. Beu, Admr.; 03526 of 2023.

Patricia M. McGihon, deceased; Beth D. McGihon, Admr.; Atty: Amanda E. McMillen; 06966 of 2016.

Louis Keith Fammartino, deceased; Warner Mariani, Admr.; Atty: Marcus B. Schneider, Warner Mariani, Ralph Thomas Forr, Thomas D. Berret; 07924 of 2021.

Dolores B. Kortlandt, deceased; David A. Lovejoy, Admr.; Atty: David A. Lovejoy; 00926 of 2022.

Dena J. Sutermaster, deceased; Dona R. Sutermaster, Admr.; 03538 of 2023.

Daniel R. Miller, deceased; Patricia M. Romani, Admr.; Atty: James A. Clayton; 03544 of 2023.

Grace D. Gray, deceased; Barbara Grace Gray, Co-Admr., Edward Albert Gray III, Co-Admr.; Atty: David A. Lovejoy; 03547 of 2023.

Sandra D. Yates, deceased; William I. Johnson, Admr.; Atty: Gianni Floro; 03550 of 2023.

Richard Halagich, deceased; Edward Halagich, Admr.; 03552 of 2023.

Tamra Lynn Ross, deceased; Edward Ross, Admr.; Atty: John Newborg; 03558 of 2023.

Leigh A. Dillner, deceased; Wayne H. Dillner, Admr.; Atty: Joseph F. Weis III; 03566 of 2023.

John A. Reyburn, Jr., deceased; Brian F. Reyburn, Admr.; Atty: Paul Bowman Root; 03568 of 2023.

Edith R. Legas, deceased; Henry J. Legas, Admr.; Atty: Mary Margaret Isabella; 05096 of 2013.

Jake S. Gipko, deceased; Alison N. Gipko, Admr.; Atty: Charles P. Voelker; 07862 of 2022.

Joseph Colton Cummings, deceased; Beth A. Cummings, Co-Admr., Malcolm Ross Cummings, Co-Admr.; Atty: Steven Thomas Casker; 03580 of 2023.

James Fred Harvey, deceased; Sonya Alexis Harvey, Admr.; Atty: Aaron James Bialon; 03585 of 2023.

Richard Henry Huyler, III, deceased; Heather Kress, Admr.; Atty: Joseph Anthony Nese, Jr.; 03586 of 2023.

BANKRUPTCY COURT

Eastern District

Gary S. Pysher; DELAWARE-PA; 23-11480; Atty: Brad J. Sadek; Chapter: 13; Filed 05/19/2023; Judge Mayer

John James McKenna; NORTHAMPTON-PA; 23-11481; Atty: Vincent Rubino; Chapter: 7; Filed 05/19/2023; Judge Mayer

Edward M. Brosz and Janice M. Brosz; BERKS-PA; 23-11482; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 05/19/2023; Judge Mayer

Keith Robert Muth; LEHIGH-PA; 23-11483; Atty: Charles Laputka; Chapter: 13; Filed 05/19/2023; Judge Mayer

Colin M. Ruser; PHILADELPHIA-PA; 23-11484; Atty: David M. Offen; Chapter: 13; Filed 05/19/2023; Judge Chan

Shawn Nichols and Melisa J. Nichols; PHILADELPHIA-PA; 23-11485; Atty: Paul H. Young; Chapter: 13; Filed 05/19/2023; Judge Coleman

Spencer Everett Embley; LANCASTER-PA; 23-11495; Atty: Pro Se; Chapter: 7; Filed 05/19/2023; Judge Mayer

Frank Capetta; NORTHAMPTON-PA; 23-11486; Atty: Michael J. McCrystal; Chapter: 13; Filed 05/20/2023; Judge Mayer

Myisha D. Stratton; PHILADELPHIA-PA; 23-11487; Atty: Demetrius J. Parrish; Chapter: 7; Filed 05/20/2023; Judge Chan

Kim D. Brew; PHILADELPHIA-PA; 23-11488; Atty: David M. Offen; Chapter: 13; Filed 05/21/2023; Judge Chan

Grace A. Godwin; PHILADELPHIA-PA; 23-11489; Atty: David M. Offen; Chapter: 13; Filed 05/21/2023; Judge Mayer

Alton P. Harris; PHILADELPHIA-PA; 23-11490; Atty: David M. Offen; Chapter: 7; Filed 05/21/2023; Judge Coleman

Jessica M. Murao; PHILADELPHIA-PA; 23-11491; Atty: David M. Offen; Chapter: 7; Filed 05/21/2023; Judge Coleman

Phong Lam; PHILADELPHIA-PA; 23-11492; Atty: Brad J. Sadek; Chapter: 7; Filed 05/22/2023; Judge Chan

Kenneth W. Roberto; LANCASTER-PA; 23-11493; Atty: Thomas W. Fleckenstein; Chapter: 13; Filed 05/22/2023; Judge Mayer

Donald William Thornton; MONTGOMERY-PA; 23-11494; Atty: Michael W. Gallagher; Chapter: 13; Filed 05/22/2023; Judge Coleman

Eric Ashton Irvine and Cassandra Lynn Irvine; NORTHAMPTON-PA; 23-11496; Atty: Lynn E. Feldman; Chapter: 7; Filed 05/22/2023; Judge Mayer

Allison M. Voytilla; BUCKS-PA; 23-11497; Atty: Michael Seth Schwartz; Chapter: 13; Filed 05/22/2023; Judge Coleman

Robert E. Smith, III and Angela Renee Smith; CHESTER-PA; 23-11498; Atty: Joseph L. Quinn; Chapter: 7; Filed 05/22/2023; Judge Chan

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CIVIL DIVISION

General Docket

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Loancare LLC vs Porter Jr. Conrad, Vittti Lois M.; MG-23-000522; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

Keybank N.A. vs Humphries Albert, Humphries Essie, Mitchell Ethel Louise, Mitchell Jr. Lewis, Mitchell Anthony; MG-23-000523; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

Dollar Bank Federal Savings Bank vs Bonnett Edward J., Sullivan Stormie E.; MG-23-000524; Mortgage Foreclosure; Complaint; 126814.79; Atty(s): Anouth Kristine M.

Dollar Bank Federal Savings Bank vs Sayles Najla L.; MG-23-000525; Mortgage Foreclosure; Confidential Information Form; Atty(s): Williams Robert W.

JPMorgan Chase Bank National Association vs Barron Darlene L.; MG-23-000526; Mortgage Foreclosure; Confidential Information Form; Atty(s): Hong Kimberly J

Nationstar Mortgage LLC vs Jones Leonard, Jarret-Jones Alean; MG-23-000527; Mortgage Foreclosure; Complaint; 59941.92; Atty(s): Riloff Heather

Huntington National Bank vs Bruder Judith, Bruder John K; MG-23-000528; Mortgage Foreclosure; Confidential Information Form; Atty(s): Hong Kimberly J

U.S. Bank National Association vs Booker Mavis E.; MG-23-000529; Mortgage Foreclosure; Confidential Information Form; Atty(s): Hong Kimberly J

Pennymac Loan Services LLC vs Thiel Steven M., Thiel Rosalee; MG-23-000531; Mortgage Foreclosure; Confidential Information Form; 292707.34; Atty(s): Manuel-Coughlin Jill

Duquesne Light Company vs Lynch Bethany; GD-23-006844; MDJ Transcript; Praecepte for Writ of Execution; 3801.82; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

Fields Nicholas Allen vs Fields Rachel Heather; GD-23-006854; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Albers Esq. Sharie R.

Municipality of Monroeville vs Bell Sonita, Bell Stanley; GD-23-006859; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Treadwell Scott, Treadwell Tracy Lynn; GD-23-006863; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Rupani Natasha; GD-23-006865; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Speranza Francis; GD-23-006866; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Davis Elizabeth R. vs Kriebel Maiah, Kriebel Jr. Terry A., Kriebel Becky Lee; GD-23-006867; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Santicola Michael F

Black Carl, Black Colleen vs C & C Towing and Repair; GD-23-006868; MDJ Transcript; Notice of Judgment Mailed; 351.25; Atty(s): Pro Se

Mcneish Carol vs Citizens Financial Group Inc., Mcknight Thorn Run L.P.; GD-23-006871; Against Property Owner; Complaint; Atty(s): Caputo Bernard C.

Ramsey Howard T., Ramsey Tyisha vs Miller Ardella; GD-23-006874; MDJ Transcript; Notice of Judgment Mailed; 10189.97; Atty(s): Pro Se

Gumberg Ira J., Courcoulas Anita P. vs Connelly Elza V; GD-23-006875; Other Tort; Complaint; Atty(s): Moore Gretchen E

Senge Steven vs Stockman Lawnscape Inc.; GD-23-006876; Contract - Other; Complaint; Atty(s): Rodkey Jr. Joseph F

Agcs Marine Insurance Company vs Ozen Leyla, Oxen Tunus; GD-23-006877; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Harrity Thomas W

Clark Deborah 87640, Clark Michael vs Nelcon Inc.; GD-23-006878; Other Tort; Praecepte for Writ of Summons; Atty(s): Marquette Matthew S

Genser Richard C. vs Henry Thomas Oconnor, Patterson David Allerton; GD-23-006880; MDJ Transcript; Praecepte for Writ of Execution-Real Property; 6725.40; Atty(s): Miller Slade Ryan

Namsai Rattanaporn; GD-23-006882; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Solarczyk Timothy vs State Farm Mutual Automobile Insurance Company; GD-23-006884; Contract - Other; Complaint; Atty(s): Pribanic Jeffrey A

Altman Arthur, Altman Theresa vs Ruth Thomas; GD-23-006885; Contract - Other; Complaint; Atty(s): Leon Corey, Stoner Daniel H.

Dickerson William vs Mechling & Heller LLP, Citibank N.A., Fisher Asset Management LLC, Charles Schwab & Co. Inc., Doe John; GD-23-006886; Other Tort; Praecepte for Writ of Summons; Atty(s): Hansen Virginia E., Marty John A.

Penn Mutual Life Insurance Company vs Bogats Rosanna, Bogats Jr. Edward William, Bogats Darla Jean; GD-23-006887; Miscellaneous Petition; Confidential Information Form; 100000.00; Atty(s): Shauger Dean James

Truskowski Leon vs Estate of Dolores A. Truskowski; GD-23-006888; Mechanic's Lien; Certificate of Location; 150000.00; Atty(s): Pro Se

Commonwealth of PA Department of Labor & Industry vs Jadon Trucking Inc; GD-23-100892; Unemployment Compensation Lien; Unemployment Compensation Lien; 23689.02

U.S. Bank Trust National Association vs Robinson Sandra; MG-23-000530; Mortgage Foreclosure; Complaint; 59427.17; Atty(s): Fallings Matthew C.

Municipality of Monroeville vs Dawkins Eric; GD-23-006895; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Stupka Joseph, Stupka Tiffany; GD-23-006914; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Bulimo Rose; GD-23-006915; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Scott Andrew, Scott Jessica; GD-23-006916; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Ament Daniel; GD-23-006917; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Choudry Ittifaq, Choudry Raqia; GD-23-006918; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Anand Mridula, Anand Nandkumar; GD-23-006919; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Livingston Carroll, Livingston Angela; GD-23-006920; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Veterans Affairs; GD-23-006921; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Scalzo Rebecca; GD-23-006922; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Cheatham Roderick; GD-23-006923; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs DePasquale Mark J.; GD-23-006924; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Johnson Carla, Johnson Jr. Carla vs Haselrig Lael; GD-23-006906; Quiet Title; Verification to Complaint; Atty(s): Stoner Daniel H.

WG Land Company LLC vs Herzog-Plowden Devaun A.; GD-23-006910; MDJ Transcript; Notice of Judgment Mailed; 12106.64; Atty(s): Dalfonso Joseph Robert

Captial One Bank USA N.A. vs Zipko Patricia F; GD-23-006912; Exemplification of Record; Notice of Judgment Mailed; 1730.01; Atty(s): Ratchford Michael

Bates Laura vs Pennsylvania Coach Lines Inc.; GD-23-006913; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Randolph Eric J

Moon Area School District, Crescent Township vs Donohue Diane M; GD-23-006925; Sci Fa sur Tax Lien; Certificate of Location; 18177.01; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Bethel Park School District vs Nguyen Son M; GD-23-006926; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 22915.52; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Plum Borough School District vs Morris Charles Robert, Morris Lee Ann; GD-23-006927; Sci Fa sur Tax Lien; Certificate of Location; 4100.37; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Municipality of Monroeville vs Anastasio Christopher; GD-23-006928; Municipal Lien; Municipal Lien; 516.00; Atty(s): Wratcher Robert J

South Hills Pain & Rehab Associates, Inc. vs Kirby M.D. Anthony; GD-23-006929; Contract - Other; Praecepte for Writ of Summons; Atty(s): Papciak Justin T., Phillips Dean R.

Lang Jay, Lang Kimberly vs Wolosencuk Andrew; GD-23-006930; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Horgan Roger D

Chimes Steven H, Chimes Asra H vs Denier Taylor A, Denier Kathleen M; GD-23-006931; Equity - Lis Pendens; Praecepte to File Lis Pendens; Atty(s): Fischman Mary Elizabeth

Powell Romel Tremayne vs Fitness International LLC; GD-23-006932; Intentional Tort; Order of Court - IFP Granted; Atty(s): Pro Se

Rosenbloom Jacob Lee; GD-23-006933; Petition for Change of Name; Motion; Atty(s): Pro Se

Alhajaj Hamed vs Hoey Lonnie; GD-23-006934; MDJ Transcript; Notice of Judgment Mailed; 1214.62; Atty(s): Pro Se

Municipality of Monroeville vs Norris Chauna; GD-23-006935; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

Municipality of Monroeville vs Balasubramaniam Mani, Balasubramaniam Shanta; GD-23-006936; Municipal Lien; Certificate of Location; 516.00; Atty(s): Wratcher Robert J

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CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Discover Bank vs Moyer; AR-21-003133; P-atty: Matthew W. Pomy; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$9,817.14. Defendant failed to appear at 10:15 a.m. Dated 06/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40086

Hudson vs R G Remodeling & Construction; AR-23-000603; P-atty: Pro Se; Non Jury Verdict Dated 06/06/2023, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4855.00 plus costs. Defendant not appearing. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Portfolio Recovery Associates LLC vs Austin; AR-23-000904; P-atty: Robert N. Polas, Jr.; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$2,000.00. Dated 06/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40088

Treasure House vs Kratochvill, et al; AR-22-000960; P-atty: Matthew S. Feinman; D-atty: Michael D. Winko; Award for Defendants and against Plaintiff. Dated 06/06/23. Arbitration Board #40087. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Winkler vs Big Bear Concrete Leveling; AR-23-000025; P-atty: Pro Se; Award for Plaintiff in the amount of \$3,000.00. Dated 06/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40088

Portfolio Recovery Associates LLC vs Grimsley; AR-23-000973; P-atty: Robert N. Polas, Jr.; Award Ex Parte Plaintiffs are awarded the sum of \$732.45. The Defendant failed to appear at 10:05 a.m. Dated 06/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40090

Metro South, LLC T/B/D/A Metro Heating & Cooling Inc. vs Herman; AR-22-003197; P-atty: Wayne M. Chiurazzi; Non Jury Verdict Dated 06/07/2023, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3329.00 plus costs. Defendant not appearing. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Portfolio Recovery Associates LLC vs Locke; AR-23-000952; P-atty: Robert N. Polas, Jr.; Award for Plaintiff and against Defendant in the amount of \$520.75 plus costs. Dated 06/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40089

Statutory Appeals

Commonwealth of PA Department of Transportation vs Rutkowski Eugene Thomas; SA-23-000249; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Kosmar Richard Andrew; SA-23-000250; Operator License Suspension; Appeal from OLS; Atty(s): Stevenson Shawn M, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Tracy Matthew Brooks; SA-23-000251; Operator License Suspension; Appeal from OLS; Atty(s): Stevenson Shawn M, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs McKenzie Jr. Donald Lee; SA-23-000252; Operator License Suspension; Confidential Information Form; Atty(s): Valsamidis Steven, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Solomon Michael J.; SA-23-000253; OLS - Breathalyzer Refusal; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Berardelli Philip J.; SA-23-000254; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Berardelli Philip J.; SA-23-000255; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Steel City Billboards LLC vs Council of the Borough of West Mifflin; SA-23-000256; Land Use Appeal; Statutory Appeal; Atty(s): Ferguson Dwight D

Commonwealth of PA Department of Transportation vs Corle Lindsey Sue; SA-23-000257; Operator License Suspension; Appeal from OLS; Atty(s): Shrager David, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Wallach Valerie; SA-23-000258; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Washington Alexander Lee; SA-23-000259; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Painter William; SA-23-000260; Operator License Suspension; Order of Court - IFP Granted; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Sanchez Frank Adolfo; SA-23-000261; Operator License Suspension; Appeal from OLS; Atty(s): Shrager David, Kuhar Jr. William A

City of Pittsburgh vs Fraternal Order of Police Fort Pitt lodge No. 1; SA-23-000262; Local Agency Appeal; Writ of Certiorari; Atty(s): Koober Wendy, Kubiak Krysia

Commonwealth of PA Department of Transportation vs Manjerovic Stephanie Lynn; SA-23-000263; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Foster Christopher; SA-23-000264; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Smith Traivon; SA-23-000265; Operator License Suspension; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Rose Chaunte Lateia Monique; SA-23-000266; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Toomey Maurice J.; SA-23-000267; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Puskavich David; SA-23-000268; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Greene Jerome; SA-23-000269; Operator License Suspension; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Richardson Abdula; SA-23-000270; Plates & Registration Susp; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Edwards Richard L; SA-23-000271; Operator License Suspension; Appeal from OLS; Atty(s): Bittner Anthony M, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Paylor J'Qua; SA-23-000272; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Robels Alejandro Rodriguez; SA-23-000273; Operator License Suspension; Motion to File Late Appeal; Atty(s): Lewis Jr. John K., Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Hamilton Justin; SA-23-000274; OLS - Breathalyzer Refusal; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Floyd Terrell Lamont; SA-23-000275; OLS - Breathalyzer Refusal; Appeal from OLS; Atty(s): Weaver Lisle, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Floyd Terrell Lamont; SA-23-000276; OLS - Breathalyzer Refusal; Appeal from OLS; Atty(s): Weaver Lisle, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Clay Dorian C.; SA-23-000277; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Our Lady Victory Maronite Church vs Allegheny County Board of Property Assessment Appeals; SA-23-000278; Administrative Agency Appeal; Proof of Service; Atty(s): Garfinkel Sandy B

Commonwealth of PA Department of Transportation vs Swinton Jacquelyn; SA-23-000279; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Haring Chase; SA-23-000280; Plates & Registration Susp; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Everett James; SA-23-000282; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

Mistick Construction Company, Northside Properties Residences II LLC, Northside Associates LP, Tom Mistick and Sons Inc. vs Allegheny County Health Department; SA-23-000283; Local Agency Appeal; Writ of Certiorari; Atty(s): McDonough Joseph F

Commonwealth of PA Department of Transportation vs Delon Timothy A.; SA-23-000284; Operator License Suspension; Appeal from OLS; Atty(s): Stevenson Shawn M, Kuhar Jr. William A

COURT NOTICES

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning July 6, 2023, 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, July 6, 2023 at 9:00 a.m.
Thursday, August 10, 2023 at 9:30 a.m.
Thursday, September 7, 2023 at 8:30 a.m.
23-01880

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning July 19, 2023, 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, July 19, 2023 at 11:30 a.m.
Monday, August 28, 2023 at 12:00 p.m.
Thursday, September 21, 2023 at 12:00 p.m.
23-01929

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, JULY 17, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, AUGUST 28, 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
23-01870

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

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.Wednesday
June 14, 2023

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-0001439-21; Drekie Derek Bailey; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

CR-0008178-22; Michael Daniel Luft Jr.; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Frank Noga**

CR-0000439-21; Taylor Peoples; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0000311-23; Isaiah Peterson-Burkes; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Chelsie Rae Friend;** D-atty: **Sarah Coblentz McGuire**

CR-0000792-23; Romale Ragland; Accident Involv Damage Attended Vehicle/Prop; ADA: **Connor Joseph Adair;** D-atty: **Sarah Coblentz McGuire**

CR-0008187-22; Curtis B. Wallace Jr.; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000036-23; Curtis B. Wallace Jr.; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

Judge Alexander P. Bicket
Courtroom 321

CR-0007672-22; Jermaine Dehonney Jr.; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0007588-22; Brandon Lee Reynolds; Simple Assault; ADA: **Ohara Hamlin**

CR-0007786-22; Brandon Lee Reynolds; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0002155-23; Jamear Terron Roberts; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0000213-22; Jamear Terron Roberts; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelvin L. Morris**

CR-0006900-22; Corey Smith; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

CR-0000802-21; Staekisha T. Thomas; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

Judge Kelly Bigley
Courtroom 525

CR-0010161-18; Melissa Munoz Castano; DUI: Minor - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0000506-23; Brandon Claybourne; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0008635-22; Leslie Scott Cook; DUI: Highest Rte of Alc (BAC .16+) 4th Off & Sub; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0004386-20; Walton Cook; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael E. Moser**

CR-0003946-17; Tracy Dion White; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

Judge Elliot Howsie
Courtroom 533

CR-0009250-22; Torron Best; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0000979-23; Amy Joy Calabrese; Identity Theft; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000965-23; Mario Dionte Fulton; Indec Asslt-W/O Cons Of Other; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0002796-21; Daniel Henry Loughner; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0007143-20; Michael Jeffrey Melvin; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0009052-22; Kaylee Joan Munoz; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0008409-22; Gregory Sholl; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0008553-22; Stephanie R. Sikora; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0008606-22; James T. Watkins; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0005814-22; Amanda Wright; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**

Judge Jill E. Rangos
Courtroom 327

CR-0001046-23; William Banks; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0001057-23; Montez Delmar Taylor-Dixon; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Joseph Walsh**

Judge Kevin G. Sasinowski
Courtroom 506

CR-0001414-23; Marquis Davis; Crim Misch/Dmg Prop Intent, Reckless, Or Neglig; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0000794-23; Jaquawndai Montel; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0005914-22; Lorenzo Porter; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Marvin Leibowitz**

CR-0001376-23; Dashawn Rankin; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0004458-21; Ali Salaam; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Alexander Filippus Guminski**

CR-0000322-23; Ali Salaam; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian William Sichko**

CR-0008616-18; Geneva Kadeash Townsend; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0001897-23; Emeka Kevin Ukaegbu; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael V. Worgul**

CR-0005514-22; Anthony Wade Wilson Sr.; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

Judge Jennifer Satler
Courtroom 527

CR-0000033-23; Corey Edmund Borczuch; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey Patrick Mullen**

CR-0001894-23; Chiana Coleman-Marshman; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

CR-0006875-22; Scott Christopher Hughes; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tyler Wils Deluco**

CR-0006750-22; Jazmine Jesik-Smalley; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0001265-23; James Harold Leonard; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0000032-23; Joshua Raymond Michalski; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Allegheny County Conflict Counsel**

CR-0000771-23; Kameron Morrissey; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0007309-22; Alyssa Neal; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tyler Wils Deluco**

Arbitration
Trial ListCity-County Building
Room 702
9:00 a.m.Wednesday
June 14, 2023

AR-23-001168; Portfolio Recovery Associates LLC vs Krivjansky; P-atty: **Robert N. Polas Jr.**

AR-23-001166; Portfolio Recovery Associates LLC vs Derr; P-atty: **Robert N. Polas Jr.**

AR-23-001152; Discover Bank vs Lindsay; P-atty: **Andrew Loewy**

AR-23-001150; PNC Bank National Association vs Kraszewski; P-atty: **Andrew Loewy**

AR-23-001146; Woodbridge Condominium Association vs Kelly; P-atty: **Fred C. Jug Jr.;** D-atty: **Pro Se**

AR-23-001144; PNC Bank National Association vs Everson; P-atty: **Kirsten R. Armstrong**

AR-22-000639; Kinchloe vs Arrington; P-atty: **Fred G. Rabner;** D-atty: **R. Douglass Klaber Jr., Diana M. O'Connell**

AR-19-005667; Thornbury Inc. vs Arcon Contracting Inc.; P-atty: **John R. Markey;** D-atty: **Richard W. Saxe Jr.**

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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, July 3, 2023 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, JULY 3, 2023 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. WEDNESDAY, JULY 5, 2023, 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, JULY 10, 2023 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."

Avalon

13. Daniel J. Aubel a/k/a Daniel Aubel and Roberta L. Aubel a/k/a Roberta Aubel
MG-19-000442—\$47,817.32
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 111 Marie Avenue, Pittsburgh, PA 15202. Deed Book 12258, Page 593. Block and Lot Number 214-L-155.

Baldwin Borough

21. Tammy Schaum
MG-22-000105—\$156,996.96
LOGS Legal Group LLP
610-278-6800

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

Having erected thereon a dwelling being known and numbered as 210 Sunny Drive, Pittsburgh, PA 15236. Deed Book Volume 14999, Page 146, Block and Lot 0315-R-00148-0000-00.

105. Elijah Marshall Hampton a/k/a Elijah M. Hampton

GD-22-016144—\$610,640.61
James F. Grenen, Esq.
Grenen & Birsic, PC
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as 335 Jean Drive, Pittsburgh, PA 15236. DBV 18543, PG. 586, B/L #315-K-206.

Bellevue

8. Jason J. Willett and the United States of America

MG-23-000082—\$92,120.39
Joseph A. Sulon, Esq.
Hill Wallack LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Bellevue Borough: Having erected thereon a two story dwelling known and numbered as 695 Shade Avenue, Pittsburgh, PA 15202. Deed Book 34895 and Page 57. Block & Lot No. 160-8-268.

114. Patricia Mangel, With Notice to Heirs and Assigns and Keith Mangel

GD-18-009988—\$7,703.21
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a single family dwelling being known and numbered as 646 Orchard Avenue, Pittsburgh, PA 15202. Deed Book 12820, Page 540. Block and Lot Number 160-C-305.

Bethel Park

24. Roxanne L. Herceg

MG-16-000575—\$78,433.57
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 5465 Spruce Street, Bethel Park, PA 15102. Deed Book Volume 10217, Page 111, Block and Lot 0567-H-00138-0000-00.

33. Randell L. Rusch, Jr. a/k/a Randall L. Rusch, Jr., Leslie A. Rusch, and the United States of America

MG-22-000410—\$239,815.79
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 934 Delfield Drive, Bethel Park, PA 15102. Deed Dated November 10, 1998, Recorded on November 12, 1998 in Department of Real Estate of Allegheny County at Book Volume 10341, Page 299. Block 666-N, Lot 130.

69. Yvonne Burrell a/k/a Yvonne B. Brown

MG-22-000727—\$27,665.35
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park (formerly the Borough of Bethel Park): Having erected thereon a dwelling being known and numbered as 4484 First Street, Bethel Park, PA 15102. Deed Book Volume 9797, Page 189, Block and Lot 0317-F-00143-0000-00.

71. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations

Claiming Right, Title or Interest from or under E. Carol Farmer, deceased

MG-22-000292—\$123,717.42
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 1101 Lenox Drive, Bethel Park, PA 15102. Instrument Number 2004-35098, Block and Lot 0392-P-00225-1101-00.

103. Daniel Zhao a/k/a Xizhuang D. Zhao a/k/a Xizhuang Daniel Zhao a/k/a Xizhuang Zhao

GD-12-003835—\$756,250.00
Anthony Cillo
Dentons Cohen & Grigsby, P.C.
412-297-4900

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a residential dwelling known as 5977 Leprechaun Drive, Bethel Park, Pennsylvania 15102. Deed Book Volume 10250, Page 005. Block/Lot No. 0774-D-0166-0000-00.

Braddock

12. Ellen Morgan, Solely in Her Capacity as Heir of James Morgan, Deceased, and the Unknown Heirs of James Morgan, Deceased

MG-22-000048—\$47,023.13
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a dwelling being known and numbered as 26 Moody Street, Braddock, PA 15104. Deed Book 12832, Page 91. Block and Lot Number 302-A-283.

Brentwood

25. Christopher Blazeyewski and Diane Blazeyewski

MG-20-000057—\$122,142.97
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 111 Kaplan Avenue, Pittsburgh, PA 15227. Deed Book 13179, Page 427. Block and Lot Number 137-J-101.

Carnegie

116. Rebecca A. Gergerich

MG-22-000199—\$101,117.87
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 116 Branch St., Carnegie, PA 15106. Deed Book Volume 15942, Page 24. Block and Lot Number 0103-F-00286-0000-00.

Castle Shannon

82. Joseph Szewczyk a/k/a Joseph F. Szewczyk

MG-22-000231—\$68,316.12
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

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

City of Clairton

10. Larry Clawson Jr. Solely in His Capacity as Heir of Larry J. Clawson, Sr., Deceased, and the Unknown Heirs of Larry J. Clawson Sr., Deceased
MG-22-000465—\$47,376.18
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Clairton: Having erected thereon a dwelling being known and numbered as 711 Waddell Avenue, Clairton, PA 15025. Deed Book 8860, Page 417. Block and Lot Number 879-G-323.

67. Paul J. Bratton
MG-22-000072—\$30,297.20
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 3104 Miles Avenue, Clairton, PA 15025. Deed Book Volume 14915, Page 519, Block and Lot 1002-A-00031-0004-00.

106. Peter D. Edwards
GD-22-009711—\$6,999.12
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 126 Constitution Circle, Clairton, PA 15025. Deed Book 14498, Page 38. Block and Lot Number 1002-C-080.

107. Jerome Anderson, Jr.
GD-22-003401—\$5,700.64
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 331 Baker Avenue, Clairton, PA 15025. Deed Book 15183, Page 318. Block and Lot Number 878-N-238.

108. LAM Capital, LLC
GD-21-013566—\$19,398.84
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Parcel One: Having erected thereon vacant land being known and numbered as N. 4th Street, Clairton, PA 15025. Deed Book 14738, Page 594. Block and Lot Number 657-P-334.

Parcel Two: Having erected thereon vacant land being known and numbered as Elm Street, Clairton, PA 15025. Deed Book 14738, Page 594. Block and Lot Number 764-B-205.

Parcel Three: Having erected thereon a dwelling being known and numbered as 523 N. 4th Street, Clairton, PA 15025. Deed Book 14738, Page 594. Block and Lot Number 764-B-206.

Parcel Four: Having erected thereon a commercial structure being known and numbered as 523 N. 4th Street, Clairton, PA 15025. Deed Book 14738, Page 594. Block and Lot Number 764-B-274.

Parcel Five: Having erected thereon vacant land being known and numbered as N. 4th Street, Clairton, PA 15025. Deed Book 14738, Page 594. Block and Lot Number 764-B-277.

Collier

55. Roberta Silsley and Edward Silsley
GD-21-012542—\$3,508.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being thereon vacant residential land known as 23 Boyds Run Rd f/k/a Boyds Run Road, Presto, PA 15142. Deed Book Volume 17821, Page 98. Block & Lot No. 197-C-15.

Coraopolis

37. Richard T. Ross
GD-20-002838—\$6,854.06
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a two story condominium being known as Unit F in the Locust Street & Sixth Avenue Condominium, 708 6th Avenue, Unit F, Coraopolis, PA 15108. Deed Book Volume 14038, Page 107, Block & Lot 419-C-398-F.

Elizabeth Township

100. Wesley Moyle and Alice Moyle
MG-19-000548—\$32,848.69
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1412 Emerson Avenue, McKeesport, PA 15135. Deed Book Volume 1078, Page 545, Block and Lot 0553-P-00288-0000-00.

Findlay

74. Kevin R. Rice and Sally L. Rice
GD-17-005269—\$9,087.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a two story frame house known as 382 Pickens Road, Coraopolis, PA 15108. Deed Book Volume 7554, Page 99. Block & Lot No. 1051-J-75.

Forest Hills

38. Bala Lemak
GD-22-000538—\$13,680.87
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a one story brick house being known as 28 Hillcrest Road, Pittsburgh, PA 15221. Deed Book Volume 11120, Page 11. Block & Lot No. 298-R-74.

Glassport

60. Jennifer Whitaker a/k/a Jennifer L. Whitaker and Alexander Whitaker a/k/a Alexander Whitaker, Jr.

MG-23-000006—\$43,912.33
Robertson, Anschutz, Schneider, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 605 Wall Street, Glassport, PA 15045. Deed Book Volume 12253, Page 497. Block and Lot 0558-R-00337-0000-00.

Hampton

6. Eamonn M. Clements
MG-23-000053—\$196,735.22
Manley Deas Kochalski LLC
614-220-5611

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

Marshall

19. Ifitikhar Malik a/k/a Ifitikhar A. Malik and Nasreen Malik a/k/a Nasreen K. Malik
MG-17-000570—\$1,020,960.28
LOGS Legal Group LLP
610-278-6800

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

Town of McCandless

23. Andrew B. Maul
GD-19-007870—\$145,916.94
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 250 Ridgeview Drive, Wexford, PA 15090. Deed Book Volume 11264, Page 337, Block and Lot 1206-G-00255-0000-00.

27. Patrick G. O'Halloran and Patricia M. O'Halloran

GD-21-014604—\$22,068.30
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 574 Madison Street, Pittsburgh, PA 15237. Deed Book 8615, Page 308. Block and Lot Number 714-N-397.

City of McKeesport

22. Stephanie Brown
MG-22-000344—\$77,028.67
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 3208 Grover Avenue, McKeesport, PA 15132. Deed Book Volume 12305, Page 233, Block and Lot 0381-G-00039-0000-00.

109. The Unknown Heirs of Don Szymarek Deceased, and Lynsey Szymarek Solely in Her Capacity as Heir of Don Szymarek, Deceased

MG-22-000672—\$34,442.74
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 2409 Collins Street, McKeesport, PA 15132. Deed Book 12817, Page 445. Block and Lot Number 464-D-63.

McKees Rocks

117. C.W., Heir of Lorianne M. Hurtack; and Marguerita A. Miller, in Her Capacity as Administratrix and Heir of the Estate of Lorianne M. Hurtack

MG-22-000321—\$108,203.36
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1141 Wayne Avenue, McKees Rocks, PA 15136. Deed Book Volume 14377, Page 65. Block and Lot Number 0072-L-00086-0000-00.

Monroeville

20. Thomas P. O'Brien, Jr., Solely as Heir of Thomas O'Brien, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Thomas O'Brien, Deceased
MG-22-000582—\$148,725.44
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a 1 story dwelling being known and numbered as 119 Orchard Street, Monroeville, PA 15146. Deed Book 50549, Page 55. Block and Lot Number 640-S-320.

57. Fred Harper, Jr. and Demetria Butler
MG-21-000204—\$191,879.48
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a single family residential dwelling being known and numbered as 3912 Evergreen Drive, Monroeville, PA 15146. Deed Book Volume 17107, Page 249. Block and Lot Number 742-M-338.

68. Alex McSorley
MG-20-000019—\$144,041.15
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. Alan L. Levenson
MG-12-001208—\$441,872.22
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 128 Horizon Drive, Monroeville, PA 15146. Deed Book Volume 13569, Page 520, Block and Lot 0860-E-00020-0000-00.

Moon

115. Kim M. Shields and James P. Shields
MG-13-000307—\$263,866.66
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known and numbered as 1212 Harrow Hill Court, Coraopolis, PA 15108. Deed Book Volume 9385, Page 276. Block and Lot Number 701-E-9.

Mt. Lebanon

79. Michael D. McNeely
MG-22-000082—\$234,893.41
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 251 Twin Hills Drive, Pittsburgh, PA 15216. Document Number 2008-15379, Deed Book Volume 13626, Page 311. Block and Lot Number 0063-E-00317-0000-00.

Mt. Oliver

3. Carla M. Littleton and Christopher L. Temple
GD-22-008526—\$6,916.49
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver:

Having erected thereon a dwelling being known and numbered as 300 Church Avenue, Pittsburgh, PA 15210. Deed Book 12039, Page 228. Block and Lot Number 33-D-327.

North Braddock

1. Karen J. Marchitello

MG-22-000766—\$16,986.64
Robert P. Wendt, Esq.
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of North Braddock: Having erected thereon a residential dwelling being known and numbered as 1314 Grant Street, Braddock, PA 15104. Deed Book 9552, Page 47. Block and Lot No. 374-N-122.

54. Raymond D. Gillis

GD-22-016091—\$33,897.77
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story frame house being known as 1309 Bell Avenue, Braddock, PA 15104. Deed Book Volume 14997, Page 399. Block & Lot No. 302-G-148.

North Versailles

95. Janet L. Bacco, as heir to the Estate of Elizabeth Turley; Patricia A. Tabb, as heir to the Estate of Elizabeth Turley; Paula J. Patterson, as heir to the Estate of Elizabeth Turley; William F. Turley, as heir to the Estate of Elizabeth Turley; and The Unknown Heirs of Elizabeth Turley, Record Owner and Mortgagor

MG-22-000552—\$25,894.37
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of North Versailles: Having currently erected thereon a single family dwelling being known as 410 Greensburg, Pike, North Versailles, PA 15137, Deed Book 8195, Page 528. Block and Lot 0456-L-00343-0000-00.

III. Cory Estes as Administrator and Heir of the Estate of Andrea L. Estes, Deceased

MG-22-000180—\$38,804.61
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 811 Westbury Road, North Versailles, PA 15137. Deed Book 9551, Page 179. Block and Lot Number 377-M-103.

Penn Hills

5. Brandice Thomas a/k/a Brandice J. Thomas

MG-19-001342—\$118,113.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 102 Mahoning Drive, Pittsburgh, PA 15235. Document Number 2011-15135, Deed Book Volume 14614, Page 392. Block and Lot Number 0449-M-00358-0000-00.

7. Chris A. Bozeman

MG-18-000027—\$118,069.12
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 505 Veronica Drive, Pittsburgh, PA 15235. Document Number 2007-701, Deed Book Volume 13111, Page 422. Block and Lot Number 0369-L-00292-0000-00.

18. Susan M. Mark a/k/a Susan M. Benzinger

MG-17-001749—\$68,753.04
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 10011 Grandview Avenue, Pittsburgh, PA 15235. Deed Book Volume 16040, Page 271, Block and Lot 0295-G-00256-0000-00.

26. Constance I. Street, Known Heir of John V. Street, Deceased; L.G. Street a/k/a L.G. Wilson a/k/a Lawrence G. Street a/k/a Lawrence G. Wilson, Known Heir of John Street, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John V. Street, Deceased

MG-19-000363—\$229,720.91
Stephen Panik, 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 342 Stoneledge Drive, Pittsburgh, PA 15235. Deed Book Volume 17080, Page 318. Block and Lot Number 0450-L-00108-0000-00.

29. Tyrina Taylor

GD-22-005924—\$22,321.73
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two family dwelling being known and numbered as 7444 Mount Carmel Road, Pittsburgh, PA 15235. Deed Book 18420, Page 581. Block and Lot Number 173-H-113.

32. Gary Bernard McLaurin

GD-21-014433—\$16,861.62
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 8936 Eastwood Road, Pittsburgh, PA 15235. Deed Book 16919, Page 91. Block and Lot Number 230-R-2.

70. Anthony J. Falvo

MG-21-000223—\$73,954.63
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 140 Orchard Drive, Pittsburgh, PA 15235. Deed Book Volume 14647, Page 24, Block and Lot 0538-E-00390-0000-00.

75. Raphael Coto, Trustee of the PH Urban Family Trust dated September 30, 2019

MG-22-001049—\$72,489.52
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 10207 Frankstown Road, Pittsburgh, PA 15235. Document Number 166955, Deed Book Volume 17797, Page 327. Block and Lot Number 0369-A-00055-0000-00.

84. Joan S. Fisher, William C. Diettinger, Henry C. Corson, Jr. and Reid E. Rotzler Co-Executors for the Estate of Martha M. Corson, Deceased

GD-22-003495—\$32,568.70
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant land known and

numbered as Hulton Rd., Verona, PA 15147. Deed Book 11185, Page 592. Block and Lot Number 535-G-242.

88. Charri C. Elmore and Kevin S. Elmore

GD-19-016024—\$287,587.65
Stephen Panik, 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 316 Marshall Drive, Pittsburgh, PA 15235. Deed Book Volume 12248, Page 322. Block and Lot Number 0451-E-00347-0000-00.

89. Thomas O. Daly

MG-22-000752—\$163,739.10
Stephen Panik, 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 4005 Pelone Dr., Verona, PA 15147. Deed Book Volume 14744, Page 413. Block and Lot Number 0366-H-00317-4005-00.

90. Thaylor E. Whitely a/k/a Thaylor Whitely a/k/a Elder Thaylor E. Whitely, Individually and in His Capacity as Heir of Catherine E. Whitely, Deceased; Howard Brooks, Individually and in His Capacity as Heir of Catherine E. Whitely, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right Title or Interest From or Under Catherine E. Whitely, Deceased

MG-20-000357—\$86,306.95
Stephen Panik, 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 701 Penny Dr., Pittsburgh, PA 15235. Deed Book Volume 10282, Page 534. Block and Lot Number 0369-R-00356-0000-00

91. Leslie D. Rainey

MG-22-000982—\$85,820.10
Stephen Panik, 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 405 Springdale Dr., Pittsburgh, PA 15235. Deed Book Volume 11812, Page 107. Block and Lot Number 0449-B-00145-0000-00.

118. Julie Gilliam, known Heir of Earnestine Gilliam, deceased, Eva Gilliam Jackson, known Heir of Earnestine Gilliam, deceased, Crystal Figueroa, known Heir of Earnestine Gilliam, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earnestine Gilliam, deceased

MG-22-000533—\$28,026.37
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 94 Woods Road, Pittsburgh, PA 15235. Deed Book Volume 9125, Page 299, Block and Lot 0230-P-00097-0000-00.

Pennsbury Village

73. Richard M. Hartin

GD-22-010204—\$2,419.87
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Pennsbury Village:

Having erected thereon a two story condominium being Unit 423 in the Pennsbury Village Condominium, known as 742 Carriage Circle, Pittsburgh, PA 15205. Deed Book Volume 18306, Page 477. Block & Lot No. 150-S-96-423.

Pine

36. Lisa A. Connelly

MG-14-001448—\$108,532.80
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a dwelling house being known as 220 S. Chapel Drive, Wexford, Pennsylvania 15090. Deed Book Volume 12457, Page 125, Block and Lot Number 1499-D-7.

Pitcairn

41. Alexandra Burden

GD-18-016060—\$3,372.30
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 572 4th Street, Pitcairn, PA 15140. Deed Book Volume 15819, Page 562. Block & Lot No. 747-B-142.

45. Susan E. Geiger

GD-22-012959—\$4,365.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 419 2nd Street, Pitcairn, PA 15140. Deed Book Volume 9405, Page 433. Block & Lot No. 747-A-10.

52. Irene F. Bair, with Notice to Heirs and Assigns

GD-18-007240—\$3,081.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 650 12th Street, Pitcairn, PA 15140. Deed Book Volume 3917, Page 60. Block & Lot No. 746-L-205.

101. Gayler W. Brown and Linda M. Brown

MG-22-000637—\$62,221.09
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Pitcairn Borough: Having erected thereon a 2 story dwelling being known and numbered as 340-342 Kenney Ave., Pitcairn, PA 15140. Deed Book M 53571, Page 470. Block and Lot Number 747-A-323.

Plum

4. Janet M. Jenkins a/k/a Janet Marie Jenkins and Kyle S. Jenkins a/k/a K. Jenkins a/k/a Kyle Scott Jenkins

MG-18-001460—\$272,285.78
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 127 Peppertree Drive, New Kensington, PA 15068. Document Number 2007-33119, Deed Book Volume 13408, Page 31. Block and Lot Number 0734-L-00086-0000-00.

Port Vue**28. Roberta Rager**

GD-22-001362—\$15,821.14
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1611 New York Avenue, McKeesport, PA 15133. Deed Book 10928, Page 330. Block and Lot Number 466-D-180.

85. Sean Welsh

MG-22-000356—\$54,862.13
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family residential dwelling being known and numbered as 1023 Alquin Street, McKeesport, PA 15133. Deed Book Volume 13004, Page 573. Block and Lot Number 383-L-141.

92. The United States of America c/o the United States Attorney for the Western District of PA; and Robert S. Taylor

MG-22-000546—\$33,238.74
Stephen Panik, 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 1015 Pleasant Ave., McKeesport, PA 15133. Deed Book Volume 12349, Page 293. Block and Lot Number 0383-F-00061-0000-00.

Robinson**50. FCR Suspension of Pittsburgh LLC**

GD-19-006454—\$2,219.91
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story industrial building known as 4167 Steubenville Pike, Pittsburgh, PA 15205. Deed Book Volume 15821, Page 394. Block & Lot No. 106-H-131.

94. Joseph Gilpin a/k/a Joseph R. Gilpin and Terri L. Gilpin

MG-22-000684—\$257,174.25
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a dwelling being known and numbered as 1 Kathleen Drive, McKees Rocks, PA 15136. Deed Book Volume 11127, Page 419. Block and Lot 0268-L-00039-0001-00.

Ross**43. Tracy R. Hunt**

GD-21-014519—\$4,892.28
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 known as 500 Jacks Run Road, Pittsburgh, PA 15202. Deed Book Volume 9858, Page 166. Block & Lot No. 161-E-87.

46. John T. Cernansky

GD-21-014509—\$9,485.55
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 known as 4470 Lucerne Avenue,

Pittsburgh, PA 15214. Deed Book Volume 15880, Page 199. Block & Lot No. 161-K-238.

56. Carl LaQuatra and Cynthia A. LaQuatra

GD-22-013767—\$84,318.67
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a condominium being known and numbered as 54 Chapel Drive, Pittsburgh, PA 15237. Deed Book Volume 8721, Page 619. Block and Lot Number 517-B-260-G054.

113. Tombri Group, LLC

MG-23-000001—\$1,359,049.68
Daniel R. Tobin, Esq.
724-940-7720

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a commercial building known and numbered as 2125 Babcock Blvd., Pittsburgh, PA 15209, and Tax Parcel Identification Number 219-B-60.

Scott**76. Mandi Ramous, as Believed Heir to the Estate of Catherine Weaver a/k/a Catherine M. Weaver; Mandi Ramous, as Believed Administrator to the Estate of Catherine Weaver a/k/a Catherine M. Weaver; Unknown Heirs of the Estate of Catherine Weaver a/k/a Catherine M. Weaver; Unknown Administrators of the Estate of Catherine Weaver a/k/a Catherine M. Weaver**

GD-19-012415—\$58,794.31
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 2062 Elmbrook Lane, Pittsburgh, PA 15243. Document Number 48959, Deed Book Volume 7689, Page 643. Block and Lot Number 0195-R-00116-0000-00.

South Fayette**14. Christopher Joseph Damico and Angel N. Damico a/k/a Angel N. D'Amico**

MG-19-001185—\$366,699.81
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 1363 Sandstone Drive, McDonald, PA 15057. Deed Book 17056, Page 211. Block and Lot Number 489-A-11.

44. Donna J. Taper

GD-19-015753—\$3,114.14
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Parcel #1: Having erected thereon a two story frame house known as 237 Verner Street, Bridgeville, PA 15017. Deed Book Volume 14137, Page 131. Block & Lot 257-M-11.

Parcel #2: Being thereon vacant residential land known as Verner Street, Bridgeville, PA 15017. Deed Book Volume 15366, Page 523. Block & Lot 257-M-15.

112. Alexander Mamutov and Stefaniia Mamutova

MG-22-000922—\$177,123.19
David B. Bassi, Esq.
Bassi, Vreeland & Associates, P.C.
724-228-7000

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon, a one story ranch dwelling being known and

numbered as 4509 Battle Ridge Road, Oakdale, PA 15071. Deed Book 18682, Page 139. Block and Lot Number 328-J-40.

South Park**2. Diana L. Accettulla**

MG-22-000866—\$150,062.19
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 13 Rosemary Ln., South Park, PA 15129. Deed Book Volume 7130, Page 466. Block and Lot Number 0771-J-00011-0000-00.

96. William Colbert

MG-22-000350—\$127,063.24
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 5812 Broad St., South Park, PA 15129. Deed Book Volume 5861, Page 849. Block and Lot Number 0772-L-00230-0000-00.

Stowe**11. Charles E. Koffler**

MG-22-000662—\$30,714.14
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 902 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 11796, Page 307. Block and Lot Number 73-P-47.

Turtle Creek**65. Mia Mason**

MG-22-001047—\$45,631.42
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 231 Seneca St., Turtle Creek, PA 15145. Deed Book Volume 11179, Page 171. Block and Lot 0374-M-00328-0000-00.

Versailles**81. Allen King and Michelle Rogers, Known Heirs of the Estate of Cynthia King, and The Unknown Heirs, Executors and/or Administrators of the Estate of Cynthia King**

MG-22-000585—\$16,776.66
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a two story brick and veneer house with integral garage known and numbered as 4600 3rd Street, McKeesport, PA 15132. DBV 10528, PG. 291, B/L #555-S-246.

102. Robert J. Horvat and Sharon L. Horvat

MG-22-000384—\$18,807.67
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Versailles: Having erected thereon a dwelling being known and numbered as 608 Center Street, McKeesport, PA 15132. Deed Book Volume 10571, Page 305. Block and Lot Number 0653-A-00074-0000-00.

West Deer**35. Natalie M. Haushalter**

GD-22-013060—\$14,687.65
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 26-28 Oak Street, Russellton, PA 15076. Deed Book 16467, Page 127. Block and Lot Number 1361-M-251.

93. Tracy Herman

GD-22-011477—\$7,741.17
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 465 Bairdford Road, Bairdford, PA 15006. Deed Book 14458, Page 152. Block and Lot Number 1669-K-382.

West Elizabeth**98. Tom Nolder, Jr. a/k/a Thomas Nolder a/k/a Thomas E. Nolder**

MG-22-000217—\$37,654.78
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Elizabeth: Having erected thereon a dwelling being known and numbered as 512 First Street, West Elizabeth, PA 15088. Deed Book Volume 16338, Page 202. Block and Lot 1133-K-00205-0000-00.

West Mifflin**66. Montez M. Elash**

MG-22-000737—\$86,555.19
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4107 Outlook Drive, West Mifflin, PA 15122. Deed Book 17673, Page 446. Block and Lot Number 238-G-82.

78. Kimberly A. Kuesher a/k/a Kimberly Kuesher Black a/k/a Kimberly A. Petruzzi

MG-23-000125—\$145,907.20
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3221 New England Road, West Mifflin, PA 15122. Deed Book Volume 10954, Page 245. Block and Lot Number 0387-M-00097-0000-00.

86. Christopher M. Achtzehn

MG-18-001169—\$87,768.94
Stephen Panik, 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 1809 Omar St., West Mifflin, PA 15122. Deed Book Volume 14025, Page 405. Block and Lot Number 0305-J-00022-0000-00.

West View**39. Joshua Snively**

GD-19-004817—\$8,247.24
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 known as 255 1/2 Martsof Avenue, Pittsburgh,

PA 15229 f/k/a 255 Martsolf Avenue, Pittsburgh, PA 15229. Deed Book Volume 16736, Page 129. Block & Lot No. 280-K-285.

Whitaker

9. Victoria Seiss

MG-23-000061—\$52,735.19
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 217 Mifflin Street, Homestead, PA 15120. Deed Book 13109, Page 294. Block and Lot Number 180-R-18.

White Oak

16. Michael Scott a/k/a Michael E. Scott

GD-21-013602—\$93,209.18
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 2686 Main Street, McKeesport, PA 15131. Deed Book 12461, Page 359. Block and Lot Number 650-G-310.

110. Betty Sharrock a/k/a Betty Ann Sharrock

MG-22-000499—\$69,059.46
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 136 Marietta Drive, McKeesport, PA 15131. Deed Book 12457, Page 251. Block and Lot Number 549-N-223.

Wilkinsburg

30. Vicky L. Dennison

GD-22-008424—\$14,350.61
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 2197 Village Dr., Pittsburgh, PA 15221. Deed Book 17557, Page 390. Block and Lot Number 296-P-205.

31. Anthony A. Lucas, Jacqueline Terry and the United States of America

GD-21-005546—\$6,086.55
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 2030 Boggs Avenue, Pittsburgh, PA 15221. Deed Book 11659, Page 166. Block and Lot Number 297-F-95.

58. Sheri A. Court

GD-22-013355—\$29,836.33
Matthew C. DiMaio, Esq.
Astor Weiss Kaplan & Mandel
215-893-4971

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling house being known and numbered as 841 Holland Avenue, Pittsburgh, PA 15221. Deed Book 16801, Page 275. Block and Lot Number 233-E-314.

Pittsburgh—5th Ward

77. Anthony Palermo, as Believed Heir to the Estate of Daniel A. Palermo; Unknown Heirs to the Estate of Daniel A. Palermo; Unknown Administrators to the Estate of

Daniel A. Palermo; Donna Daniher Palermo, as believed Heir to the Estate of Daniel A. Palermo

GD-22-011668—\$85,724.40
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 5: Having erected thereon a dwelling being known and numbered as 3926 Harry Street, Pittsburgh, PA 15213. Document Number 2020-13182, Deed Book Volume 18028, Page 295. Block and Lot Number 0026-L-00286-0000-00.

Pittsburgh—10th Ward

87. Yolanda D. Hawkins

MG-22-000926—\$83,833.74
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1434 Woodbine Street, Pittsburgh, PA 15201-2010. Deed Book Volume 12775, Page 554. Block and Lot Number 0120-M-00293-0000-00.

Pittsburgh—13th Ward

17. Lela Ledbetter Spigner a/k/a Lela Reed Ledbetter

GD-19-004651—\$83,398.15
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.

Pittsburgh—14th Ward

61. Daniel A. Vitale a/k/a Daniel A. Vitale and the United States of America

MG-20-000355—\$795,329.39
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5321 Wilkins Avenue, Pittsburgh, PA 15217. Deed Book Volume 10805, Page 411. Block and Lot 0052-M-00215-0000-00.

Pittsburgh—17th Ward

59. Carol H. Holt, as Believed Heir and Administrator of the Estate of Jeffrey D. Holt and Unknown Heirs and Administrators of the Estate of Jeffrey D. Holt

MG-22-000899—\$68,623.50
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 17th Ward: Having erected thereon a dwelling being known and numbered as 2602 Quarry Street, Pittsburgh, Pennsylvania 15210. Deed Book Volume 10357, Page 481. Block and Lot Number 0014-H-00109-0000-00.

Pittsburgh—19th Ward

63. Jenetta E. Cunningham

GD-22-012489—\$109,926.14
Joseph A. Sulon, Esq.
Hill Wallack LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Pittsburgh, 19th Ward: Having erected thereon a 2 story dwelling being known and numbered as 1933 Woodward Ave., Pittsburgh, PA 15226. Deed Book 27530, Page 359. Block and Lot Number 62-D-202.

Pittsburgh—21st Ward

64. Melissa Coleman

MG-22-000638—\$88,761.83
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1417 Pennsylvania Ave., Pittsburgh, PA 15233. Deed Book Volume 12736, Page 18. Block and Lot 0022-P-00182-0000-00.

Pittsburgh—27th Ward

34. Takisha Miyares, Known Heir of Celese M. Wells, Deceased

GD-22-015759—\$67,263.03
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, in the 27th Ward of the City of Pittsburgh. Having erected thereon a dwelling being known and numbered as 3963 Brighton Road, Pittsburgh, PA 15212, by Deed Dated April 30, 2003, and Recorded on May 2, 2003, in the Department of Real Estate of Allegheny County at Deed Book Volume 11637, Page 298. Block 114-G, Lot 54.

80. Nile P. Frederick, II, as Believed Heir of the Estate of Alice M. Frederick; Katherine S. Frederick, as Believed Heir of the Estate of Alice M. Frederick; Unknown Heirs of the Estate of Alice M. Frederick; Unknown Administrators of the Estate of Alice M. Frederick

MG-22-000994—\$10,392.89
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 27: Having erected thereon a dwelling being known and numbered as 3939 McClure Avenue, Pittsburgh, PA 15212. Document Number 15486, Deed Book Volume 7575, Page 351. Block and Lot Number 0114-L-00038-0000-00.

104. Justin J. Salinetro

MG-22-000773—\$122,846.95
LOGS Legal Group LLP
610-278-6800

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

being known and numbered as 3846 Wilksboro Avenue, Pittsburgh, PA 15212. Deed Book Volume 17229, Page 274, Block and Lot 0114-J-00040-0000-00.

Pittsburgh—31st Ward

15. Ryan C. Kiss and Tracy L. Rothbauer

MG-21-000253—\$83,064.47
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5397 Ollie Street, Pittsburgh, PA 15207. Deed Book 14685, Page 120. Block and Lot Number 185-M-36.

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

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Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Jun 8, 2023

Jun 9, 16, 23, 2023

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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:

Giglio, Suzanna C., deceased, of Pittsburgh, PA. No. 03742 of 2023. Kiersten L. Lane, Co-Extr. and Denise S. Martin, Co-Extr., PO Box 14723, Pittsburgh, PA 15234.
23-01126w Jun 9, 16, 23, 2023

Guman, Michael R., deceased, of Brentwood, PA. No. 02198 of 2023. Mary Fink, Extr., 4675 Marina Dr., Munhall, PA 15120.
23-01129w Jun 9, 16, 23, 2023

Krivickas, Anthony A. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/5/21. Will #022301239. Charles A. J. Halpin, III, Administrator, The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110.
23-02284 Jun 9, 16, 23, 2023

Murphy, Clarence, deceased, of Natrona Heights, PA. No. 02915 of 2011. Joseph Murphy, Admr., 1126 Third Street, North Versailles, PA 15137 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
23-01128w Jun 9, 16, 23, 2023

Sharlock, Lois Elaine (a/k/a Lois E. Sharlock) - Late of Penn Hills Twp., Allegheny County, PA. D.O.D. 10/29/20. Will #022301811. Charles A. Halpin, III, Administrator, The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110.
23-02285 Jun 9, 16, 23, 2023

Stacey, Harriet P. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/14/17. Will #021801412. Tamara L. Ruggieri, Administratrix, 1531 Alverado Ave., Pittsburgh, PA 15216; Latisha Bernard Schuenemann, Atty., Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610.
23-02287 Jun 9, 16, 23, 2023

Stack, Elizabeth M. - Late of Munhall Borough, Allegheny County, PA. D.O.D. 1/11/17. Will #021706308. Charles A. Halpin, III, Administrator, The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110.
23-02286 Jun 9, 16, 23, 2023

Tallo, Nicholas D., deceased, of Pittsburgh, PA. No. 02791 of 2023. Cheryl Webster, Admr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.
23-02248 Jun 9, 16, 23, 2023

Bordas, Irene O., deceased, of Ben Avon Borough, PA. No. 03900 of 2023. Karen A. Grzywinski, Extr., 104 Windgap Road, Pittsburgh, PA 15237 or to Frank J.

Grzywinski, Esq., Law Office of Frank J. Grzywinski, P.C., 310 Grant Street, Grant Building, Suite 2727, Pittsburgh, PA 15219.
23-02174 Jun 2, 9, 16, 2023

Cowden, Michael D. a/k/a Michael Cowden a/k/a Michael David Cowden, deceased, of Pittsburgh, PA. No. 01283 of 2023. Michael A. Lewis, Extr., 1037 Nimick Ave., Monaca, PA 15061 or to Dennis R. Joyce, Esq., 200 Dinsmore Ave., Ste. 202, Pittsburgh, PA 15205.
23-02171 Jun 2, 9, 16, 2023

Douglass, Kevin James, deceased, of Munhall, PA. No. 03823 of 2023. Tracey Warywoda, Admr., 2756 4th Street, Monroeville, PA 15146 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
23-02152 Jun 2, 9, 16, 2023

Fiore, Jocelyn, deceased, of Pittsburgh, PA. No. 03993 of 2023. Joseph S. Spochacz, Admr., 210 Vineland Street, Pittsburgh, PA 15234 or to Karen E. Bononi, Esq., CFWW LLC, 2605 Nicholson Rd., Suite 2201, Sewickley, PA 15143.
23-01074w Jun 2, 9, 16, 2023

Groskopf, Richard Edwin a/k/a Richard E. Groskopf a/k/a Richard Groskopf, deceased, of Pittsburgh, PA. No. 03785 of 2023. Nancy Groskopf, Admr., 62 Heritage Hill Road, Apartment A, New Canaan, CT 06840 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
23-02173 Jun 2, 9, 16, 2023

Heintz, John J., deceased, of Ross Township, PA. No. 02831 of 2023. Jean A. Drozda, Extr., 1105 Center Avenue, Pittsburgh, PA 15229 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.
23-01075w Jun 2, 9, 16, 2023

Kavadas, Mark, deceased, of Monroeville, PA. No. 02887 of 2023. Annamaria Loris, Admr., 1332 Foxboro Drive, Monroeville, PA 15146 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.
23-01077w Jun 2, 9, 16, 2023

Knapp, Louis J. a/k/a Louis Knapp, deceased, of Plum Borough, PA. No. 03153 of 2023. Linda L. DeMarco, Extr., 301 Browntown Road, New Kensington, PA 15068 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
23-02170 Jun 2, 9, 16, 2023

McGuire, James, deceased, of Pittsburgh, PA. No. 03827 of 2023. James C. McGuire, Extr., 471 Lowries Run Road, Pittsburgh, PA 15237 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.
23-01076w Jun 2, 9, 16, 2023

Pilusio, Victoria a/k/a Victoria Chevallier, deceased, of Pittsburgh, PA. No. 2830 of 2023. Nancy Weyand, Extr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.
23-02169 Jun 2, 9, 16, 2023

Pluebell, Bert Dunlap a/k/a Bert D. Pluebell, deceased, of Pitcairn, PA. No. 03778 of 2023. Doris Pluebell, Admr., c/o Joshua F. Hall, Esq., Sebring & Associates, 339 Old Haymaker Road, Suite 1101, Parkway Bldg., Monroeville, PA 15146.
23-02155 Jun 2, 9, 16, 2023

Saunders, Charles A., deceased, of Pittsburgh, PA. No. 02341 of 2023. Cheryl Saunders, Extr., 339 Maple Terrace, Pittsburgh, PA 15211.
23-01032w Jun 2, 9, 16, 2023

Schwartzmiller, Jessie Marie, deceased, of Collier Township, PA. No. 03624 of 2023. Donna Jean Lamb, Extr., c/o L. Dawn Haber, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317.
23-02153 Jun 2, 9, 16, 2023

Thomas, Beryl I., deceased, of Glenshaw, PA. No. 03698 of 2023. H. William Thomas, Jr., Extr., 2500 E. Las Olas Blvd., Apt. 801, Ft. Lauderdale, FL 33301 or to William E. Goehring, Esq., 1207 Beechwood Blvd., Pittsburgh, PA 15206.
23-02172 Jun 2, 9, 16, 2023

Watson, Margaret H. a/k/a Margaret Hewitt Watson, deceased, of Bridgeville, PA. No. 03682 of 2023. Linda Hewitt, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.
23-02157 Jun 2, 9, 16, 2023

Yots, Suzanne, deceased, of Penn Hills, PA. No. 3019 of 2023. Mary E. Shipman, Admr., 2451 Woodstock Ave., Pittsburgh, PA 15218 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
23-02154 Jun 2, 9, 16, 2023

Banks, Ranae Eva a/k/a Ranae E. Banks, deceased, of Wilkensburg, PA. No. 07622 of 2022. Apryle L. Banks, Admr., 112-114 East

Walnut St., Apt. #46, Lancaster, PA 17602 or to Bernard M. Tully, Esq., 310 Grant Street, 3201 Grant Building, Pittsburgh, PA 15219.
23-02043 May 26; Jun 2, 9, 2023

Brown, Michael A., deceased, of Edgewood, PA. No. 03492 of 2023. Suzanne Atkinson, Extr., 1130 East End Avenue, Pittsburgh, PA 15218 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
23-02035 May 26; Jun 2, 9, 2023

Cervone-Kostyal, Carole, deceased, of Pittsburgh, PA. No. 06711 of 2022. Cynthia Cuccuini, Extr., 5 Forest Hill Dr., Cherry Hill, NJ 08003.
23-01034w May 26; Jun 2, 9, 2023

Ciccione, Antonio, deceased, of Shaler Twp., PA. No. 3646 of 2023. Antonio M. C. Battista, Extr., 593 Thompson Run Rd., Pittsburgh, PA 15237 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044.
23-02036 May 26; Jun 2, 9, 2023

Conley, Jay R., deceased, of Pittsburgh, PA. No. 03849 of 2023. Michael Hunter, Extr., 102 Penfield Place, Pittsburgh, PA 15208 or to William F. Barker, Esq., 103 Maple Ave., Pittsburgh, PA 15218.
23-01039w May 26; Jun 2, 9, 2023



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Gray, Grace D., deceased, of Scott Township, PA. No. 3547 of 2023. Edward Albert Gray, III, Co-Admr. and Barbara Grace Gray, Co-Admr., c/o David A. Lovejoy, Esq., Swartz Lovejoy & Associates, 3221 Greenwald Road, Bethel Park, PA 15102.

23-02042 May 26; Jun 2, 9, 2023

Koziol, Anthony F., deceased, of McCandless, PA. No. 00682 of 2023. Lisa Richardson, Admr., 221 Sandle Avenue E, Pittsburgh, PA 15237 or to Christopher L. Harkins Jr., Esq., Harkins Elder Law, 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.

23-01035w May 26; Jun 2, 9, 2023

Lewis, Ruth L. a/k/a Ruth Louise Lewis, deceased, of Pittsburgh, PA. No. 02109 of 2023. Steven A. Lewis, Extr., 121 Aber Drive, Jefferson Hills, PA 15025 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-01038w May 26; Jun 2, 9, 2023

Lusnak, Mike F., deceased, of Verona, PA. No. 03379 of 2023. Barbara A. Lusnak, Extr., 6757 Leechburg Rd., Verona, PA 15147 or to Chris A. George, Esq., 12570 Perry Highway, Wexford, PA 15090.

23-02044 May 26; Jun 2, 9, 2023

Martin, Reed F., deceased, of Plum Borough, PA. No. 03518 of 2023. Dana McCutcheon, Extr., 1551 Alaqua Drive, Sewickley, PA 15143 or to Neal R. Cramer, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., Fl. 1, Pittsburgh, PA 15222.

23-02038 May 26; Jun 2, 9, 2023

Rausch, Lillian H., deceased, of Pittsburgh, PA. No. 03262 of 2023. Joan R. Tomlinson, Extr., 2802 Houston St., Pittsburgh, PA 15212.

23-02045 May 26; Jun 2, 9, 2023

Sapet, Lora M. a/k/a Lora Mae Sapet, deceased, of North Braddock, PA. No. 03108 of 2023. Janet Maloney, Extr., 3101 Orris Road, North Versailles, PA 15137 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

23-02037 May 26; Jun 2, 9, 2023

Tarr, Patricia Ann a/k/a Patricia Ann Blenner-Coleman, deceased, of Pine Township, PA. No. 03809 of 2023. Donald B. Coleman, Admr., 8106 Cherry Laurel Drive, Liberty Twp., OH 45044 or to David W. Tyree, Esq., David W. Tyree, PC, 3371 Babcock Blvd., Pittsburgh, PA 15237.

23-01037w May 26; Jun 2, 9, 2023

Toth, Betty J. a/k/a Elizabeth J. Toth a/k/a Betty Joyce Toth, deceased, of Bridgeville, PA. No. 03478 of 2023. Susan Toth, Extr., 518 Jeana Lane, Bridgeville, PA 15017 or to Jeffrey P. Derrico, Esq., 60 East Beau Street, Washington, PA 15301.

23-02041 May 26; Jun 2, 9, 2023

Williams, Marjorie, deceased, of Pittsburgh, PA. No. 4891 of 2022. Lawrence Collins, Admr., 420 N. Fairmount, Pittsburgh, PA 15206.

23-02143 May 26; Jun 2, 9, 2023

Articles of Incorporation Nonprofit Corporation

Brian Baxter, Esq., 9817 Presidential Drive, Apt. 104, Allison Park, PA 15101. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on June 2, 2023, with respect to a nonprofit corporation, Rotary Club of Fox Chapel Area, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-01130w Jun 9, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-006076. In re: Petition of Austin Collin Weinstein, for change of name to Austin Collin Collins. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, June 30, 2023, 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. D. Scott Lautner, 68 Old Clairton Rd., Pittsburgh, PA 15236, Ph: 412-650-8820, Attorney for Petitioner.

23-01121w Jun 9, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-005460. In re: Petition of Christopher W. Scalise, parent(s) and Legal guardian(s) of Anna Leigh Scalise for change of name to Asher Lee Scalise. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, June 29, 2023, 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.

23-01125w Jun 9, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-005518. In re: Petition of Prasanth Kumar Mannaplavu, parent(s) and Legal guardian(s) of Gourisree Prasanth Rejia for change of name to Gourisree Prasanth. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, July 6, 2023, 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.

23-01127w Jun 9, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-002716. In re: Petition of T'ru Si Al Ma Chu Nqua Bey, for change of name to Johnson Marc Anthony. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, June 30, 2023, 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.

23-02233 Jun 9, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-002500. In re: Petition of Stefani Marie Williams, for change of name to Estefania Marie Williams. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, June 23, 2023, 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.

23-02238 Jun 9, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-006036. In re: Petition of Victoria Catherine Doan, for change of name to Tori Minh Quach. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, June 29, 2023, 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.

23-02249 Jun 9, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-005680. In re: Petition of Boris Georgiev Georgiev, for change of name to Boris Georgiev. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, June 29, 2023, 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.

23-02250 Jun 9, 2023

Intent to Withdraw Foreign Business Corporation

Notice is hereby given that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, MPS Engineering & Construction Inc., a corporation incorporated under the laws of the State of Delaware with principal office at 17021 Aldine Westfield Rd., Houston, TX 77073-5101, and having a Commercial Registered officer provider and county of venue as follows: C T Corporation System, Allegheny County which on 12/20/1999 was registered to transact business in the Commonwealth, intends to file a Statement of Withdrawal with the Department of State.

23-02247 Jun 9, 2023

Notice

Hattie A. Sims, deceased, of Coraopolis, No. 4083 of 2023. On June 2, 2023, Cheryl Rae Thomas filed Petition to Determine Title to 621 6th Avenue, Coraopolis, PA 15108. Peter B. Lewis, N.L.S., 928 Penn Ave., Pittsburgh, PA 15222, Counsel.

23-02235 Jun 9, 16, 23, 2023

Notice of Trust

Notice is hereby given that Edward J. Cebulski, Jr. and Judy A. Bentz are the Co-Trustees of the Edward J. Cebulski and Jean E. Cebulski Family Trust. All persons indebted to Edward J. Cebulski and Jean E. Cebulski are requested to make payment and all those having claims against Edward J. Cebulski and Jean E. Cebulski are directed to present the same without delay to:

Edward J. Cebulski, Jr., Co-Trustee, 3010 Humbolt Place, Valencia, PA 16059

or to

Judy A. Bentz, Co-Trustee, 508 Jefferson Street, Pittsburgh, PA 15237

or to

Patrick F. Lawlor, Esquire, 979 Perry Highway, Pittsburgh, PA 15237

23-02262 Jun 9, 16, 23, 2023

Notice

Court of Common Pleas, Allegheny County, PA, Orphans Court Division, Estate of Dorothy Hill, deceased, No. 02-23-3230. Notice: Petition filed April 28, 2023 by Roderick Hill to terminate interests of heirs

and devisees of Dorothy Hill in real estate at 524 Roberts St., Pittsburgh (3rd Ward), PA, 15219 (Parcel No. 2-D-17) and to determine that fee simple title be in Roderick Hill. If no exceptions are filed within 30 days of date of this Notice, Roderick Hill will seek an Order adjudging title to be in him. Daniel L. Haller, Esq., Neighborhood Legal Srvc., 928 Penn Ave., Pittsburgh, PA 15222, (412) 586-6151.

23-02184 Jun 2, 9, 16, 2023

Notice of Trust

RE: Mary Lou Ferketic Family Trust

Notice is hereby given that James Ferketic is the Trustee of the above-named Trust. All persons indebted to Mary Lou Ferketic are requested to make payment and all those having claims against Mary Lou Ferketic are directed to present the same without delay to:

James Ferketic, Trustee
2906 Ponderosa Drive
Allison Park, PA 15101

Or to:

David C. Moran, Esquire
Moran & Moran, P.C.
2500 Brooktree Road, Suite 203
Wexford, PA 15090

23-02039 May 26; Jun 2, 9, 2023

Notice of Lawsuit

To: P&M Asphalt Paving & Sealcoating LLC, a Pennsylvania limited liability company.

You are hereby notified that Plaintiff, Hotel Richland, Inc. a Pennsylvania Business Corporation, has filed a Complaint in the Court of Common Pleas of Allegheny County, Pennsylvania, on March 10, 2023, endorsed with a Notice to Defend, against you P&M Asphalt Paving & Sealcoating LLC, a Pennsylvania limited liability company.

The caption of the Lawsuit and the names of the parties are: Hotel Richland, Inc. a Pennsylvania Business Corporation, Plaintiff v. Michael Reno a/k/a Michael F. Reno a/k/a Michael Frisco Reno, an individual; All Pro Contracting, a Sole Proprietorship d/b/a All Pro Roofing & Paving; and P&M Asphalt Paving & Sealcoating LLC, a Pennsylvania limited liability company, Defendants.

The Case No. is GD-23-3332.

The nature of this action stems from a breach of contract, breach of warranties, unjust enrichment, and fraud related to defective repaving of the parking lot in December of 2021 at 5370 William Flynn Hwy., Gibsonia, Allegheny County, Pennsylvania 15044.

Plaintiff's Attorney: Slade R. Miller, Esq. and Beata I. Gray, Esq., Miller & Miller Attorneys At Law, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

Notice To Defend

You Have Been Sued In Court. If you wish to defend against the claims set forth in the following pages, you must take action within Twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO

PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Allegheny County Bar Association
4th Floor, Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
<https://www.getapittsburghlawyer.com>
23-02209 Jun 9, 2023

ORPHANS' COURT

Letters

(Continued from Page 1, Column 3)

Susanne Huppenthal, deceased; Emily S. Huppenthal, Admr.; Atty: David W. Tyree; 03594 of 2023.

Mary Holly Seng, deceased; Robert Seng, Admr.; Atty: David W. Tyree; 03595 of 2023.

Robert T. Legas, deceased; Henry J. Legas, Admr.; Atty: Mary Margaret Isabella; 03597 of 2023.

Stanford Hainesworth, deceased; Karen D. Hainesworth, Admr.; Atty: Michael J. Girardi; 03598 of 2023.

Sarah M. Santucci, deceased; Kelton Merrill Burgess, Admr.; Atty: Kelton Merrill Burgess; 01757 of 2017.

Donald W. Perman, deceased; Daniel J. Perman, Admr.; Atty: Chelsea K. Dice; 05778 of 2021.

Patricia Lynn Milholland, deceased; Laura E. Milholland, Admr.; Atty: Claire Johnson Saenz; 03601 of 2023.

Seema Purohit, deceased; Avinash Purohit, Admr.; Atty: Dale P. Frayer; 03604 of 2023.

Thomas Washington, Sr., deceased; Dominique Washington, Co-Admr., Thomas Washington, Jr., Co-Admr.; Atty: Michele P. Conti; 03605 of 2023.

Rosemary Washington, deceased; Dominique Washington, Co-Admr., Thomas Washington, Jr., Co-Admr.; Atty: Michele P. Conti; 03606 of 2023.

Regis Clinton Rose, deceased; Regis Rose, Co-Admr., Kimberly Rose, Co-Admr.; 03614 of 2023.

Louis J. Fischer, deceased; Deborah Liotus, Admr.; Atty: Deborah Liotus; 03618 of 2023.

Maureen E. Fay, deceased; Carol A. Freiland, Admr.; Atty: Joseph V. Luvara; 03619 of 2023.

Roberta M. Klimovich, deceased; Admr: William P. Klimovich, Extr.; Atty: Kevin F. Israel; 03620 of 2023.

Kenneth Paul Rubel, deceased; Kenneth M. Rubel, Admr.; 03621 of 2023.

Nancy Jean Epler, deceased; Deborah J. Saccamango, Admr.; Atty: Theodore M. Trbovich; 03622 of 2023.

Roy L. Noey, deceased; Sandra Jean Krakker, Co-Admr., Lee Ann Beyer, Co-Admr.; Atty: Jennifer M. Merx; 03629 of 2023.

Alvin W. Allison, Sr., deceased; Alvin W. Allison, Jr., Admr.; Atty: Timothy J. Kidd; 02139 of 2023.

Judith A. Haines, deceased; Jason Haines, Admr.; Atty: James R. Antoniono; 03643 of 2023.

John F. Lavelle, deceased; Doris J. Lavelle, Admr.; Atty: Amy R. Schrempf; 03644 of 2023.

Benjamin B. Cutler, deceased; Sarah L. Jones, Admr.; Atty: Michael A. Nahas; 03647 of 2023.

Matthew Williams, deceased; Santana Williams, Admr.; Atty: Philip C. Chapman; 03648 of 2023.

James Joseph Grande, deceased; Frank V. Grande, Admr.; Atty: Scott E. Kasbee; 03649 of 2023.

David Wayne Voshall, deceased; Arthur E. Voshall, Admr.; Atty: William G. Ball; 03654 of 2023.

James Steele Yount, Jr., deceased; Rebecca Elizabeth Yount McKenzie, Admr.; Atty: Andrew C. Goodermode; 03655 of 2023.

Sonja Fuget, deceased; Christopher Fuget, Admr.; 03657 of 2023.

Martha Petriga, deceased; Myra Aronson, Admr.; Atty: James R. Mall; 08648 of 2021.

Joseph L. Duncan, deceased; William J. Duncan, Admr.; Atty: Christine M. Long; 03499 of 2023.

Justin K. Pass, deceased; Bryan K. Pass, Admr.; 03676 of 2023.

Florence L. Ramsey, deceased; David E. Ramsey, Admr.; Atty: Daniel F. Bekavac, Jr.; 03680 of 2023.

Margaret W. Baker, deceased; Amanda McBride, Admr.; Atty: Brian F. Levine; 03681 of 2023.

Eric Hoffman, deceased; Michelle Hoffman, Admr.; Atty: Matthew A. Fiscus; 03692 of 2023.

Robert O. Garvin, II, deceased; Marcella H. Garvin, Admr.; Atty: Matthew A. Fiscus; 03693 of 2023.

Need a lifeline?

Everyone faces difficulties in life.

The Allegheny County Bar Foundation Lawyers' Fund provides confidential financial assistance to attorneys and/or their family members in need. The Lawyers' Fund can help attorneys recovering from personal tragedies or facing challenges such as house fires, excessive medical bills, addiction treatments and more.

To make a confidential Lawyers' Fund request, contact ACBA Executive Director David A. Blaner at dblaner@acba.org or 412-402-6601.

For more information visit www.acbf.org/Lawyers-Fund.



**NOTICE TO THE MEMBERS OF THE BAR ASSOCIATION
ACBA BOARD OF GOVERNORS AMENDS BAR ASSOCIATION BY-LAWS**

On Tuesday, June 6, 2023, the Board of Governors at its monthly meeting voted to amend the Bar Association By-Laws. A quorum of members of the Board was present for the Board Meeting. The vote of those present at the meeting to amend the By-Laws was unanimous.

In accordance with Article 21 of the ACBA By-Laws, the Board can amend the By-Laws by a vote of 2/3 of the members of the Board of Governors present and voting at any meeting in connection with which a quorum is present; provided that the results of the such vote shall be published in *the Pittsburgh Legal Journal* within ten (10) days of the aforesaid vote to amend, accompanied by a notice to members that the By-Laws, as amended, shall become effective within twenty (20) days of the date of such publication unless a petition is filed with the Association signed by fifty (50) active members in good standing requesting a vote of the membership on the subject amendment(s), or particular portion(s) thereof. Upon receipt of such petition, the matter shall be placed before the membership for a vote at the next annual meeting of the membership or at a meeting specially convened for that purpose.

Notice is hereby given that the By-Laws, as amended, shall become effective on Thursday, June 27, 2023, unless a petition is filed with the Association as herein above set forth.

The following are the proposed amendments. The new language is underlined and shown in **bold** type and removed language is stricken out. A full and complete copy of the Bar Association By-Laws is available on the web site at www.ACBA.org under the "About" tab.

David A. Blaner, ACBA Executive Director

BY-LAWS OF THE ALLEGHENY COUNTY BAR ASSOCIATION

Section 1.3 DEFINITIONS

Division Board Member: The Chair or, if the Chair is already a member of the Board of Governors, the Chair-Elect of the Homer S. Brown Division during the year immediately following the Chair's election, the Chair or, if the Chair is already a member of the Board of Governors, the Chair-Elect of the Women in the Law Division during the year immediately following the Chair's election, the Chair and the Chair-Elect of the Young Lawyers Division during the year immediately following their elections, and the most recent Past-Chair of the Young Lawyers Division.

Ex Officio Board Member: The President Judge of the Allegheny County Court of Common Pleas, the Chief Judge of the United States District Court for the Western District of Pennsylvania, and the current Pennsylvania Bar Association Zone 12 Governor to the Pennsylvania Bar Association (PBA) House of Delegates.

Section 8.1. BOARD MEMBERSHIP

The Board of Governors shall consist of fifteen (15) elected Governors, five (5) of whom shall be elected each year for a three-year term from the Active Membership at the annual election of the Association, and shall be eligible for re-election for a consecutive second three-year term, together with the following: the President, the President-Elect, the Immediate Past-President, the Secretary, the Treasurer, ~~the Chair or, if the Chair is already a member of the Board of Governors, the Chair-Elect of the Homer S. Brown Division during the year immediately following the Chair's election, the Chair or, if the Chair is already a member of the Board of Governors, the Chair-Elect of the Women in the Law Division during the year immediately following the Chair's election, the Chair and the Chair-Elect of the Young Lawyers Division during the year immediately following their elections, and the most recent Past-Chair of the Young Lawyers Division.~~ five (5) **Division Board Members** and three (3) **Ex Officio Board Members**, which shall be voting positions. ~~including the President Judge of the Allegheny County Court of Common Pleas, the Chief Judge of the United States District Court for the Western District of Pennsylvania,~~

and the current Pennsylvania Bar Association Zone 12 Governor to the Pennsylvania Bar Association (PBA) House of Delegates.

Section 8.5. MEETINGS.

- (a) The Board of Governors shall meet monthly at least quarterly at a date, time, and place within or without the Commonwealth of Pennsylvania, as determined from time to time by the Board of Governors unless the meeting is canceled by the President of the Bar Association. The President may call for additional Board of Governors meetings, provided that notice is given to the Board Members prior to the meeting. Unless otherwise provided in these By-Laws, Robert's Rules of Order, as updated from time to time, shall govern the conduct of business at all meetings.
- (b) At all meetings, the Board of Governors shall provide for electronic meetings through the use of technology that permits Board Members and other individuals invited to participate to have simultaneous aural communication, as if they were physically present in the room.
- (c) All Board Members shall be expected to attend all meetings. The Secretary will record absences in the minutes of the meeting. The Secretary shall maintain an attendance record for each meeting.
- (d) If a Board Member anticipates that they will not be able to attend a meeting, the Board Member shall provide advance written notice of absence to the Secretary at least twenty-four (24) hours prior to the meeting ("Requisite Notice"). If a Board Member is a Division Board Member, that Member may send a Division representative to participate in the Meeting in their absence, provided they give Requisite Notice.
- (e) If a Board Member does not provide Requisite Notice, then the Secretary shall mark the Board Member as not having provided Requisite Notice for that meeting.
- (f) If a Board Member, other than an Ex Officio Board Member, has two (2) absences without Requisite Notice, the Secretary shall notify the Board Member. After the Secretary provides such notification, if the Board Member has one (1) additional absence without Requisite Notice, then the Board may, by majority vote, remove the Board Member from the Board of Governors.

The Board Member being considered for removal shall be permitted to appear before the Board of Governors to address their lack of attendance.
- (g) If a Board Member, other than an Ex Officio Member, has three (3) consecutive absences without Requisite Notice, the President may request the Board to reevaluate the Board Member's continued participation with the Board of Governors. After such reevaluation, the Board may, by majority vote, remove the Board Member from the Board of Governors.

The Board Member being considered for removal shall be permitted to appear before the Board of Governors to address their lack of attendance.
- (h) If any Board Member misses nine (9) meetings during their term on the Board of Governors with or without Requisite Notice, the President may request the Board to reevaluate the Board Member's continued participation with the Board of Governors. After such reevaluation, the Board may, by majority vote, remove the Board Member from the Board of Governors.

The Board Member being considered for removal shall be permitted to appear before the Board of Governors to address their lack of attendance.
- (i) In addition to attending monthly Board of Governor Meetings, the Members of the Board shall attend ACBA Board dinners, receptions, Committee, Division and Section events and activities during their term of office.

Section 8.7 CONFLICTS OF INTEREST

~~Any member of the Board of Governors and the Executive Director, or any Deputy Director or Assistant Director, shall disclose any relationship which such person may have with any person, corporation, or other entity with whom or with which the Association proposes to enter into any contract or other transaction which will or may result in his or her financial gain or personal advantage. Such persons shall abstain from voting upon the execution of the proposed contract or other transaction. If any member of the Board of Governors shall fail to make such disclosure before the Association enters into such contract or transaction, the Board of Governors may demand such member's resignation from the Board of Governors.~~

A contract or other transaction between the Association and any member of its Board of Governors, its Executive Director, its Deputy Director or its Assistant Director (hereinafter in this Section 8.7 referred to as "Interested Parties"), or between the Association and any other corporation, partnership, joint venture, trust or other association in which any member of the Association's Interested Parties are governors or officers of the other association or have a financial or other interest, and are therefore considered "interested directors" is not void or voidable solely for that reason, or solely because any Interested Parties of the Association are present at or participate in the meeting of the Board of Governors that authorizes the contract or transaction, or solely because the vote of the Interested Parties is counted for that purpose, if:

(1) the material facts to the relationship or interest and as to the contract or transaction are disclosed or are known to the Board of Governors and the Board of Governors authorizes the contract or transaction by the affirmative vote of a majority of the disinterested members of the Board of Governors, even though the disinterested members of the Board of Governors are less than a quorum;

(2) the material facts as to the relationship or interest or transaction are disclosed or are known to the Board of Governors entitled to vote thereon, if any, and the contract or transaction is specifically approved in good faith by a vote of those Board of Governors;

(3) the contract or transaction is fair as to the Association as of the time it is authorized, approved or ratified by the Board of Governors;

(4) the contract or transaction is between the Association and an association that is not wholly owned or controlled by the Association and the person who is a member of the Interested Parties is also a governor or officer of the other association, if:

(i) one of the conditions herein above in subsections (1), (2) or (3) to this Section 8.7 are satisfied; or (where both (ii) and (iii) must apply)

(ii) the Interested Parties do not participate personally and substantially in negotiating the transaction for either the Association or the other association; and

(iii) if the transaction is approved by the Board of Governors or governors of either association, the person that is a member of the Board of Governors of each association does not cast a vote that would be necessary at a meeting to approve the transaction on behalf of either the Association or the other association; or

(5) the contract or transaction is between the Association and an association that is wholly owned or controlled by the Association and the person who is also one of the Interested Parties is also a governor or officer of the other association and subsections (1), (2) or (3) to this Section 8.7 are satisfied.

Interested members of the Board of Governors may be counted when present at meetings of the Board of Directors or of such committee of the Board of Governors considering a contract or transaction for the purpose of determining the existence of quorum.

Notwithstanding the foregoing, the Corporation and the Interested Parties shall comply with any separate conflict of interest policy which has been adopted by the Association.

Notwithstanding the foregoing, the following shall also apply. A member of the Board of Governors shall abstain from voting upon the execution of the proposed contract or other transaction as described in this Section 8.7 which will or may result in his or her financial gain or personal advantage. If any member of the Board of Governors shall fail to make such disclosure as described in this Section 8.7 before the Association enters into such contract or transaction, the Board of Governors may demand such member's resignation from the Board of Governors. The Association and the Interested Parties shall comply with any separate conflict of interest policy which has been adopted by the Association.

Section 9.1. LIMITATION OF LIABILITY OF MEMBERS OF THE BOARD OF GOVERNORS OR OFFICERS

A member of the Board of Governors or officers of the Association, as such, shall not be personally liable for monetary damages for any action taken, or any failure to take any action, unless he or she has both:

- (a) breached or failed to perform the duties of his or her office under ~~Subchapter B of Chapter 57 of the Pennsylvania Nonprofit Corporation Law of 1988, 15 Pa.C.S. §§5741- 5747; and,~~
- (b) the breach or failure to perform constituting self-dealing, willful misconduct, or recklessness.

The foregoing exemption from liability shall be retroactive to the fullest extent permitted by law. This exemption from liability shall not apply to the responsibility or liability of a member of the Board of Governors or officer of the Association pursuant to any criminal statute or the liability of a member of the Board of Governors or officer of the Association for the payment of taxes pursuant to federal, state, or local law. Any repeal or modification of this sub-section shall be prospective only, and shall not adversely affect any limitation on the personal liability of a member of the Board of Governors or officer of the Association existing at the time of such repeal or modification.

Recklessness, as defined in the laws of the Commonwealth of Pennsylvania, means a conscious disregard of substantial and unjustifiable risk and consideration of circumstances actually known to a member of the Board of Governors or officer of the Association making a decision on behalf of the Association. In order to be considered reckless, the conscious disregard in said decision-making must involve a gross deviation from the standard of conduct that a reasonable person would observe in the member of the Board of Governors or officer of the Association situation.

Section 9.2. INDEMNIFICATION OF MEMBERS OF THE BOARD OF GOVERNORS, OFFICERS, ~~AND OTHER~~ INDEMNIFIED REPRESENTATIVES

(a) To the fullest extent possible under ~~Subchapter D of Chapter 57 of the Pennsylvania Nonprofit Corporation Law of 1988, 15 Pa.C.S. §§5741- 5750,~~ the Association shall indemnify members of the Board of Governors, officers of the Association, employees of the Association and agents of the Association (hereinafter referred to in this Article 9 as an "Indemnified Representative") against any Liability incurred in connection with any proceeding in which the Indemnified Representative may be involved as a party or otherwise, by reason of the fact that such person is or was serving in an Indemnified Capacity, including without limitation, Liabilities resulting from any actual or alleged breach or neglect of duty, error, statement, misstatement or misleading statement, negligence, gross negligence, or act giving rise to strict or products liability, except where such indemnification is expressly prohibited by applicable law, or where the conduct of the Indemnified Representative has been determined to constitute willful misconduct or recklessness within the meaning of 15 Pa.C.S. § 5746(b) or any superseding provision of the law, sufficient in the circumstances to bar indemnification against Liabilities arising from the conduct.

Section 9.4. DENIAL OF RIGHT TO INDEMNIFICATION.

Indemnification, under Section 9.3 ~~9.2~~ of the By-Laws, shall be made by the Association unless a determination is reasonably and promptly made that indemnification of an Indemnified Representative is not proper in the circumstances because of grounds for denying indemnification under this Article or under applicable law. Such determination may be made only by the Board of Governors by a majority vote of a quorum consisting of members of the Board of Governors who were not parties to the Proceeding.

Section 9.5. EXPENSES.

Expenses (including attorneys' fees) incurred in defending any Proceeding referred to in Section ~~9.3~~ **9.2** of the By-Laws may be paid by the Association in advance of the final disposition of the Proceeding upon receipt of an undertaking by or on behalf of the Indemnified Representative to repay the amount if it is ultimately determined that he or she is not entitled to be indemnified by the Association as authorized in this Article or otherwise. Notwithstanding any other provision of this Article, to the extent that an Indemnified Representative has been successful on the merits or otherwise in defense of any Proceeding referred to in Section ~~9.3~~ **9.2** of the By-Laws, or in defense of any claim, issue or matter therein, he or she shall be indemnified against Liabilities actually and reasonably incurred by the Indemnified Representatives in connection therewith. The Association shall also make such other indemnifications as shall be required by statute.

Section 9.8. DISCHARGE OF DUTY

An Indemnified Representative shall be deemed to have discharged his or her duty to the Association if he or she **acted in good faith, in a manner that such person reasonably believed to be in, or not opposed to, the best interests of the Corporation and, with respect to any criminal proceeding, had no reasonable cause to believe that such person's conduct was illegal. Additionally, to the extent not inconsistent with the Pennsylvania Nonprofit Corporation Law of 1988, an Indemnified Representative** relied in good faith on information, opinions, reports or statements, including financial statements and other financial data, in each case prepared or presented by any of the following:

- (a) one or more officers or employees of the Association whom such Indemnified Representative reasonably believes to be reliable and competent with respect to the matters presented;
- (b) counsel, public accountants, or other persons as to matters which the Indemnified Representative reasonably believes to be within the professional or expert competence of such person; or
- (c) a committee of the Board of Governors on which he or she does not serve, duly designated in accordance with law, as to matters within its designated authority, which committee he or she reasonably believes to merit confidence.

Section 9.10. SCOPE OF ARTICLE

The indemnification and advancement of expenses of Indemnified Representatives, as authorized by this Article and by ~~Sub chapter D of Chapter 57 of the Pennsylvania Nonprofit Corporation Law of 1988, 15 Pa.CS. §§5741-5750,~~ shall not be deemed exclusive of any other rights to which those seeking indemnification or advancement of expenses may be entitled under any statute, agreement, vote of members of the Association or disinterested members of the Board of Governors or otherwise, both as to action in an official capacity and as to action in any other capacity. The indemnification and advancement of expenses provided by or granted pursuant to this Article shall continue as to a person who has ceased to be an Indemnified Representative and shall inure to the benefit of the heirs and personal representatives of that person. **A right to indemnification or to advancement of expenses arising under a provision of the Articles of Incorporation or By-laws may not be eliminated or impaired by an amendment to or repeal of the provision after the occurrence of an act that is the subject of the threatened, pending or completed action or proceeding, whether civil, criminal, administrative or investigative, for which indemnification**

or advancement of expenses is sought, unless the provision in effect at the time of the act explicitly authorizes the elimination or impairment after an act has occurred.

Section 10.1. CREATION OF COMMITTEES

The Association shall have the following standing committees: Amicus Curiae Brief Committee, (Article 11), Audit Committee, (Article 12), Finance Committee, (Article 13), Judiciary Committee, (Article 14), Membership Committee, (Article 15), Nominating Committee (Article 6), Professional Ethics Committee (Article 16) Access to Justice Committee (Article 17), and Unauthorized Practice of Law Committee (Article 18). In addition, it shall have such other standing and special committees as the Association or its Board of Governors may create from time to time. The duties and responsibilities of standing committees provided for in these By-Laws shall be as set forth in these By-Laws or in any amendments thereto. The duties and responsibilities of other standing and special committees shall be as set forth in the resolutions creating them and, in any amendment, thereof subsequently adopted by either the Association or its Board of Governors. Assignments to and projects of standing and special committees shall be made by the President. **Any committee of the Association shall be subject to the limitations as set forth in the Pennsylvania Nonprofit Corporation Law of 1988.**

Section 12.6. INDEMNIFICATION

To the fullest extent of the law and pursuant to Article 9 of the ~~Allegheny County Bar~~ Association's By-Laws, **Indemnified Representatives, as defined in Article 9 shall include, for purposes of this Article 12,** ~~the Association shall indemnify the members of the Audit Committee, ("Indemnified Representatives")~~ as of right against any actual or threatened civil, criminal, administrative action, suit or proceeding arising out of their service on the Audit Committee. Members of the Audit Committee shall be deemed to have discharged their duties if they relied in good faith on information, opinions, reports, or statements, including financial statements and other financial data prepared or presented by (a) officers or employees of the Association whom the ~~Indemnified Representative~~ **members of the Audit Committee** reasonably believes to be reliable and competent in the matters presented; or (b) counsel, certified public accountants or other persons whom the ~~Indemnified Representative~~ **members of the Audit Committee** reasonably believes to be reliable and competent as to the matters presented; or (c) another duly designated committee of the Board of Governors on which the member **of the Audit Committee** does not serve as to matters within its designated authority, which the member **of the Audit Committee** reasonably believes to merit confidence.