

# The Pittsburgh Legal Journal

FRIDAY  
SEPTEMBER 8, 2023  
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The official newspaper for the publication of all public notices in Allegheny County

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Citizens Bank N.A.** vs Moore Robert E.; MG-23-000795; Mortgage Foreclosure; Complaint; Atty(s): Graham Christine L, Gairo Margaret, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Foley Joseph I.

**PNC Bank National Association** vs Hardy Joseph R.; MG-23-000796; Mortgage Foreclosure; Complaint; Atty(s): Walayat Aaron J.

**Lynch Law Group LLC** vs Oliverio Michael Paul, Vorys Sater Seymour and Pease LLP; GD-23-010216; Employment Dispute - Other; Motion; Atty(s): Thomas Eric A., Phillis (Grimm) Jana L.

**Young Robert G., Young Ellen B.** vs Mt. Lebanon Township, Gateway Engineers Inc.; GD-23-010280; Intentional Tort; Praecepte for Writ of Summons; Atty(s): Pro Se

**Crea Michael** vs Adkins Aaron; GD-23-010282; MDJ Transcript; Praecepte for Writ of Execution; 2536.03; Atty(s): Pro Se

**George Betsy** vs Hooks D.M.D. Adriann L., Dr. Hooks Family Dental; GD-23-010283; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Bua Ronald J.

**Green As p/n/g A.G. Amy** vs Aquilino Antonio D., Aquiline Dino; GD-23-010284; Motor Vehicle Accident; Confidential Information Form; Atty(s): Simon Marc I.

**Kough Joleen** vs Everything Ice Inc.; GD-23-010285; Contract - Other; Complaint; Atty(s): Anderson Thomas B

**Univar Solutions Inc.** vs Simmons Lance A.; GD-23-010286; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): McElhaney Travis L, Adkins Meghan

**McVay Plumbing Company Inc.** vs Ummer Erik D., Ummer Jennifer A.; GD-23-010287; Mechanic's Lien; Certificate of Location; 6723.25; Atty(s): Droskey Blair N., Sebring Brenda B, Prather Matthew L

**Drane James** vs Bi Shundong, Huang Jianguo; GD-23-010288; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

**Durco Chris** vs McGuire Victor, Miller Richard T., Diversified Restoration Innovation Inc.; GD-23-010289; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

**Bush Mark** vs L-J-L Trucking, Spaulding Jr. Paul E.; GD-23-010290; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Elsen Eve M.

(Continued on Page 2, Column 1)

## CIVIL DIVISION

### Arbitration Awards

**A.R. Building Company** vs Nagy; LT-23-000607; P-atty: Brian P. Cavanaugh; D-atty: Pro Se; Award for Plaintiff On Plaintiff's claim for Damages, Award for Plaintiff: \$2,719.00 for rent, Total: \$2,719.00. Dated 08/31/23. Arbitration Board #40140 As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Vincent, et al** vs Boston Market Corporation; GD-22-006218; P-atty: Jeffrey T. Morris; Non Jury Verdict. In favor of the Plaintiff and against the Defendant in the amount of \$151,547.18.

**A.R. Chambers & Son Inc.** vs Nathan Contracting, I; AR-23-000525; P-atty: Kenneth G. Scholtz; D-atty: David L. Fuchs; Award for Plaintiff in the amount of \$30,155.00 against all Defendants. Defendants One Nation Holdings, t/d/b/a One Nation Contracting did not appear. Dated 09/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40145

**LVNV Funding LLC** vs Butler; AR-23-001499; P-atty: Christopher B. Carfagno; D-atty: Joseph Trautwein; Award Ex Parte. Plaintiffs are awarded \$16,658.36. Defendant failed to appear by 10:10 a.m. Dated 09/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40146

**Fiedler, et al** vs Washington, et al; AR-23-001521; P-atty: Jesse Chen; D-atty: Pro Se; Award for Plaintiff and against Defendant. SL Contractors only, in the amount of \$6,071.03. Dated 09/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40147

**Cavalry SPV I LLC** vs McBride; AR-23-001530; P-atty: David J. Apothaker; D-atty: Gregory T. Artim; Award for Defendant Dated 09/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40148

**TD Bank USA N.A.** vs McPaul; AR-23-001532; P-atty: Gregg L. Morris; D-atty: Stanley A. Kirshenbaum; Award for Defendant Dated 09/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40148

**Schnorr, et al** vs Linn; GD-22-002014; P-atty: John B. Zappone; Non Jury Verdict. In favor of Plaintiff and against Defendant.

**JPMorgan Chase Bank N.A.** vs Doss; AR-23-000152; P-atty: Julie E. Goodchild, Ilana Zion; Award for Plaintiff -attorneys fees in the amount of \$4,819.83. Dated 09/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40148

**Jou** vs Ilchenko; AR-23-001021; P-atty: Pro Se; D-atty: John A. Bacharach; Award for Plaintiff/Defendant. Award for Plaintiff in the amount of \$99.31. Award for Defendant on his counterclaim in the amount of \$2,000.00. Dated 09/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40148

## FAMILY DIVISION

**Wood-Saunders Diontaya D** vs Ricketts Calvin; FD-23-003243; Support; Complaint in Support; Atty(s): Pro Se

**Haynes Eric** vs Adams Shamara; FD-23-008688; Custody; Complaint in Custody (Initial); Atty(s): Pro Se

**Kukulka Daniel, Kukulka Susan** vs Lyle John, Kukulka Kelly; FD-23-008689; Custody; Criminal Record/Abuse History Verification; P-atty: D'Antonio Natalie

**Hershiser Danielle Lee** vs Knowlton Adam Scott; FD-23-008690; Divorce; Complaint in Divorce (2 count); Atty(s): Pro Se

**Thompson Walida A.** vs Thompson William H; FD-23-008691; Divorce; Transfer to Allegheny County; P-atty: Walters Brian D.

**Corbett-Sparks JaVaughn** vs Beskid Serinity; FD-23-008692; Custody; Complaint in Custody (Initial); Atty(s): Pro Se

**Vachani Tarun** vs Vachani Sapna; FD-23-008693; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Mormur Renee M.** vs Mormur Mason S.; FD-23-008694; Divorce; Complaint in Divorce (2 count); Atty(s): Pro Se

**Parker-Taylor Carmella Denise** vs Taylor Jr. Delbert Henry; FD-23-008696; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Everson Meredith W.** vs Wessel Jennifer Dyan, Wessel William Taylor; FD-23-008697; Custody; Complaint in Custody (Initial); P-atty: Cymerman Barbara G

**Willard Michael** vs Bruce Sierra; FD-23-008698; Custody; Complaint in Custody (Initial); Atty(s): Pro Se

**Chiodo Karen E.** vs Chiodo Mark R.; FD-23-008699; Divorce; Complaint in Divorce (5 count); Atty(s): Epstein Margo R., Notaro Bethany L

**Lowry Meridee** vs Lowry David; FD-23-008700; Divorce; Complaint in Divorce (2 count); Atty(s): Suher Gregory F.

**Snyir Veronica I.** vs Snyir Thomas V.; FD-1461-000004-76; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

**Claflin Craig** vs Thornton Melissa; FD-23-001366; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**McMunn Angel Lynn** vs Price Christopher T; FD-23-001729; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Thompson Christin** vs Vickers Brian; FD-23-001730; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Croghan Alicia** vs Croghan Scott T; FD-23-001731; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

## BANKRUPTCY COURT

### Western District

**Ronald A. Massari**; ALLEGHENY-PA; 23-21730; Atty: Donald R. Calaiaro; Chapter: 13; Filed 08/14/2023; Judge Melaragno

**Nicole Lynn Harvey**; BUTLER-PA; 23-21731; Atty: Daniel P. Foster; Chapter: 7; Filed 08/14/2023; Judge Taddonio

**Samuel E. Cromie**; ALLEGHENY-PA; 23-21732; Atty: Kenneth Steidl; Chapter: 7; Filed 08/14/2023; Judge Melaragno

**Amy L. Brennemam**; LAWRENCE-PA; 23-21733; Atty: Paula J. Cialella; Chapter: 7; Filed 08/14/2023; Judge Melaragno

**Diana R. Andrews**; ALLEGHENY-PA; 23-21734; Atty: Franklin L. Robinson, Jr.; Chapter: 13; Filed 08/14/2023; Judge Taddonio

**Sueanna M. Smith**; CAMBRIA-PA; 23-70263; Atty: Richard G. Allen; Chapter: 7; Filed 08/14/2023; Judge Deller

**Karen Rowser and Mary Jo Canini**; CAMBRIA-PA; 23-70264; Atty: Lawrence W. Willis; Chapter: 13; Filed 08/14/2023; Judge Deller

**Terri Schech**; CAMBRIA-PA; 23-70265; Atty: Lawrence W. Willis; Chapter: 7; Filed 08/14/2023; Judge Deller

**David W. McBee and Leah M. McBee**; CAMBRIA-PA; 23-70266; Atty: Lawrence W. Willis; Chapter: 7; Filed 08/14/2023; Judge Deller

**Krystal M. Hoffman**; CAMBRIA-PA; 23-70267; Atty: Lawrence W. Willis; Chapter: 7; Filed 08/14/2023; Judge Deller

**Melissa Lynn Mohney**; WARREN-PA; 23-10419; Atty: Daniel P. Foster; Chapter: 13; Filed 08/15/2023; Judge Melaragno

**Richard Leroy DuPont**; CRAWFORD-PA; 23-10420; Atty: Daniel P. Foster; Chapter: 7; Filed 08/15/2023; Judge Melaragno

**Shane K. O'Donnell**; ALLEGHENY-PA; 23-21735; Atty: Christopher M. Frye; Chapter: 7; Filed 08/15/2023; Judge Bohm

**Ray E. Smitley, Jr. and Kathleen A. Smitley**; FAYETTE-PA; 23-21736; Atty: John Anthony Kopas, III; Chapter: 7; Filed 08/15/2023; Judge Bohm

**Nikki M. Tiani-Moroney**; WEST-MORELAND-PA; 23-21737; Atty: Brian J. Bleasdale; Chapter: 7; Filed 08/15/2023; Judge Bohm

**Jasminko Filipovic**; ALLEGHENY-PA; 23-21738; Atty: Bryan P. Keenan; Chapter: 7; Filed 08/15/2023; Judge Deller

**Tiffany B. Cutts**; ALLEGHENY-PA; 23-21739; Atty: Lauren M. Lamb; Chapter: 7; Filed 08/15/2023; Judge Taddonio

**Peter F. Beccard, Jr.**; ALLEGHENY-PA; 23-21740; Atty: Kenneth Steidl; Chapter: 13; Filed 08/15/2023; Judge Taddonio

**Alexus K. Carver**; BEAVER-PA; 23-21741; Atty: Brian J. Bleasdale; Chapter: 7; Filed 08/15/2023; Judge Bohm

(Continued on Page 12, Column 1)

## CIVIL DIVISION

## General Docket

(Continued from Page 1, Column 1)

**Achenbach Candice** vs Pander Bob, American Insulation; GD-23-010291; MDJ Transcript; Praecepte for Writ of Execution; 8238.95; Atty(s): Pro Se

**SJ Group Lumos Management** vs Franks Douglas, Franks Patricia; GD-23-010292; MDJ Transcript; Notice of Judgment Mailed; 6592.79; Atty(s): Pro Se

**Calloway Mahleik Anthony**; GD-23-010293; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

**Hampton Township** vs Chuang Ying C.; GD-23-010294; Municipal Lien; Certificate of Location; 22267.78; Atty(s): Cromer Michele McPeak

**McKees Rocks Borough** vs Lipinski Terry; GD-23-010295; Municipal Lien; Certificate of Location; 534.18; Atty(s): Miller Kyle Haigh

**Morin Susan F.** vs Macy's Retail Holdings Inc., Blue Chip 2000 Commercial Cleaning Inc., South Hills Village Associates LP; GD-23-010296; Against Property Owner; Complaint; Atty(s): Huntley David M

**Yorio Kimberly** vs Cummings Calissa; GD-23-010297; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc L., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

**Repko Ajay William**; GD-23-010298; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Cullen John

**Repko Cody William**; GD-23-010299; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Cullen John

**Elash John Jason** vs Jones Laila, The First Liberty Insurance Company; GD-23-010300; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Elash J. Jason

**Wells Fargo Bank N.A.** vs Hutson Christine L., Hutson Sr. William A., Occupants; GD-23-010301; Ejectment; Certificate of Location; Atty(s): Calcagno Jeffrey Vincent

**LVNV Funding LLC** vs Adamchik Anthony; GD-23-010302; MDJ Transcript; Notice of Judgment Mailed; 950.06; Atty(s): Carfagno Christopher B.

**LVNV Funding LLC** vs Snyder Keshia; GD-23-010303; MDJ Transcript; Notice of Judgment Mailed; 2753.76; Atty(s): Carfagno Christopher B.

**2600 Southside Associates LP** vs 3 Minute Fitness LLC; GD-23-010304; Confession of Judgment; Notice of Judgment & Documents; Atty(s): Stedman Brett W

**LVNV Funding LLC** vs Forkin Jennifer; GD-23-010305; MDJ Transcript; Notice of Judgment Mailed; 972.89; Atty(s): Carfagno Christopher B.

**Wilson-Windsor Joyce E.** vs Allegheny Health Network, Doe John, ABCXYZ Corp.; GD-23-010306; Other Tort; Praecepte for Writ of Summons; Atty(s): Pro Se

**Milestone Custom Homes LLC** vs Del Presto, et al; GD-23-010310; No Lien Agreement; Certificate of Location; Atty(s): Pro Se

**PPS Services LLC**; GD-23-010314; Petition to Sell Motor Vehicle; Petition Initiating Case; Atty(s): Egers John E.

**Commonwealth of PA Department of Revenue** vs Brugos Hayley A.; GD-23-101176; Commonwealth Tax Lien; Personal Income Tax; 2185.68

**Commonwealth of PA Department of Revenue** vs Sherpa Tashi N.; GD-23-101177; Commonwealth Tax Lien; Personal Income Tax; 2396.14

**Commonwealth of PA Department of Revenue** vs Catalane Elizabeth J., Catalane David B.; GD-23-101178; Commonwealth Tax Lien; Personal Income Tax; 7531.45

**Commonwealth of PA Department of Revenue** vs Marie Miller Administratrix Of The Estate Of Terry Lee Mill; GD-23-101179; Commonwealth Tax Lien; Realty Transfer Tax; 3165.74

**Commonwealth of PA Department of Revenue** vs Ninja Entertainment Holdings LLC; GD-23-101180; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 8399.65

**Commonwealth of PA Department of Revenue** vs Ackerman Leslie, Ackerman Greg; GD-23-101181; Commonwealth Tax Lien; Personal Income Tax; 7303.54

**Commonwealth of PA Department of Revenue** vs Barrionuevo Claudio M.; GD-23-101182; Commonwealth Tax Lien; Personal Income Tax; 4426.04

**Commonwealth of PA Department of Revenue** vs Nix Six Incorporated; GD-23-101183; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 9780.25

**Commonwealth of PA Department of Revenue** vs Watson Michael; GD-23-101184; Commonwealth Tax Lien; Personal Income Tax; 7505.79

**Commonwealth of PA Department of Revenue** vs Dawson Susana, Dawson Philip Thayer; GD-23-101185; Commonwealth Tax Lien; Personal Income Tax; 7402.64

**Commonwealth of PA Department of Revenue** vs Susan Drahos Ttee Of The William H Schreckengost Rev Trust; GD-23-101186; Commonwealth Tax Lien; Realty Transfer Tax; 2369.62

**Commonwealth of PA Department of Revenue** vs Lend Financial Mortgage LLC; GD-23-101187; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 2994.28

**Commonwealth of PA Department of Revenue** vs Top Hat Tuxedo Inc.; GD-23-101188; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 800.08

**Commonwealth of PA Department of Revenue** vs Faiello Steven M., Faiello Aleshia S.; GD-23-101189; Commonwealth Tax Lien; Personal Income Tax; 7536.87

**Commonwealth of PA Department of Revenue** vs Cruz Rodriguez Juan, Medrano Aleman Linda A.; GD-23-101190; Commonwealth Tax Lien; Personal Income Tax; 2722.88

**Commonwealth of PA Department of Revenue** vs Bassett Enterprises Inc.; GD-23-101191; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 2042.39

**Commonwealth of PA Department of Revenue** vs Price Kenneth W.; GD-23-101192; Commonwealth Tax Lien; Personal Income Tax; 7452.21

**Commonwealth of PA Department of Revenue** vs BSB House of Wings Washington LLC; GD-23-101193; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 761.77

**Commonwealth of PA Department of Revenue** vs Moore Lori A., Moore David A.; GD-23-101194; Commonwealth Tax Lien; Personal Income Tax; 7391.52

**Commonwealth of PA Department of Revenue** vs Shaner Investments Huntingdon L.P.; GD-23-101195; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 11056.78

**Commonwealth of PA Department of Revenue** vs Hog Fathers Old Fashioned BBQ LLC; GD-23-101196; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 13654.72

**Commonwealth of PA Department of Revenue** vs Beitler Sarah E., Beitler Richard; GD-23-101197; Commonwealth Tax Lien; Personal Income Tax; 9997.15

**Commonwealth of PA Department of Revenue** vs Dappolonia Anne V., Dickson Andrew F.; GD-23-101198; Commonwealth Tax Lien; Personal Income Tax; 7376.84

**Commonwealth of PA Department of Revenue** vs Coyle Sean M., Coyle Susan J.; GD-23-101199; Commonwealth Tax Lien; Personal Income Tax; 7371.43

**Commonwealth of PA Department of Revenue** vs Estate Of Augustina M Mcelroy; GD-23-101200; Commonwealth Tax Lien; Realty Transfer Tax; 3826.47

**Investors One Corp.** vs McVay Shawn W.; MG-23-000797; Mortgage Foreclosure; Complaint; 95945.20; Atty(s): Javardian Gregory, Kennedy Mary F.

**Deutsche Bank National Trust Company** vs Kerrigan Sean; MG-23-000798; Mortgage Foreclosure; Praecepte for Appearance; 40491.90; Atty(s): Hunsberger Adrienna

**Citimortgage Inc.** vs Feige Hebert, Golden Robin; MG-23-000799; Mortgage Foreclosure; Praecepte for Appearance; 32221.07; Atty(s): Hunsberger Adrienna

**S&T Bank** vs Unknown Heirs of Estate of Helen P. Grosskopf; MG-23-000800; Mortgage Foreclosure; Complaint; 65033.11; Atty(s): Anthou Kristine M.

**Dollar Bank Federal Savings Bank** vs Zahner Eric David; MG-23-000801; Mortgage Foreclosure; Complaint; 54311.53; Atty(s): Anthou Kristine M.

**Wilmington Trust National Association** vs Wetmore Edward C., Wetmore Cathy L.; MG-23-000802; Mortgage Foreclosure; Complaint; 96120.04; Atty(s): Fein Jill M.

**Wells Fargo Bank N.A.** vs Gonzalez Sonja B.; MG-23-000803; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

**RD Real Estate Debt NEB II LLC** vs Smallman Red LLC; MG-23-000804; Mortgage Foreclosure; Complaint; 1983408.33; Atty(s): Ebeck Keri P.

**Mutual of Omaha Mortgage Inc.** vs Falki Christopher J., Vanselow William, Unknown Heirs of Janet B Vanselow deceased; MG-23-000805; Mortgage Foreclosure; Complaint; 23632.51; Atty(s): Riloff Heather

**U.S. Bank National Association** vs Davis Georgene H., Davis Thoman C.; MG-23-000806; Mortgage Foreclosure; Complaint; 55181.59; Atty(s): Riloff Heather

**City of McKeesport** vs Maya Restaurant Inc.; GD-23-010307; Equity; Complaint; Atty(s): Alexander Craig H

**Patterson Kathy**; GD-23-010309; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Murphy Michael A., Perkosky John D., Gobel Benjamin Joseph, Parma Debra

**Jung Jennifer G., Kim Daniel Lee, Kim Kristel Lee** vs Digby Alan F.; GD-23-010312; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Kontos George M

**Keybank National Association** vs Aspire Pediatric Therapy LLC; GD-23-010313; DSB (for money commercial); Notice of Judgment & Documents; 61258.74; Atty(s): Kile Brian M

**Keybank National Association** vs Morgan Amy M., Morgan Robert; GD-23-010315; DSB (for money commercial); Notice of Judgment & Documents; 61258.74; Atty(s): Kile Brian M

**Keybank National Association** vs Zundel Christine M., Zundel Neal A.; GD-23-010317; DSB (for money commercial); Notice of Judgment & Documents; 61258.74; Atty(s): Kile Brian M

**Sobieralski Michael Andrew**; GD-23-010318; Miscellaneous Petition; Petition Initiating Case; Atty(s): Pro Se

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

**COURT NOTICES**

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Arnold I. Klein**

Beginning October 5, 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, October 5, 2023 at 9:00 a.m.  
Thursday, November 2, 2023 at 8:30 a.m.  
Thursday, December 7, 2023 at 9:00 a.m.  
23-03244

**Court of Common Pleas  
of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE  
September 2023**

September 1 - Judge Sizemore  
September 4 - Holiday  
September 5 - Judge Hens-Greco  
September 6 - Judge Hens-Greco  
September 7 - Judge Hens-Greco  
September 8 - Judge Hens-Greco  
September 11 - Judge Middleman  
September 12 - Judge Middleman  
September 13 - Judge Middleman  
September 14 - Judge Middleman  
September 15 - Judge Middleman  
September 18 - Judge Cozza  
September 19 - Judge Cozza  
September 20 - Judge Cozza  
September 21 - Judge Cozza  
September 22 - Judge Cozza  
September 25 - Judge Woodruff  
September 26 - Judge Woodruff  
September 27 - Judge Woodruff  
September 28 - Judge Woodruff  
September 29 - Judge Woodruff  
23-03024

**Court of Common Pleas  
of Allegheny County**

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

**September 2023**

September 1 - No Motions  
September 4 - Court Holiday  
September 5 - Bush, J. in Courtroom 320 at 10:00 AM  
September 6 - Hens-Greco, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM  
September 7 - McGough, J. in Courtroom 425 at 2:00 PM  
September 8 - No Motions  
September 11 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM  
September 12 - Middleman, J. in Courtroom 320 at 9:30 AM and Korbelt, J. in Courtroom 425 at 2:00 PM

September 13 - Costa, J. in Courtroom 425 at 2:00 PM  
September 14 - Sizemore, J. in Courtroom 320 at 9:30 AM and Wagner, J. in Courtroom 425 at 2:00 PM  
September 15 - No Motions  
September 18 - McCrady, J. in Courtroom 224 at 10:00 AM; Woodruff, J. in Courtroom 320 at 10:00 AM; and Eaton, J. in Courtroom 425 at 2:00 PM  
September 19 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM  
September 20 - Cozza, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM  
September 21 - Korbelt, J. in Courtroom 425 at 2:00 PM  
September 22 - No Motions  
September 25 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM  
September 26 - Wagner, J. in Courtroom 425 at 2:00 PM  
September 27 - McGough, J. in Courtroom 425 at 2:00 PM  
September 28 - Korbelt, J. in Courtroom 425 at 2:00 PM  
September 29 - No Motions  
000 Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbelt, 010 Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Wagner, 018 Judge McCrady, 019 Judge Spurgeon  
23-03139

**COURT SCHEDULES**

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

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

**Monday  
September 11, 2023**

**Jury Trials**

(75) 202088 GD-20-6220  
Geraldine Edwards vs Sarah Dugan;  
P-Atty: Justin Robert Lewis; D-Atty:  
Garth A. Gartin; 6x

**Non-Jury Trials**

(73) 202255 GD-18-11733  
Builders Association of Metropolitan  
Pittsburgh vs West View Water Authority;  
P-Atty: David J. Montgomery; D-Atty:  
Michael J. Witherel; 4x

(92) AR-17-94  
Steven Kaduck vs Regis Mannke, et al;  
P-Atty: Pro Se; D-Atty: Christopher W.  
Cahillane, Kevin L Hall, Pro Se; 2x

**Criminal Division**

**Allegheny County Courthouse  
9:00 a.m.**

**Wednesday  
September 13, 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-0006618-22; Isaac Jamal Brown; Robbery-Inflct Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick Allen Sweeney

CR-0002336-23; Raymontay Green; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000535-22; Raymontay Green; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Kelvin L. Morris

CR-0000596-22; Raymontay Green; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Kelvin L. Morris

CR-0001661-23; Melvin Ray Jones; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Cory Shane Ricci

CR-0006617-22; Nyzjayah K. Majors; Robbery-Inflct Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Nina Martinelli

CR-0002560-22; Christopher Rouco; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Fred Gordon Rabner

**Judge Kelly Bigley  
Courtroom 525**

CR-0010787-19; Keithia S. Allen; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Cory Shane Ricci

CR-0001486-23; Matthew A. Best; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: John Kerrington Lewis Jr.

CR-0002001-23; Matthew A. Best; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: John Kerrington Lewis Jr.

CR-0001435-23; Aaron Mitchell; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Milton E. Raiford

CR-0003047-23; Passang Tamang; DUI: Gen Imp/Inc of Driving Safely - 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Samir Sarna

CR-0003425-21; Davon Anthony Taylor; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Yemi Tama-Re Olaiya

**Judge Thomas Flaherty  
Courtroom 324**

CR-0002499-23; Anthony Barnes; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Corey Day

CR-0002500-23; Tyler Boyd-Chaney; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Anne Marie Mancuso

CR-0002477-23; Jelyssa Martinez; Aggravated Assault By Vehicle While DUI; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Kelvin L. Morris

**Judge Elliot Howsie  
Courtroom 533**

CR-0000773-23; Anthony Daniels; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Natalie Lynn Snyder

CR-0003895-23; Jonah Garrel Germany; Fleeing or Attempting to Elude Officer; ADA: **Connor Joseph Adair**; D-atty: Carissa Ann Davenport

CR-0009115-22; Nicole Norma Holmes; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Anthony Jackson

CR-0001853-23; Darcy Lynn Hudson; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Carissa Ann Davenport

CR-0003917-23; Darcy Lynn Hudson; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Carissa Ann Davenport

CR-0003918-23; Darcy Lynn Hudson; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Carissa Ann Davenport

CR-0003919-23; Darcy Lynn Hudson; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Carissa Ann Davenport

CR-0001043-23; Sherice Lynn Morant; Identity Theft; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Kevin Vance Horne

CR-0002798-23; Sean Dauane Wilson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Sarah Coblentz McGuire

**Judge Beth A. Lazzara  
Courtroom 313**

CR-0006106-22; Daryl Xzhavion Adamson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Danielle Lyndsay McNabb

**CR-0002753-23;** Julian Max Belcher; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**  
**CR-0000631-23;** Derrik Cosby; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Daniel Patrick Joyce**

**CR-0004587-23;** Khalil Eberhardt; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**  
**CR-0002994-22;** Ashley Lynn Hornfeck; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0003062-23;** Byron Leverett; Burglary - Not Adapted for Overnight Accommodation, Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**CR-0008869-22;** Rick McCullough Sr.; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**CR-0004237-22;** Dravon Steele; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

**CR-0002374-21;** Moniem Lamont Strothers; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sally A. Frick**

**Judge Jill E. Rangos  
Courtroom 327**

**CR-0009097-22;** Zachary Arbuckle; Rape of Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

**CR-0001466-23;** David Dwayne Poindexter; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**CR-0003385-23;** David Dwayne Poindexter; Involuntary Manslaughter; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

**CR-0003125-23;** Preston T. Thompson; Robbery-Inflct Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jason Elliot Nard**

**Judge Kevin G. Sasinoski  
Courtroom 506**

**CR-0002809-23;** William Sharef Beatty; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0002871-23;** Kiaira Michelle Carter; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James A. Wymard**

**CR-0011574-09;** Larry Dashawn Castle; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0003282-23;** Nathanael Eric Durah; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce Lee Castor III**

**CR-0000397-23;** Brock August Harrison; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Anderson Crosby**

**CR-0003011-19;** Robin Yvonne Hart; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0002813-23;** Taryn C. Henthorn; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0005327-22;** Samantha Lowe; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

**CR-0002534-23;** Shautaye McKoy; Simple Assault; ADA: **Thomas Paul Kelly;** D-atty: **David Andrew Obara**

**CR-0001915-23;** Khyree Poge; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0002872-23;** Deryck Leshawn Robinson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**CR-0003126-23;** Deryck Leshawn Robinson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**CR-0002733-23;** Carolyn Sanutelli; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**CR-0008824-22;** Leonard Carl Smith; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

**CR-0000008-23;** Justin M. Titterington; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **T. Brent McCune**

**Judge Jennifer Satler  
Courtroom 527**

**CR-0007763-22;** John Forbes; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

**CR-0006629-22;** Miyah Shalyn Grant; Cruelty to Animals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**CR-0002329-23;** Levarron Devane Petty; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

**CR-000476-23;** Raymond Jr Guy Taylor; Possession Of Firearm Prohibited; ADA: **Connor Joseph Adair;** D-atty: **Angela Rene Carsia**

**CR-0004293-22;** Keith Walker; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**CR-0007049-22;** Keith Walker; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**Judge Randal B. Todd  
Courtroom 310**

**CR-0000884-23;** Davaeja Elaine Akinruli; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

**CR-0007877-22;** Ross A. Burtner; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0003921-21;** Davon Bernard Nichols; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

**CR-0002687-23;** Davon Bernard Nichols; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

**CR-0001158-23;** Clifford Wilson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

## Arbitration Trial List

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

**Wednesday  
September 13, 2023**

**GD-21-015032;** Retter vs Milestone Custom Homes LLC; P-atty: **Walter J. Nalducci;** D-atty: **Joseph A. Lockwood III**

**GD-21-009687;** Purdy, et al vs Roberts; P-atty: **Krista Kochosky;** D-atty: **Kenneth J. Yarsky II**

**GD-21-002619;** Mullan, et al vs Erie Insurance Exchange; P-atty: **Steven C. Feinstein;** D-atty: **Robert A. Loch**

**AR-23-001724;** Allegheny County Southwest Tax Collection District vs Jones; P-atty: **David L. Scherer**

**AR-23-001715;** Allegheny County Central Tax Collection District vs Stover Jr.; P-atty: **David L. Scherer**

**AR-23-001703;** JPMorgan Chase Bank N.A. vs Colling; P-atty: **Julie E. Goodchild;** D-atty: **Pro Se**

**AR-23-001687;** Drozynski vs Hyundai Motor America; P-atty: **Robert A. Rapkin;** D-atty: **James F. Marrion**

**AR-23-001686;** Clearview Federal Credit Union vs Tarasi; P-atty: **Matthew D. Urban;** D-atty: **Elizabeth M. Tarasi**

**AR-23-001685;** Hicks vs FCA US LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-23-001524;** Gibbons vs Hart; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-23-001395;** Partridge vs Williams; P-atty: **Pro Se;** D-atty: **Erik M. Bergenthal**

**AR-23-001362;** Heritage Holdings of Pittsburgh LLC vs Magwood, et al; P-atty: **Samuel F. Zets;** D-atty: **Paul A. Ellis Jr.**

**AR-23-000691;** Miller vs Apitsch; P-atty: **Timothy G. Uhrich;** D-atty: **Pro Se**

**AR-22-001671;** McBeth vs Leland Point Owner LP, et al; P-atty: **John K. Foster III;** D-atty: **Suzanne R. Fisher, Gregory W. Bevington**

**AR-20-004025;** OneMain Financial Group LLC vs Wilton; P-atty: **Michael Ratchford;** D-atty: **Pro Se**

## Summary Appeals Branch

Judge Lisa G. Middleman  
City-County Building  
Room 821

**Wednesday  
September 13, 2023**

### Hearings

**SA-0000464-23;** Comm. of PA vs James Willie Burke III; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000867-23;** Comm. of PA vs Mykia Crosby; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000405-23;** Comm. of PA vs Jakji Daniel Cush; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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**SA-0000853-23;** Comm. of PA vs Richard Grabowski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000498-23;** Comm. of PA vs Gina Kathleen Handlow; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000438-23;** Comm. of PA vs Raukeem Hawkins; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000715-23;** Comm. of PA vs Craig Lee Hayden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000854-23;** Comm. of PA vs Victoria Kinney; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000861-23;** Comm. of PA vs Anthony D. Lewis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000425-23;** Comm. of PA vs Alleyon Lowry; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000858-23;** Comm. of PA vs Ibrahim Mganga; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000859-23;** Comm. of PA vs Muya M. Mgaza; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000786-23;** Comm. of PA vs Conor Michael Murray; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000898-22;** Comm. of PA vs Holly Marie Neely; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000244-23;** Comm. of PA vs Gabriel Taylor Nowak; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000495-21;** Comm. of PA vs Bruno Opice; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000292-23;** Comm. of PA vs Damian Powe; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000788-23;** Comm. of PA vs Javaud A. Pringle; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000259-23;** Comm. of PA vs Melinda Lee Quick; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000762-23;** Comm. of PA vs Melinda Lee Quick; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000407-23;** Comm. of PA vs Latrina Denay Randolph; P-atty: **Benjamin Jeffery Bentley**

**SA-0000860-23;** Comm. of PA vs Kenneth Ro Sharp-Haymon; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000862-23;** Comm. of PA vs Lee Wilson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## LEGAL ADS

### Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, October 2, 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, OCTOBER 2, 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. TUESDAY, OCTOBER 3, 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 TUESDAY, OCTOBER 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."

### Baldwin Borough

71. Arlene Verner; and Timothy J. Giltinan, as Administrator of the Estate of Brian Verner  
MG-23-000229—\$13,489.57  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 1148 Boni Drive, Pittsburgh, PA 15236. Document Number 2005-33565, Deed Book Volume 12610, Page 550. Block and Lot Number 0313-J-00246-0000-00.

### Bethel Park

30. Joseph A. Roberts and Rachel M. Palastro  
GD-17-015569—\$2,962.48  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house known as 2544 Highland Circle, Bethel Park, PA 15102. Deed Book Volume 14883, Page 378. Block & Lot No. 392-N-87.

37. Mark A. Griggs, With Notice to Heirs and Assigns & Ida May Griggs, With Notice to Heirs and Assigns

GD-23-002985—\$8,841.03

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being thereon vacant residential land known as Cherry Street, Bethel Park, PA 15102. Deed Book Volume 2876, Page 38. Block & Lot No. 567-G-78.

85. Evelyn O. Sims

MG-16-001493—\$382,767.24

Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 5076 Lindermer Avenue, Bethel Park, PA 15102. Document Number 2332, Deed Book Volume 4823, Page 341. Block and Lot Number 0392-J-00255-0000-00.

### Brackenridge

91. Raymond C. Duttine, Jr., in His Capacity as Heir of Raymond C. Duttine; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Raymond C. Duttine

MG-22-000688—\$135,389.29

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 936 N. Ormond Street, Tarentum, PA 15084. Deed Book Volume 16585, Page 230. Block and Lot 1223-D-00368-0000-00.

93. Rebekah Anne Brooks

MG-22-000669—\$58,734.87

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1021 8th Ave., Brackenridge, PA 15014. Deed Book Volume 8397, Page 486. Block and Lot 1367-R-00215-0000-00.

### Castle Shannon

13. Glenn Richard Loos and Janet L. Liska

MG-20-000392—\$79,598.43

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3717 Middleboro Road, Pittsburgh, PA 15234. Deed Book Volume 12087, Page 567. Block and Lot Number 250-G-284.

### Collier

38. Constance Papeaka, With Notice to Heirs and Assigns

GD-22-012642—\$7,138.91

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a one story brick

house being known as 163 Baldwin Road, Carnegie, PA 15106. Deed Book Volume 6134, Page 413. Block & Lot No. 263-H-7.

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### Duquesne

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#### 36. Bruce J. Baran

GD-17-005397—\$6,536.83  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 1: Having erected thereon a two story brick commercial building being known as 212-218 Grant Avenue, Duquesne, PA 15110. Deed Book Volume 9870, Page 165. Block & Lot No. 378-A-174.

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### East Pittsburgh

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#### 78. Phillip J. Papa

MG-22-000255—\$165,100.52  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 609-611 Grandview Ave., East Pittsburgh, PA 15112. Deed Book Volume 17735, Page 284. Block and Lot Number 0375-R-00168-0000-00.

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### Frazer

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#### 14. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC

GD-21-006145—\$9,960,876.22  
Matthew F. Marshall, Esq.  
Anthony W. Cosgrove, Esq.  
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

#### 15. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC

GD-21-010969—\$3,155,828.90  
Matthew F. Marshall, Esq.  
Anthony W. Cosgrove, Esq.  
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

#### 16. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC

GD-23-005090—\$2,407,401.39  
Matthew F. Marshall, Esq.  
Anthony W. Cosgrove, Esq.  
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

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### Glassport

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#### 47. The Unknown Heirs of Elizabeth Tkatch, Deceased

GD-22-005922—\$19,739.49  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 916 Delaware Avenue, Glassport, PA 15045. Deed Book 8772, Page 435. Block and Lot Number 558-L-372.

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### Hampton

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#### 10. Richard L. Duffy and Rita M. Duffy

MG-23-000353—\$106,075.89  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 2841 McCully Rd., Allison Park, PA 15101. Deed Book Volume 6849, Page 301. Block and Lot Number 0950-G-00317-0000-00.

#### 25. Christian Matthew Degutis a/k/a Christian M. Degutis

MG-19-000948—\$80,216.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 4324 Hemlock Cir., Allison Park, PA 15101. Deed Book 12657, Page 456. Block and Lot Number 829-F-1-N001.

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### Harrison

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#### 5. David J. Luzik, Jr.

MG-22-000296—\$73,725.09  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 2843 North Meadow Street, Natrona Heights, PA 15065. Deed Book 17110, Page 254. Block and Lot Number 1845-M-306.

#### 42. Samantha Singer and William J. Singer

MG-23-000507—\$97,347.13  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1103 Liberty Avenue, Natrona Heights, PA 15065. Deed Book 18296, Page 362. Block and Lot Number 1519-K-59.

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### Ingram

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#### 7. Matthew J. Douglas

MG-23-000430—\$59,983.13  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 148 Ingram Avenue, Pittsburgh, PA 15205. Deed Book 15685, Page 482. Block and Lot Number 69-C-16.

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### Jefferson Hills

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#### 26. Daniel T. Hill

MG-23-000461—\$87,654.80  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 1125 State Route 885, Clairton, PA 15025. Deed Book 16934, Page 592. Block and Lot Number 659-H-108.

#### 58. David T. Butler Jr., Known Heir to the Estate of David T. Butler Sr.; Nicholas Butler, Known Heir to the Estate of David T. Butler Sr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David T. Butler, Sr., Deceased

MG-22-000871—\$199,448.93  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 115 Hillview Rd., Clairton, PA 15025. Deed Book Volume 16271, Page 470. Block and Lot Number 0883-K-00074-0000-00.

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### Kennedy

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#### 29. Gregory R. Majcher

GD-22-000214—\$2,973.60  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two story masonry frame house being known as 1065 Fiddleback Drive, McKees Rocks, PA 15136. Deed Book Volume 14690, Page 250. Block & Lot No. 154-K-327.

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### Marshall

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#### 48. Joey E. Porter and Christy Y. Porter

GD-23-002410—\$56,274.86  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family dwelling being known and numbered as 109 Burry Avenue, Bradford Woods, PA 15015. Deed Book 15759, Page 487. Block and Lot Number 1657-L-1.

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### McDonald

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#### 12. Joshua Nichols

MG-23-000133—\$113,863.78  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McDonald: Parcel 1: Having erected thereon a dwelling being known and numbered as 35 Robinson Run Road, McDonald, PA 15057. Deed Book Volume 17523, Page 206. Block and Lot Number 683-G-60.

Parcel 2: Being vacant land being known as Robinson Run Road, McDonald, PA 15057. Deed Book Volume 17523, Page 206. Block and Lot Number 683-G-57.

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### City of McKeesport

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#### 28. All Known and Unknown Heirs of Felix R. Mayer

MG-22-01001—\$21,249.59  
Michelle Pierro, Esq.  
Tucker Arensburg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Ninth Ward of the City of McKeesport: Having erected thereon a dwelling known and numbered as 1823 Craig Street, McKeesport, PA 15132 as described in Deed Book 4644 Page 565, Parcel Number 0381-L-00143-0000-00.

#### 76. Dennis J. Banks, Jr. and Amy B. Gasperin

MG-23-000121—\$45,876.37  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 9th Ward of the City of McKeesport: Parcel 1: Having erected thereon a two-story brick dwelling being known and numbered as 2500 Carson Street, McKeesport, PA 15132. Deed Book Volume 12695, Page 108. Block and Lot Number 0464-D-00121-0000-00.

Parcel 2: Being vacant land being known as Carson Street, McKeesport, PA 15132. Deed Book Volume 12695, Page 108. Block and Lot Number 0464-D-00122-0000-00.

#### 89. Catherine Williams

MG-23-000458—\$57,851.90  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 430 Atlantic Avenue, McKeesport, PA 15132. Deed Book 8284, Page 294. Block and Lot Number 308-K-376.

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### McKees Rocks

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#### 21. Black Forge Grounds, LLC

GD-23-001824—\$190,777.88  
J. Michael McCague, Esq.  
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a commercial building being known and numbered as 701 Chartiers Avenue, McKees Rocks, PA 15136. Deed Book Volume 19269, Page 135, Block and Lot Number 43-K-204.

#### 94. Donna M. Williams a/k/a Donna Michelle Williams

GD-23-001907—\$73,377.07  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 415 Russellwood Ave., McKees Rocks, PA 15136. Deed Book Volume 12878, Page 588. Block and Lot 0072-G-00218-0000-00.

**Monroeville**

**67. Eric Sean Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; Eric Sean Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack; John Kevin Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; John Kevin Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack; Michael R. Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; Michael R. Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack**  
MG-18-000593—\$134,677.71  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 714 Shaw Avenue, Monroeville, PA 15146. Document Number 2004-4804, Deed Book Volume 11951, Page 218. Block and Lot Number 0545-D-00347-0000-00.

**74. CCI Telecommunications LLC**  
GD-19-005928—\$107,666.69  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling used as office, known as 150 Dexter Drive, Monroeville, PA 15146. Deed Book 11085, Page 254. Block and Lot Number 854-E-363.

**Moon**

**80. Joseph E. Pritchard and Sarabeth Scheller**  
MG-22-000212—\$131,383.43  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling known and numbered as 110 Oakwood Road, Coraopolis, PA 15108. DBV 17201, PG. 573, B/L #698-P-327.

**Munhall**

**22. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Emily J. Reid, Deceased**  
GD-23-006058—\$55,351.73  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame dwelling house being known and numbered as 4012 Harvey Avenue, Homestead, PA 15120. Deed Book Volume 3991, Page 545. Block and Lot Number 133-H-112.

**41. Brandon Wyse Solely in His Capacity as Heir of Kathleen M. Wyse, Deceased, and the Unknown Heirs of Kathleen M. Wyse, Deceased**  
MG-22-000629—\$72,422.92  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 136 West Marigold Street, Homestead, PA 15120. Deed Book 16783, Page 189. Block and Lot Number 180-C-246.

**North Versailles**

**27. Patricia E. Kovach**  
MG-22-000297—\$85,249.02  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 119 Broadway Ext., North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-340.

Parcel Two: Having erected thereon a vacant land being known as Owen Street, North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-342.

**68. Eric Ireland, as Believed Heir of the Estate of Richard G. Ireland; Carla Ireland, as Believed Heir of the Estate of Richard G. Ireland; Unknown Heirs of the Estate of Richard G. Ireland (if any); Unknown Administrators of the Estate of Richard G. Ireland**  
MG-23-000176—\$31,167.53  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 3738 Shady Lane, North Versailles, PA 15137. Document Number 160321, Deed Book Volume 9601, Page 363. Block and Lot Number 0548-J-00084-0000-00.

**79. Daniel Evans and Laurie Tyner, Known Heirs of the Estate of Elizabeth N. Evans and the Unknown Heirs, Executors and/or Administrators of the Estate of Elizabeth N. Evans**  
MG-23-000177—\$33,732.21  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling known as 112 James Avenue, North Versailles, PA 15137. Deed Book Volume 09491, Page 546, Block and Lot Number 547-K-255.

**O'Hara**

**54. Danita M. Novak**  
MG-22-000852—\$181,603.76  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 312 Orchard Drive, Pittsburgh, PA 15238. Deed Book Volume 16450, Page 499. Block and Lot Number 0291-C-00132-0000-00.

**Penn Hills**

**19. The Unknown Heirs of Zola Mae Hinkle, Deceased**  
GD-22-013871—\$19,334.43  
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 441 Guylyn Dr., Pittsburgh, PA 15235. Deed Book 3795, Page 292. Block and Lot Number 538-H-149.

**20. William Moore**  
GD-22-013870—\$14,092.78  
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 9611 Emerson St., Pittsburgh, PA 15235. Deed Book 10983, Page 63. Block and Lot Number 295-P-228.

**49. The Unknown Heirs of Virginia E. Scott, Deceased**

GD-22-012551—\$28,591.57  
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 96 Woods Road, Pittsburgh, PA 15235. Deed Book 7701, Page 63. Block and Lot Number 230-P-91.

**63. Theresa A. Furey, Administrator of the Estate of Grace R. Blasco, Deceased**  
GD-22-013636—\$13,504.51  
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 10120 Gibson St., Pittsburgh, PA 15235. Deed Book 3889, Page 72. Block and Lot Number 295-S-369.

**64. Cornell L. Downing, Antione L. Downing and Dawnita D. Downing**  
GD-23-001760—\$15,582.88  
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 7709 Mark Dr., Verona, PA 15147. Deed Book 14818, Page 102. Block and Lot Number 230-B-4.

**Plum**

**24. Joann C. Luczko**  
MG-22-000830—\$11,002.47  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 826 Blue Ridge Road, Pittsburgh, PA 15239. Deed Book 7543, Page 257. Block and Lot Number 1241-K-357.

**Port Vue**

**17. Yanai Shaar**  
GD-22-014925—\$17,304.69  
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 1612 Trimble Avenue, McKeesport, PA 15133. Deed Book 15119, Page 335. Block and Lot Number 466-D-192.

**Reserve**

**66. James H. Morrow and Viola M. Morrow**  
GD-23-001937—\$44,955.11  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 1704 Luty Avenue, Pittsburgh, PA 15212-0000. Document Number 2018-5715, Deed Book Volume 17125, Page 230. Block and Lot Number 0047-H-00288-0000-00.

**70. John Donatelli**  
MG-23-000410—\$52,782.90  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling known as 3326 Spring Garden Road, Pittsburgh, PA 15212. DBV 10762, PG. 523, Block & Lot No: 78-E-236.

**Robinson**

**35. Mary M. Brutt**  
GD-22-008414—\$2,670.67  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story brick house being known as 3 Sterling Drive, Coraopolis, PA 15108. Deed Book Volume 7482, Page 193. Block & Lot No. 269-R-270.

**Scott**

**69. Patricia M. Gallagher**  
MG-22-000929—\$29,872.71  
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 103 Jamestown Drive, Unit A, Pittsburgh, PA 15216. Document Number 58671, Deed Book Volume 6904, Page 394. Block and Lot Number 0099-C-00180-0123-00.

**Shaler**

**32. Theron Hart**  
GD-22-008509—\$3,652.15  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a two story frame house being known as 109 East Undercliff Street, Pittsburgh, PA 15223. Deed Book Volume 12950, Page 318. Block & Lot No. 284-G-78.

**43. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Raymond Ferraro, Deceased**  
GD-23-005401—\$228,532.71  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 574 Kimble Drive, Glenshaw, PA 15116. Deed Book Volume 13735, Page 123. Block and Lot Number 434-S-136.

**51. Theron Hart**  
GD-22-000869—\$11,787.89  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 109 East Undercliff Street, Pittsburgh, Pennsylvania 15223-1149, Deed Book Volume 12950, Page 318, Block and Lot 284-G-78.

**52. William J. Platek, Jr. and Jody Lynn Platek, Husband and Wife**  
GD-22-002130—\$13,614.07  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 129 Wise Lane, Pittsburgh, Pennsylvania 15209-1147, Deed Book Volume 7343, Page 637, Block and Lot 354-R-78.

**53. Kimberly C. Craig, Executrix of the Estate of Richard W. Barsh, Deceased, and Aaron Barsh, Known Heir of the Estate of Richard W. Barsh, Deceased**  
GD-22-000648—\$34,722.17  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 3505 Rose Drive, Glenshaw, Pennsylvania 15116-1331, Deed Book Volume 3522, Page 523, Block and Lot 521-A-301.

**61. Linda Creek and Charles Creek, II, as Joint Tenants With Right of Survivorship and Not as Tenants in Common**

GD-22-000493—\$23,543.89  
John T. Vogel, Esq.  
Aaron J. Walayat, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 362 Reetz Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 14784, Page 1, Block and Lot 166-K-320.

**62. David Joseph Manjerovic**

GD-22-005136—\$16,689.65  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 100 Friday Road, Pittsburgh, Pennsylvania 15209-2174, Deed Book Volume 14507, Page 265, Block and Lot 118-M-236.

**South Fayette**

**8. Raymond A. Mikesell**

MG-23-000313—\$179,595.33  
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 1332 Oakridge Road, McDonald, PA 15057. Deed Book 18116, Page 310. Block and Lot Number 258-R-13.

**57. Carol L. Neiport and Gary M. Neiport**

MG-22-001057—\$100,420.93  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 374 2nd Avenue, Bridgeville, PA 15017. Deed Book Volume 15932, Page 379. Block and Lot Number 0324-D-00026-0000-00.

**Swissvale**

**11. Virginia L. Dettlinger**

MG-23-000167—\$65,519.20  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2208 Lehigh Street, Pittsburgh, PA 15218. Deed Book Volume 5330 Page 729, Block and Lot Number 234-K-44.

**65. Thomas J. Farrell and Juliette Farrell**

MG-15-001715—\$393,718.57  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Parcel 1: Vacant land being known as Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-145.

Parcel 2: Vacant land being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-143.

Parcel 3: Having erected a dwelling being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208, Block and Lot No. 177-N-00144.

**Verona**

**73. Matthew A. Frank, Executor of the Estate of Barbara E. Frank**

GD-22-012881—\$8,770.75  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling, known as 664 3rd Street, Verona, PA 15147. Deed Book 12957, Page 459. Block and Lot Number 364-S-224.

**West Deer**

**60. Melissa A. West**

GD-22-011451—\$19,437.88  
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 4218 Havencrest Drive, Gibsonia, PA 15044. Deed Book 13568, Page 106. Block and Lot Number 1507-M-363.

**West Mifflin**

**23. Douglas Tkocs**

MG-23-000085—\$59,485.89  
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 4033 Donna Avenue, West Mifflin, PA 15122. Deed Book 10415, Page 520. Block and Lot Number 238-J-398.

**82. Jennifer Lynnn O'Connor a/k/a Jennifer Lynn OConnor and Jammie Magyar**

MG-21-000138—\$107,573.79  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a one and a half story brick dwelling being known and numbered as 2500 Campbell Circle, West Mifflin, PA 15122. Deed Book Volume 12117, Page 1. Block and Lot Number 0240-P-00025-0000-00.

**87. Hali A. Rihn**

MG-22-000498—\$139,278.29  
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 261 Bost Drive, West Mifflin, PA 15122. Deed Book 17087, Page 260. Block and Lot Number 311-N-167.

**West View**

**39. David J. Beach and the United States of America**

GD-22-002139—\$6,973.32  
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 frame house known as 123 Frankfort Avenue, Pittsburgh, PA 15229. Deed Book Volume 11013, Page 277. Block & Lot No. 280-P-336.

**Whitehall**

**9. Kelly M. Johnston a/k/a Kelly M. Johnson**

MG-23-000189—\$161,371.98  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5222 Baptist Rd., Pittsburgh, PA 15236. Deed Book Volume 17804, Page 564. Block and Lot Number 0316-C-00182-0000-00.

**Wilkins**

**77. Helen N. Simmons**

MG-23-000029—\$85,644.69  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a dwelling being known and numbered as 634 Mortimer Avenue, Turtle Creek, PA 15145 a/k/a 634 Highland Avenue, Turtle Creek, PA 15145. Deed Book Volume 11739, Page 436. Block and Lot Number 0454-J-00069-0000-00.

**Wilkesburg**

**18. The Unknown Heirs of Jennifer T. Jackson a/k/a Jennifer K. Jackson, Deceased**

GD-21-011850—\$38,076.19  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1310 Franklin Ave., Pittsburgh, PA 15221. Deed Book 10891, Page 64. Block and Lot Number 233-G-233.

**44. Diana L. Dunsworth**

GD-23-002247—\$8,675.58  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 515 Jeanette St., Pittsburgh, PA 15221. Deed Book 5794, Page 471. Block and Lot Number 176-H-315.

**45. James Brose**

GD-23-001766—\$11,649.91  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a condominium dwelling being known and numbered as 521 West St., Unit 5, Pittsburgh, PA 15221. Deed Book 16955, Page 299. Block and Lot Number 176-B-390-5302.

**46. Veterans Affairs Administration**

GD-22-009682—\$12,298.45  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1335 Woodlawn Avenue, Pittsburgh, PA 15221. Deed Book 4520, Page 103. Block and Lot Number 233-G-104.

**90. Madeline Jackson**

MG-22-000749—\$32,812.97  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

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

Having erected thereon a condominium unit being known and numbered as 7411 Lighthouse Pt., Pittsburgh, PA 15221. Deed Book Volume 11994, Page 232. Block and Lot 0298-A-00050-7411-00.

**Pittsburgh—3rd Ward**

**75. One Chatham, LLC**

GD-23-005888—\$42,854,071.84  
Kelly M. Neal, Esq.  
Buchanan Ingersoll & Rooney PC  
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh: Those two (2) certain parcels of real property situate in the Third Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being known as Lot No. 1-B and Lot No. 1-D in the Chatham One Plan of Lots, said plan being recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Plan Book Volume 196 at Pages 108 and 109, being more particularly described in Deed Book Volume 17116, Page 559, and being commonly known as a portion of Floor One and Floors Three Through Nine of One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219. Block and Lot Number 2-F-166.

Subject to that certain (a) declaration of easements, covenants, and restrictions dated December 2, 1981, between the Urban Redevelopment Authority of Pittsburgh and The Prudential Insurance Company of America, as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book Volume 6424 beginning at Page 301, as amended, and (b) amended and restated Declaration of Easements and Operating Agreements, Dated March 11, 1996, between Elteq Partners I Limited Partnership, a Delaware Limited Partnership, and Chatham II Limited Partnership, a Delaware Limited Partnership, as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book Volume 9662, Page 1.

**Pittsburgh—4th Ward**

**4. Lynda M. Holley**

MG-23-000232—\$85,371.99  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3217 Ward Street, Pittsburgh, PA 15213. Deed Book 10341, Page 514. Block and Lot Number 29-C-234.

**Pittsburgh—6th Ward**

**86. 4th Quarter Realty Group, Inc.; and Sean Williams**

GD-22-015757—\$106,531.29  
Nelson Diaz, Esq.  
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 6th Ward: Having erected thereon a two family dwelling being known and numbered as 342 Downing Street, Pittsburgh, PA 15219 Deed Book Volume 18063, Page 300, Block and Lot Number 25-M-74.

**Pittsburgh—9th Ward**

**55. James D. Miller and Beth Miller**

MG-22-000295—\$107,522.66  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of



Pittsburgh: Having erected thereon a dwelling being known and numbered as 4907 Hatfield Street, Pittsburgh, PA 15201. Deed Book Volume 12724, Page 143. Block and Lot Number 0080-G-00019-0000-00.

### Pittsburgh—10th Ward

**34. Laretta H. Ashley, Individually and as Known Heir of Israel E. Hazard and Annabell Hazard, the Unknown Heirs of Annabell Hazard, Deceased and the Unknown Heirs of Israel E. Hazard, Deceased**

GD-16-007837—\$6,493.22  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 10: Having erected thereon a two story masonry frame house being known as 106 Elena Court, Pittsburgh, PA 15201. Deed Book Volume 4668, Page 375. Block & Lot No. 81-H-354.

**50. Randolph Pickett, Executor of the Estate of Annetta J. Pickett, Deceased**

GD-18-006682—\$8,408.56  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 10: Having erected thereon a two story frame house being known as 329 North Aiken Avenue, Pittsburgh, PA 15206. Deed Book Volume 9972, Page 17. Block & Lot No. 50-H-47.

**72. Mary Brooks**

MG-23-000455—\$32,968.73  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a 2 1/2 story dwelling known as 425 N. Millvale Avenue, Pittsburgh, PA 15224, Deed Book Volume 11359, Page 480, Block & Lot No. 50-F-78.

### Pittsburgh—19th Ward

**6. Nicole M. McDermott**

MG-23-000062—\$67,089.89  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1205 Oakridge Street, Pittsburgh, PA 15226. Deed Book Volume 15295, Page 560. Block and Lot Number 96-E-62.

**83. Meranda Jones**

MG-23-000339—\$37,741.96  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 301 Paur Street, Pittsburgh, PA 15211-2305. Deed Book Volume 17749, Page 171. Block and Lot Number 15-C-192.

**84. Dennis R. Cassidy**

MG-21-000263—\$56,048.27  
Pincus Law Group  
484-571-2201

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 2010 Plainview Avenue, Pittsburgh, PA 15226. Deed Book Volume 15142, Page 496. Block and Lot Number 62-D-233.

### Pittsburgh—26th Ward

**56. Kathleen C. Frenak**

MG-22-000626—\$48,693.49  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 438 Bark St., Pittsburgh, PA 15214. Deed Book Volume 8516, Page 629. Block and Lot Number 0046-G-00195-0000-00.

**81. Vanessa Williams**

GD-23-007510—\$117,801.19  
Jeffrey R. Lalama, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of Pittsburgh: Having erected thereon a dwelling, being known and numbered as 3 East McIntyre Avenue, Pittsburgh, Pennsylvania 15214, Deed Book Volume 9571, Page 60. Block and Lot Number 0046-F-00218-0000-00.

### Pittsburgh—27th Ward

**95. Richard Dix a/k/a Richard P. Dix and Tracy Dix**

GD-22-014377—\$168,965.50  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1200 Davis Avenue, Pittsburgh, PA 15212 a/k/a 3603 Wapello Street, Pittsburgh, PA 15212. Deed Book Volume 12416, Page 132. Block and Lot Number 114-S-316.

### Pittsburgh—29th Ward

**59. Nicholas R. Gromo**

MG-22-000820—\$31,653.79  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2202 Lutz Ave., Pittsburgh, PA 15210. Deed Book Volume 13043, Page 288. Block and Lot Number 0095-H-00187-0000-00.

### Pittsburgh—31st Ward

**92. Michael Riccitelli, in His Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli; John Cicchitello, in His Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil John Riccitelli; Samantha Riccitelli, in Her Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil John Riccitelli; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli**

MG-22-001063—\$113,756.28  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4829 Lougean Ave., Pittsburgh, PA 15207.

Deed Book Volume 10725, Page 409. Block and Lot 0133-P-00079-0000-00.

### Pittsburgh—32nd Ward

**31. Robert James Schad, Jr., Executor of the Estate of Paul D. Harmison, Deceased**

GD-17-003304—\$18,142.93  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Having erected thereon a two story brick house being known as 239 Richfield Street, Pittsburgh, PA 15234. Deed Book Volume 6812, Page Number 390, Block and Lot Number 139-H-10.

**96. Robert H. Minsterman, Jr. and Jayne F. Minsterman**

MG-22-000541—\$55,465.54  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 32nd Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 2521 Kingwood Street, Pittsburgh, PA 15234, Deed Book 7818, Page 207, Block and Lot 0138-E-00209-0000-00.

#### AMENDED NOTICE

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

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

**Allegheny County Bar Association  
412-261-0518**

**Lawyer Referral Services  
412-261-5555**

**Neighborhood Legal Services  
412-255-6700**

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

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

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

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

**Sheriff's Office, Pittsburgh, PA.**

Kevin M. Kraus, Sheriff  
Sep 7, 2023  
Sep 8, 15, 22, 2023

**Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.**

#### Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Anderson, John E., deceased, of Pleasant Hills, PA. No. 06159 of 2023. Kristen Richard, Admrx., 2410 Fairway Terrace, Warrington, PA 18976 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-01693w Sep 8, 15, 22, 2023

Doerr, Mercedes A., deceased, of Pittsburgh, PA. No. 06229 of 2022. Linda Hils, Extr., 181 Parkedge Road, Pittsburgh, PA 15220 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

23-01695w Sep 8, 15, 22, 2023

Dziuban, Benedict John a/k/a Benedict J. Dziuban, deceased, of Blawnox, PA. No. 05994 of 2023. Ronald E. Dziuban, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

23-03500 Sep 8, 15, 22, 2023

Harbison, Darlene M. a/k/a Darlene Marie Harbison, deceased, of Tarentum, PA. No. 4125 of 2023. Jennifer L. Harbison, Admrx., 903 1st Ave., East Brady, PA 16028 or to Paula J. Willyard, Esq., Willyard Law Firm PC, 347 N. Pike Rd., Sarver, PA 16055.

23-03501 Sep 8, 15, 22, 2023

Hudak, Gerald Alan, deceased, of Imperial, PA. No. 05535 of 2023. Heidi Hudak, Extr., 12 Forest Glen Drive, Imperial, PA 15126 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-01692w Sep 8, 15, 22, 2023

Johnson, Robert E., deceased, of Pittsburgh, PA. No. 06049 of 2023. Jeffrey R. Johnson, Extr., 3406 Rose Drive, Glenshaw, PA 15116 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

23-03498 Sep 8, 15, 22, 2023

Kardos, John R., deceased, of Upper St. Clair, PA. No. 06096 of 2023. John M. Kardos, Co-Extr., 13207 Topsfield Court, Herndon, VA 20171 and Mark S. Weis, Co-Extr., 512 Colony Court, Gibsonia, PA 15044 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-01694w Sep 8, 15, 22, 2023

Knoblock, Leonard Louis Edgar, deceased, of Bethel Park, PA. No. 04864 of 2023. Julie Knoblock, Admrx., 714 Galway Drive, Bethel Park, PA 15102 or to Timothy A. Schoonover, Esq., Babst Calland, 330 Innovation Blvd., Ste. 302, State College, PA 16803.

23-01696w Sep 8, 15, 22, 2023

Kuzmanko, Charlene T. a/k/a Charlene A. Kuzmanko, deceased, of White Oak, PA.

**Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](http://ACBA.org/LivingWill).**

No. 04807 of 2021. Damian C. Teslevich, Extr., 12094 Waterford Drive, North Huntingdon, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

23-03497 Sep 8, 15, 22, 2023

Phillips, Donna L. a/k/a Donna Lee Phillips, deceased, of Penn Hills, PA. No. 05633 of 2023. Melony C. Lombardo, Admr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

23-03499 Sep 8, 15, 22, 2023

Albrighton, Charles William, deceased, of Port Vue, PA. No. 07969 of 2022. Diane A. Bartko, Extr., 121 Mount Vernon Drive, McKeesport, PA 15135 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-03426 Sep 1, 8, 15, 2023

Benninger, Florence L. a/k/a Florence Benninger, deceased, of Verona, PA. No. 05761 of 2023. Kathy Benninger, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01660w Sep 1, 8, 15, 2023

DANEK, Regina A. (a/k/a Regina Ann Danek) - Late of Mt. Lebanon Twp., Allegheny County, PA. D.O.D. 6/16/23. Will #022305918. Michael V. Danek & Mark S. Danek, Executors, 1255 Drummers Ln., Ste.

105, Wayne, PA 19087; Mark S. Danek, Atty., The Danek Law Firm, LLC, 1225 Drummers Ln., Ste. 105, Wayne, PA 19087.

23-03486 Sep 1, 8, 15, 2023

Doyle, William J., deceased, of West Mifflin, PA. No. 05821 of 2023. Margaret Clay, Extr., 26 Lewis Run Road, West Mifflin, PA 15122 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-03427 Sep 1, 8, 15, 2023

Eury, Mary Gertrude, deceased, of Hampton Twp., PA. No. 5924 of 2023. Robert L. Eury, Jr., Extr., 5178 S. Carterton Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

23-03424 Sep 1, 8, 15, 2023

Grate, Gloria, deceased, of Pittsburgh, PA. No. 04071 of 2023. Edward Grate, Extr., 229 Green St., Pittsburgh PA 12551.

23-01661w Sep 1, 8, 15, 2023

Harnaha, Terry Andrew, deceased, of Wexford, PA. No. 05837 of 2023. Rebecca Ann Olds, Admr. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01653w Sep 1, 8, 15, 2023

Krupensky, Charles J. a/k/a Charles J. Krupensky, Jr., deceased, of Pittsburgh, PA.

No. 05714 of 2023. Eleanor M. Walton, Extr., 432 S. Julian Street, Naperville, IL 60540 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.

23-03425 Sep 1, 8, 15, 2023

Lagrotteria, Anna, deceased, of Penn Hills, PA. No. 4263 of 2023. Gregory Lagrotteria, Extr., 129 Richey Drive, Verona, PA 15147 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

23-01651w Sep 1, 8, 15, 2023

Longo, Dorothy J., deceased, of Pittsburgh, PA. No. 05792 of 2023. Patricia A. Price, Extr., 2789 Queensboro Avenue, Pittsburgh, PA 15226 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

23-03429 Sep 1, 8, 15, 2023

Lydon, Lillian, deceased, of Pittsburgh, PA. No. 04783 of 2023. Jeffrey Lydon, Extr., 7780 Solitude Ct., Riverside, CA 92506.

23-01659w Sep 1, 8, 15, 2023

Mahitula, Hamadi Abdalla, deceased, of Pittsburgh, PA. No. 06025 of 2023. Abdalla Hamadi Abdalla, Admr., 4012 Brighton Road, Pittsburgh, PA 15212 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-01655w Sep 1, 8, 15, 2023

Mitchell, Curtis H., deceased, of Oakdale, PA. No. 07381 of 2022. Sabrina Mitchell, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-01658w Sep 1, 8, 15, 2023

MONTELL, Earl A. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/20/16. Will #022205740. April Montell, Administratrix, c/o Adam S. Bernick, Esq., 2047 Locust St., Phila., PA 19103; Adam S. Bernick, Atty., 2047 Locust St., Phila., PA 19103.

23-03487 Sep 1, 8, 15, 2023

Panizzi, Matilda J. a/k/a Mathilda Jean Panizzi, deceased, of Kennedy Township, PA. No. 6061 of 2023. Dean Panizzi, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

23-01652w Sep 1, 8, 15, 2023

Sawchak, Helen D. a/k/a Helen Sawchak, deceased, of White Oak, PA. No. 04930 of 2023. Stephanie A. Budd, Extr., 1910 Dearhorn Drive, White Oak, PA 15131 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

23-03423 Sep 1, 8, 15, 2023

Smith, Donna Barbara, deceased, of Coraopolis, PA. No. 6007 of 2023. Charles L. Smith, Jr., Extr., 904 Kable Way, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01648w Sep 1, 8, 15, 2023

Smith, James E., deceased, of West Mifflin, PA. No. 05819 of 2023. Carmella Smith, Extr., 7519 Ardmore Street, Pittsburgh, PA 15218 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-03428 Sep 1, 8, 15, 2023

Stanton, Martin R., deceased, of Ross Township, PA. No. 05217 of 2023. Judy Stanton, Admr., c/o Timothy J. Giltinan, Esq., John W. Giltinan Esq., P.C., 603 Stanwick Street, Ste. 1679, Pittsburgh, PA 15222.

23-01656w Sep 1, 8, 15, 2023

Stewart, Paul Andrew, deceased, of Pittsburgh, PA. No. 06046 of 2023. Eric Stewart, Admr., 500 Pearre Springs Way, Franklin, TN 37064 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-01654w Sep 1, 8, 15, 2023

Williamson, Bonnie Kay, deceased, of Robinson Township, PA. No. 05925 of 2023. Holly Marocchi, Extr., c/o Judith A. Lehnowsky, Esq., 102 Penbryn Road, Pittsburgh, PA 15237.

23-01657w Sep 1, 8, 15, 2023

Argenzio, Helen D., deceased, of Rankin, PA. No. 05667 of 2023. Patricia R. Argenzio, Extr., 1924 Lafayette Street, Pittsburgh, PA 15218 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.

23-03272 Aug 25; Sep 1, 8, 2023

Dodds, Deborah Detchon, deceased, of Pittsburgh, PA. No. 04953 of 2023. Seth Detchon Dodds, Co-Extr. and Zachary Bechman Dodds, Co-Extr., c/o Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.

23-03270 Aug 25; Sep 1, 8, 2023

Fleishner, Joan, deceased, of Allison Park, PA. No. 05213 of 2023. Donna Babyak, Extr., 3530 Countrywood Drive, Allison Park, PA 15101 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

23-01617w Aug 25; Sep 1, 8, 2023

Grubb, Ellen W., deceased, of Wexford, PA. No. 05544 of 2023. Janet Kathleen Grubb, Admr., 9429 Northgate Dr., Allison Park, PA 15101 or to Michael Goldstein, Esq., 537 N. Neville Street, Apt. 2G, Pittsburgh, PA 15213.

23-01610w Aug 25; Sep 1, 8, 2023

Jones, M. Esther Palmer a/k/a Mildred Esther Swauger a/k/a Esther M. Jones a/k/a Mildred Esther Jones a/k/a Mildred E. Palmer Jones, deceased, of Monroeville, PA. No. 05690 of 2023. Michael F. Palmer, Co-Extr. and Miriam Swauger, Co-Extr., 2711 Edgewood Lane, Lake Charles, LA 70605 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

23-03268 Aug 25; Sep 1, 8, 2023

Keiser, Cortes Lynn a/k/a Lynn Keiser, deceased, of Pittsburgh, PA. No. 05358 of 2023. Julia L. Keiser, Admr., 4738 Bayard Street, Pittsburgh, PA 15217 or to Elliot S. Katz, Esq., 4057 Wolverton C, Boca Raton, FL 33434.

23-03269 Aug 25; Sep 1, 8, 2023

Loy, Jay K. a/k/a Jay Kennedy Loy, deceased, of Plum Borough, PA. No. 05651 of 2023. Carol Rosenson Loy, Extr., 812 Pierson Run Road, Pittsburgh, PA 15236 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

23-03271 Aug 25; Sep 1, 8, 2023

Robinson, Douglas Ross, deceased, of O'Hara Township, PA. No. 05701 of 2023. Susan Robinson Thim, Extr., 18316 NE 198th Street, Woodinville, WA 98077 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

23-01613w Aug 25; Sep 1, 8, 2023

Winnecour, Lewis A., deceased, of Scott Township, PA. No. 05771 of 2023. Marsha Mintz, Extr., 111 Green Commons Drive, Scott Township, PA 15243 or to Robert L. Foreman, Esq., 500 Grant Street, Suite 2900, Pittsburgh, PA 15219.

23-01615w Aug 25; Sep 1, 8, 2023

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M: (724) 244-8988

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### Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is LIT CIGAR AND HOOKAH LOUNGE CORPORATION.

23-03503 Sep 8, 2023

### Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on August 25, 2023, with respect to a nonprofit corporation, Mt. Lebanon Flag Football Association, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-01691w Sep 8, 2023

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-009030. In re: Petition of James Robert Maier and Sidney Ellen Cannon-Bailey, for change of names to James Robert Caierley and Sidney Ellen Caierley. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, September 25, 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 names should not be changed as prayed for.

23-01697w Sep 8, 2023

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-008646. In re: Petition of Jennie Elizabeth Hollo, for change of name to Jamie Noel Hollo. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, September 25, 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.

23-03506 Sep 8, 2023

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-23-001711

Allegheny County Central Tax Collection District, Plaintiff,

vs.  
Robert M. Mack, Defendant(s).

Robert M. Mack:

You are hereby notified that on April 3, 2023, Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-001711. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2017 and 2018 that were to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit

of Defense to the claims set forth against your property. 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 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, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219

Telephone: 412-261-5555

23-03492 Sep 8, 2023

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-23-003751

Allegheny County Central Tax Collection District, Plaintiff,

vs.

Margaret F. Joyce, Defendant(s).

Margaret F. Joyce:

You are hereby notified that on July 21, 2023, Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-003751. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2013 through 2017 that were to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 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, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219

Telephone: 412-261-5555

23-03493 Sep 8, 2023

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-23-001712

Allegheny County Central Tax Collection District, Plaintiff,

vs.

Lavon M. Hooks, Defendant(s).

Lavon M. Hooks:

You are hereby notified that on April 3, 2023, Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-001712. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2017 that was to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service

The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219

Telephone: 412-261-5555

23-03494 Sep 8, 2023

### Notice of Administrative Suspension

Notice is hereby given that the following Allegheny County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated July 26, 2023, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 25, 2023, for Compliance Group 3.

Cope, Charles Haley  
Engle, Gregory Hollis  
Hartenstein, Geoffrey Robert  
Kenawell, John William A.  
Kestler, Geoffrey

Lennox, Richard Scott  
McCune, Joseph Patrick  
Simms, Ann Adams  
Tryczynski, Christina  
Wible, Robert G.

Suzanne E. Price  
Attorney Registrar

The Disciplinary Board of the  
Supreme Court of Pennsylvania  
23-03496 Sep 8, 2023

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-013061. Notice is hereby given to Thomas L. Boyd, and all other parties of interest, that a tax sale has been initiated against the property located at 6-8 Ross Street, Duquesne, Allegheny County, Pennsylvania 15110, known as lot/block 305-H-006. This notice acts as service of the Praeceptio for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the August 10, 2023 Order of Court.

23-03502 Sep 8, 2023

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-009591. Notice is hereby given to All Unknown Heirs of Betty Jo Handley and Donald Handley, Jr., deceased, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 206 Shields Street, Buena Vista, Allegheny County, Pennsylvania 15018, known as lot/block 1266-L-284. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the December 14, 2022 Order of Court.

23-03505 Sep 8, 2023

### Notice

Petition for Determination of Title to 1437 Orator Street, Pittsburgh, PA 15204. (71-L-286) Estate of Earlene Paolino, deceased, filed by James Paolino Sr. at No. 5753 of 2023, Orphans Court. Quintntarra Morant, Esq. Morant Law Offices, 500 Regis Avenue # 10946, Pittsburgh, PA 15236.

23-03511 Sep 8, 2023

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
NO. GD-22-003859

Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,

vs.  
Erin Piccolino, Known Heir of Sandra C. McCloy, Deceased, the Unknown Heirs of Sandra C. McCloy, Deceased and the United States of America, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 296-H-160, more commonly known as 10304 Lindberg Ave., Pittsburgh, PA 15235 in the Municipality of Penn Hills.

Notice

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

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

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

Lawyer Referral Service

The Allegheny County Bar Association,  
400 Koppers Building  
436 Seventh Avenue

Telephone: (412) 261-5555

Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

23-03518 Sep 8, 2023

### Voluntary Dissolution Business Corporation

Notice is hereby given by Apico Inns of Pennsylvania, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of

Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-03440 Sep 1, 8, 2023

**Voluntary Dissolution  
Nonprofit Corporation**

Dissolution - Notice Is Hereby Given That the sole Member and the Board of Directors of Himalayan Institute of Pittsburgh, a PA nonprofit corp., with a registered address at 300 Beverly Rd., Pittsburgh, PA 15216, have approved a plan that the corp. voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corp. under the provisions of Section 5975 of the PA Nonprofit Corp. Law of 1988, as amended. Fox Rothschild LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673.

23-03535 Sep 8, 15, 2023

**FAMILY DIVISION**

*(Continued from Page 1, Column 3)*

**Boyd Carlos** vs Horn Tracy; FD-23-001735; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Croghan Scott T** vs Croghan Alicia; FD-23-001736; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Zielinski Teri** vs Lutz Robert; FD-23-001801; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Goldinger Janice** vs King Kenneth; FD-23-001802; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Fenlock Andrew** vs Kessler Monica; FD-23-001804; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Pennybaker Yavetta Marie** vs Pennybaker Keith; FD-23-001806; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Waters Trenita L.** vs Lane Jermaine; FD-23-001808; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Robinson Kym L.** vs Roberts Delreese; FD-23-002916; Support; Complaint in Support; Atty(s): Pro Se

**Johnson Justice** vs Beatty Isaiah M.; FD-23-003183; Support; Complaint in Support; Atty(s): Pro Se

**Cannavine Kellie** vs Cannavine Michael; FD-23-003245; Support; Complaint in Support; Atty(s): Pro Se

**Mccaa Keona** vs Mitchell Corey; FD-23-003252; Support; Complaint in Support; Atty(s): Pro Se

**Shipper Alexandra** vs Shipper Brian; FD-23-003259; Support; Complaint in Support; Atty(s): Pro Se

**Eisenberg Selena A.** vs Eisenberg Matthew; FD-23-003260; Support; Complaint in Support; Atty(s): Pro Se

**Reese Regina A.** vs Cain Qurou; FD-23-003261; Support; Complaint in Support; Atty(s): Pro Se

**Robinson Shayna** vs McKenzie Daniel; FD-23-003262; Support; Complaint in Support; Atty(s): Pro Se

**Reynolds Marilyn M.** vs Campbell Dominique William; FD-23-003263; Support; Complaint in Support; Atty(s): Pro Se

**Waddell Sabrena S.** vs Watts Maurqel L.; FD-23-003264; Support; Complaint in Support; Atty(s): Pro Se

**Kendrick Amber C.** vs Monigold Justin; FD-23-003266; Support; Complaint in Support; Atty(s): Pro Se

**Johnson Kierra** vs Rodgers Brandon; FD-23-003268; Support; Complaint in Support; Atty(s): Pro Se

**Lenko Gabrielle Alexis** vs Phillips Gage M.; FD-23-003269; Support; Complaint in Support; Atty(s): Pro Se

**Mathews Nicole** vs Mathews Bryan; FD-23-003272; Support; Complaint in Support; Atty(s): Pro Se

**Mertz Katarina** vs Key Ethan; FD-23-003273; Support; Complaint in Support; Atty(s): Pro Se

**St Clair Onika** vs Verneuil Junior; FD-23-003274; Support; Complaint in Support; Atty(s): Pro Se

**Matthews Kariyah** vs Rivers Tariq; FD-23-003278; Support; Complaint in Support; Atty(s): Pro Se

**Corrales Kathleen Marie** vs Corrales Freddy Gerardo; FD-23-008701; Divorce; Complaint in Divorce (2 count); Atty(s): Howell Cynthia, McMorrow Brooke B

**Smith Margaret J.** vs Smith Bryant B.; FD-23-008702; Divorce; Complaint in Divorce (5 count); Atty(s): Staroschuck Bernadette

**Jaquay Shannon M., Jaquay Shannon M.** vs Jaquay Michael J., Jaquay Michael J.; FD-23-008703; Divorce; Complaint in Divorce (3 count); P-atty: Pearlstein Susan

**Croghaw Scott Thomas** vs Croghaw Alicia Nicole; FD-23-008704; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Daniel Tomika** vs Bailey Jr. Anthony Joseph; FD-23-008705; Divorce; Settlement Agreement; Atty(s): Pro Se

**Wagner Tyler** vs Wagner Katelynn; FD-23-008706; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Tum Tiu Miguel I.** vs Us Itzep Maria, Tojin Chivalan Domingo; FD-23-008707; Custody; Complaint in Custody (Initial); P-atty: Tamburro Samantha C.

**Dubon Corrales Heidi M.** vs Cordero Julian De Jesus; FD-23-008708; Custody; Complaint in Custody (Initial); P-atty: Tamburro Samantha C.

**Castillo Ceballos Wilfredo, Dubon Corrales Heidi M.** vs Ceballos Olivares Berta Alicia, Castillo Gonzalez deceased Arnoldo; FD-23-008709; Custody; Complaint in Custody (Initial); P-atty: Tamburro Samantha C.

**Golin Sanford** vs Golin Anne K.; FD-0268-000010-79; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

**Goldinger Janice** vs Davis Michael; FD-22-003304; Support; Complaint in Support; Atty(s): Pro Se

**Chandler Karen** vs Chandler Monique; FD-23-001732; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Tomer Deborah** vs Scott Stephanie; FD-23-001733; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Wallace Marlisa Jeanette** vs Wallace Eugene Jefferson; FD-23-001784; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Payne Jim** vs Keys Manika; FD-23-001805; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Hanson Sr. Floyd D.** vs Perez Cecilia; FD-23-001807; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Steedley Jordan A.** vs Direnna Angelo C.; FD-23-002500; Establish Paternity; Motion to Compel; Atty(s): Jerich Donald E

**Mitchell Ashley N.** vs Knapp Adam Scott; FD-23-002501; Establish Paternity; Order of Court; Atty(s): Jerich Donald E

**Reed Tequesha** vs Coleman Jr. Emmett; FD-23-003194; Support; Complaint in Support; Atty(s): Pro Se

**Taylor Naechelle** vs Anger Leon L.; FD-23-003209; Support; Complaint in Support; Atty(s): Pro Se

**Caligiuri Kaitlyn S.** vs Hulboy Brandon; FD-23-003258; Support; Complaint in Support; Atty(s): Pro Se

**Breier Maria A.** vs Smith Jason; FD-23-003267; Support; Complaint in Support; Atty(s): Pro Se

**Ritchey Bryan** vs Ritchey Ashley; FD-23-008695; Custody; Confidential Information Form; Atty(s): Pro Se

**Mott Jr. Donald David** vs Kendrick Tameka Lashawn; FD-23-008712; Divorce; Praecipe to Proceed IFP; P-atty: Pollock Jeffrey L

**Remick Lindsey Kay** vs Remick Jon James; FD-23-008713; Divorce; Affidavit of Non-Military Service; Atty(s): Pro Se

**Mitchell Kenneth** vs Mitchell Gloria Vi; FD-23-008714; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Faulk Jaiquan** vs Crews-Cook Deisha A.; FD-23-008715; Custody; Praecipe for Appearance; Atty(s): Pro Se

**Sherrell Gerald A.** vs White Charlene; FD-23-008716; Custody; Criminal Record/Abuse History Verification; Atty(s): Pro Se

**Kamper Sarah** vs Kovats Gabor; FD-23-008717; Divorce; Acceptance of Service; Atty(s): Pro Se

**Johnson Kristen** vs Johnson Michael; FD-23-008718; Divorce; Complaint in Divorce (1 count); P-atty: Feldman Joseph; Atty(s): Feldman Max C., Feldman Nicholas

**Alamili Raed Alaa** vs Ibrahim Hadir Fahdil; FD-23-008720; Divorce; C omlaint in Divorce (1 count); Atty(s): Notaro Bethany L

**Keyes Michael** vs Keyes Sally Cadiz; FD-23-008721; Divorce; Complaint in Divorce (1 count); P-atty: Feldman Max C.; Atty(s): Feldman Nicholas, Feldman Joseph

**Withers III Roy R.** vs Withers Carol Anne; FD-1683-000010-78; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

**Coroso Kaitlyn Emma** vs Jacob Stephen; FD-23-001367; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Pryor Chai** vs Poole Summer; FD-23-001737; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**McMonagle Madison Rae** vs George Joseph; FD-23-001738; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Navarro Analisha Cintron** vs Brock Simone; FD-23-001739; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Miecznikowski Anastasiya Platun** vs Liberati Paul; FD-23-001740; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Scott Zada** vs Pegues Zane; FD-23-001741; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Grant James** vs Johnson Dominique; FD-23-001742; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Buick Travis** vs Sirmic Joseph; FD-23-001743; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Rivers Jason** vs Crawford Carla; FD-23-001749; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Mitro Jordan** vs Logan Brison; FD-23-001750; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Fridley Leighta** vs Humphries III Dale Bryce; FD-23-001809; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Wakefield Jr. Erwin L.** vs Raines Zuwenia B.; FD-23-001810; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Sparks Maria** vs Goisse Sr. Cody; FD-23-001811; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Green J'Lynera Andrea** vs Burgess Muhmmad R.; FD-23-001812; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Moore Kenya** vs Grimsley Gregory; FD-23-001814; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Cope Kendra V.** vs Danatarov Danatar; FD-23-001815; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

**Potter Douglas E.** vs Ticich-Potter Micaela Rae; FD-23-008719; Divorce; Complaint in Divorce (1 count); P-atty: Dannhardt William F

**Rush Gregory** vs Rush Jenny; FD-23-008722; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Banda Zondani** vs Banda Elina; FD-23-008723; Custody; Complaint in Custody (Initial); Atty(s): Pro Se

**Monroe Alan** vs Bey Aria; FD-23-008724; Custody; Complaint in Custody (Initial); Atty(s): Pro Se

**Thorat Manish, Thorat Manish** vs Thorat Renuka, Thorat Renuka; FD-23-008725; Divorce; Custody Complaint/JCP/PCF/JEN; P-atty: Crisanti Robert A

**Shumaker Jillian Rae** vs Shumaker Evan Michael; FD-23-008726; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Neptune Nikole** vs Neptune Ryan; FD-23-008727; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Moore Leah Marie** vs Moore Randall A.; FD-23-008728; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Cornetta Maria C.** vs Cornetta Martin; FD-23-008729; Divorce; Complaint in Divorce (1 count); P-atty: Pratt Grey Douglas

**Dean Jennifer** vs Di Pasquale Johnny; FD-23-008730; Divorce; Complaint in Divorce (2 count); P-atty: Bonnetty Antonio

**Faith Jeffrey** vs Faith Nicole; FD-23-008731; Divorce; Complaint in Divorce (2 count); Atty(s): Pro Se

**Zwigart Heather** vs Zwigart Paul; FD-23-008732; Divorce; Confidential Information Form; P-atty: Iwanyszyn Deborah L

**Platt Gary A.** vs Platt Linda Jordan; FD-23-008733; Divorce; Complaint in Divorce (2 count); P-atty: Piccirilli Anthony P.

**Malone Alisha R.** vs Malone Andrew E.; FD-23-008734; Divorce; Complaint in Divorce (2 count); Atty(s): Manilla Richard