

# The Pittsburgh Legal Journal

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## CIVIL DIVISION

### General Docket

**Pittsburgh Water & Sewer Authority** vs Gonzales Raymond, Gonzales Catherine; GD-23-012828; Municipal Lien; Municipal Lien; 939.94; Atty(s): Walaan Monica Samir, Farley Conor D.

**North Hills School District** vs Paschke Jack W; GD-23-012829; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3856.27; Atty(s): Witherel Michael J

**Katofsky Construction LLC** vs Dreamers & Achievers Childcare LLC, Smith LaVette, Smith Jr. Alvin H., Markel Insurance Company, Pitcairn Borough; GD-23-012830; Contract - Other; Complaint; 76008.13; Atty(s): Lazzaro Michael Dante

**Pittsburgh Water & Sewer Authority** vs K&K Summit Construction LLC; GD-23-012831; Municipal Lien; Municipal Lien; 226.11; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Marshall Robin; GD-23-012832; Municipal Lien; Municipal Lien; 447.99; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Sulka Andrew, Bolyard Hope; GD-23-012833; Municipal Lien; Municipal Lien; 2618.49; Atty(s): Walaan Monica Samir

**Pittsburgh Water & Sewer Authority** vs Mamaux Vivian; GD-23-012834; Municipal Lien; Municipal Lien; 642.93; Atty(s): Walaan Monica Samir, Farley Conor D.

**Hancher Sundi** vs Andrews Anthony Lewis, Brewery Acquisition Operations LLC, Helltown Brewing, Creehan Pike Investment LLC; GD-23-012835; Motor Vehicle Accident; Complaint; Atty(s): Barth Steven, Hodak Karesa M.

**Pittsburgh Water & Sewer Authority** vs Skinner James, Skinner Rosebelle; GD-23-012836; Municipal Lien; Municipal Lien; 108.42; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Garner Starlett; GD-23-012837; Municipal Lien; Municipal Lien; 108.72; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Natek Investments LLC; GD-23-012838; Municipal Lien; Municipal Lien; 425.67; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Maniraho Patrick; GD-23-012839; Municipal Lien; Municipal Lien; 571.14; Atty(s): Walaan Monica Samir, Farley Conor D.

## CIVIL DIVISION

### Arbitration Awards

**Durham** vs Nationwide Mutual Insurance Company; AR-23-003255; P-atty: Adam Daniel Shorr; D-atty: Bruce E. Rende; Award for Plaintiff in the amount of \$50,000.00. Dated 11/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40242

**Gaynier, et al** vs Letters; AR-23-003263; P-atty: Pro Se; D-atty: Ernest Simon; Award for Defendants against Plaintiffs. Dated 11/13/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40241

**Retter** vs Milestone Custom Homes LLC; GD-21-015032; P-atty: Walter J. Nalducci; D-atty: Joseph A. Lockwood, III; Award. Award for Plaintiffs and against Defendant in the amount of \$32,884.00 on Plaintiff's claim. Award for Plaintiffs Defendant's Counterclaim. Dated 11/13/23. As per Rule 236 Notice, copies sent MM/DD/YYYY. Arbitration Board # 40242A

**Citizens Bank N.A** vs Di Lorenzo; AR-22-003086; P-atty: William T. Molczan; Award Ex Parte for Plaintiff and against Defendant in the amount of \$40,406.18. Dated 11/13/23. For failure of defendant to appear at 10:25 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40242

**Discover Bank** vs Evans; AR-23-000774; P-atty: Matthew Weston Pomy; Award Ex Parte for Plaintiff and against Defendant in the amount of \$2,252.03. Dated 11/13/23. For failure of defendant to appear 10:15 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40242

**Whitfield, et al** vs BB&H Construction/Shawn Herchbe; AR-23-003099; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff for \$6,500.00 against Defendants. Dated 11/14/23. As per Rule 236 Notice, copies sent to all parties 11/15/2023. Arbitration Board #40243

**American Express National Bank** vs Patel; AR-23-003272; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$44,499.37. Defendant failed to appear at 11:10 a.m. Dated 11/14/23. As per Rule 236 Notice, copies sent to all parties 11/15/2023. Arbitration Board #40244

**Blair, Jr., et al** vs Boscia; AR-23-003323; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/14/23, the Court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

## ORPHANS' COURT

### Wills

**Madeline Helfrich, deceased;** Nora Scanlon, Extrx.; Atty: Todd T. Zwikl; 07484 of 2023.

**Frances Madeline Simon, deceased;** James E. Simon, Jr., Co-Extr., Judah D. Simon, Co-Extr.; Atty: Ronald Scott Jones; 07488 of 2023.

**Dale James Demor, deceased;** David Demor, Extr.; Atty: Eric R. Jahn, Christina Pici; 06643 of 2023.

**Ronald E. Puff, deceased;** Linda Winterhalter, Extrx.; Atty: Daniel F. Bekavac, Jr.; 07494 of 2023.

**Donald Musa, deceased;** Gerald M. Musa, Extr.; Atty: Michael H. Marks; 07498 of 2023.

**Raymond R. Fantaski, deceased;** Mark R. Fantaski, Extr.; Atty: Harold A. English; 07499 of 2023.

**Ann M. Zahorchak, deceased;** George M. Zahorchak, Jr., Extr.; Atty: Rebecca A. Auld; 07500 of 2023.

**Irene S. Fantin, deceased;** Michael Fantin, Extr.; Atty: Patrick F. Lawlor; 07508 of 2023.

**Dorothy Milkovich, deceased;** David M. Milkovich, Extr.; Atty: Michael K. Parrish; 07510 of 2023.

**Josephine E. Dalbey, deceased;** Robert B. Dalbey, Extr.; Atty: Scott P. Magnuson; 07511 of 2023.

**Robert J. Pardi, deceased;** Mary Louise Salaga, Extrx.; Atty: Howard F. Murphy; 07512 of 2023.

**Gaetano W. Pedicone, deceased;** Larry W. Pedicone, Extr.; Atty: John Linkosky; 07517 of 2023.

**Frances V. Bindas, deceased;** Francis Bindas, Co-Extr., Jennifer Massaro, Co-Extr.; Atty: Howard F. Murphy; 07518 of 2023.

**Daniel G. Donahoe, deceased;** Dana Mihalik, Extrx.; 07519 of 2023.

**Carmen R. Marcelli, deceased;** Jeanette Marcelli Aches, Extrx.; 06891 of 2023.

**Dean C. Casci, deceased;** Eunice Casci, Extrx.; Atty: Brian F. Levine; 07325 of 2023.

**Mary Jane Liberto, deceased;** Patricia Ann Ray, Extrx.; Atty: Douglas L. Price; 07533 of 2023.

**Barbara A. Zenk, deceased;** Kathy A. Netzel, Extrx.; Atty: James M. Herb; 07535 of 2023.

**Patricia N. Williams, deceased;** Kathy A. Williams, Extrx.; Atty: Thomas M. Castello; 07536 of 2023.

**Frank L. Scharbo, deceased;** Juliann S. Lee, Extrx.; Atty: James Thomas Benedek; 07537 of 2023.

## BANKRUPTCY COURT

### Western District

**Carlo Lista and Rita Lista;** ALLEGHENY-PA; 23-22239; Atty: Kenneth Steidl; Chapter: 7; Filed 10/23/2023; Judge Bohm

**Rhonda Levine;** ALLEGHENY-PA; 23-22240; Atty: Kenneth Steidl; Chapter: 7; Filed 10/23/2023; Judge Bohm

**Patricia R. Morris;** ALLEGHENY-PA; 23-22241; Atty: Catherine T. Martin, Attorney for Interested Party: Andrew M. Gross; Chapter: 13; Filed 10/23/2023; Judge Bohm

**Jack Leroy Long, III;** BUTLER-PA; 23-22242; Atty: Daniel P. Foster; Chapter: 7; Filed 10/23/2023; Judge Deller

**Ashley N. Williams;** ALLEGHENY-PA; 23-22243; Atty: Brian J. Bleasdale; Chapter: 7; Filed 10/23/2023; Judge Bohm

**Joseph J. August;** WESTMORELAND-PA; 23-22244; Atty: Kenneth Steidl; Chapter: 7; Filed 10/23/2023; Judge Deller

**Timothy W. McNellie;** ALLEGHENY-PA; 23-22245; Atty: Kenneth Steidl; Chapter: 7; Filed 10/23/2023; Judge Deller

**Robotany LTD, D/B/A Fifth Season and Fifth Season;** ALLEGHENY-PA; 23-22246; Atty: Brian C. Thompson; Chapter: 7; Filed 10/23/2023; Judge Bohm

**Kathy A. German;** BUTLER-PA; 23-22247; Atty: Michael S. Lazaroff; Chapter: 7; Filed 10/23/2023; Judge Bohm

**Catherine Bishop;** BEAVER-PA; 23-22248; Atty: Corey J. Sacca; Chapter: 7; Filed 10/23/2023; Judge Taddonio

**Kathleen Saucedo;** BEAVER-PA; 23-22249; Atty: Stacy Harris Slater; Chapter: 7; Filed 10/24/2023; Judge Taddonio

**April Lynn Garnett;** WASHINGTON-PA; 23-22250; Atty: David A. Rice, Scott R. Lowden; Chapter: 13; Filed 10/24/2023; Judge Deller

**Joshua A. Gaynard;** WASHINGTON-PA; 23-22251; Atty: Daniel R. White; Chapter: 13; Filed 10/24/2023; Judge Bohm

**Dorothea C. Smith;** BEAVER-PA; 23-22252; Atty: Joseph Peter Nigro; Chapter: 7; Filed 10/24/2023; Judge Deller

**Thomas T. Tomasi;** WASHINGTON-PA; 23-22253; Atty: Kenneth Steidl; Chapter: 13; Filed 10/24/2023; Judge Taddonio

**Theresa L. Krznar;** BEAVER-PA; 23-22254; Atty: Kenneth Steidl; Chapter: 13; Filed 10/24/2023; Judge Bohm

**Vincent M. Errico;** ALLEGHENY-PA; 23-22255; Atty: Rodney D. Shepherd; Chapter: 7; Filed 10/24/2023; Judge Taddonio

**Lynn Kohnfelder;** ALLEGHENY-PA; 23-22256; Atty: Kenneth Steidl; Chapter: 13; Filed 10/24/2023; Judge Taddonio

**Havenn E. Murray;** WESTMORELAND-PA; 23-22257; Atty: Kenneth Steidl; Chapter: 7; Filed 10/24/2023; Judge Deller

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**CIVIL DIVISION**

**General Docket**

*(Continued from Page 1, Column 1)*

**Pittsburgh Water & Sewer Authority** vs MSMF Realty LLC; GD-23-012840; Municipal Lien; Municipal Lien; 312.81; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Cochenour Louise, Wigington Charles; GD-23-012841; Municipal Lien; Municipal Lien; 659.46; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Bivins Sr. Edward, Bivins Michele; GD-23-012842; Municipal Lien; Municipal Lien; 8520.13; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Broskey Jenni R; GD-23-012843; Municipal Lien; Municipal Lien; 401.24; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Veterans Affairs Administration; GD-23-012845; Municipal Lien; Municipal Lien; 850.53; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Monterey Alliance LLC; GD-23-012846; Municipal Lien; Municipal Lien; 261.39; Atty(s): Walaan Monica Samir, Farley Conor D.

**Penn Hills School District, Municipality of Penn Hills** vs Dixon Jr. Bennie; GD-23-012847; Sci Fa sur Tax Lien; Certificate of Location; 6403.38; Atty(s): Maiello Lawrence J., Cerce Jennifer L.

**Pittsburgh Water & Sewer Authority** vs Zhang Li; GD-23-012848; Municipal Lien; Municipal Lien; 619.95; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Pegues Larry, Thompkins Shirley A.; GD-23-012849; Municipal Lien; Municipal Lien; 404.64; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Peterson Tyrone; GD-23-012850; Municipal Lien; Municipal Lien; 232.53; Atty(s): Walaan Monica Samir, Farley Conor D.

**Moore Gregory C., Moore Gregory C** vs UPMC, UPMC Presbyterian, UPMC Diversified Services Inc.; GD-23-012851; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Smarto John P

**Penn Hills School District, Municipality of Penn Hills** vs Hayes James; GD-23-012852; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; Atty(s): Maiello Lawrence J., Cerce Jennifer L.

**Pittsburgh Water & Sewer Authority** vs Germany IV Garl; GD-23-012853; Municipal Lien; Municipal Lien; 217.41; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Veterans Affairs Administration; GD-23-012854; Municipal Lien; Municipal Lien; 1847.61; Atty(s): Walaan Monica Samir, Farley Conor D.

**Penn Hills School District, Municipality of Penn Hills** vs Delva Kazanda; GD-23-012855; Sci Fa sur Tax Lien; Certificate of Location; 5609.68; Atty(s): Maiello Lawrence J., Cerce Jennifer L.

**Pittsburgh Water & Sewer Authority** vs Maier Rachel Mallory; GD-23-012857; Municipal Lien; Municipal Lien; 823.50; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Campbell William; GD-23-012858; Municipal Lien; Municipal Lien; 1357.05; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Tulio Bustillo; GD-23-012859; Municipal Lien; Municipal Lien; 57404.87; Atty(s): Walaan Monica Samir, Farley Conor D.

**Penn Hills School District, Municipality of Penn Hills** vs Bentley Anthony; GD-23-012860; Sci Fa sur Tax Lien; Certificate of Location; 12351.01; Atty(s): Maiello Lawrence J., Cerce Jennifer L.

**Penn Hills School District, Municipality of Penn Hills** vs Barry Megan L; GD-23-012862; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 5893.02; Atty(s): Maiello Lawrence J., Cerce Jennifer L.

**Penn Hills School District, Municipality of Penn Hills** vs Englert Joseph C; GD-23-012864; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; Atty(s): Maiello Lawrence J., Cerce Jennifer L.

**Wilksburg Borough School District, Wilksburg Borough** vs Gary Bernard McLaurin Ministries, Shekinah Faith Temple International Ministries; GD-23-012865; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 35038.81; Atty(s): Maiello Lawrence J., Cerce Jennifer L.

**JC Stone Experts Inc.** vs Rohn & Associates Design Inc., St. Anne's Roman Catholic Church; GD-23-012866; Contract - Other; Complaint; Atty(s): Fuchs David L

**Carnegie Mellon University** vs F. J. Busse Company Inc.; GD-23-012867; No Lien Agreement; No Lien Agreement; 173453.00; Atty(s): McNulty Daniel

**Carnegie Mellon University** vs Jendoco Construction Corporation; GD-23-012868; No Lien Agreement; No Lien Agreement; 4083295.50; Atty(s): McNulty Daniel

**First Commonwealth Bank** vs Goltz Paul M.; GD-23-012869; Contract - Debt Collection; Complaint; 238575.60; Atty(s): Dittoe Andrew G

**Cullen Jill M.** vs UPMC East; GD-23-012871; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Simon Scott M, Martin David A.

**McDonald Jr. Michael L.** vs Humphery D.O. James, Jessell C.R.N.P. Mary, Allegheny Clinic, Allegheny Health Network; GD-23-012872; Medical/Hospital Liability; Complaint; Atty(s): Bowlus Todd D, Cohen Harry S., Cohen Benjamin E.

**McCann Annamarie** vs Leaf Jr. Kenneth R.; GD-23-012873; Against Property Owner; Praecepte for Writ of Summons; Atty(s): Giglione Peter D., Lisi Devyn R.

**Porter Sonya** vs Hess Ashley Erin; GD-23-012874; Motor Vehicle Accident; Complaint; Atty(s): Troyan Mark D, Leckenby Timothy C.

**Robinson Township** vs Dickens Daynelle; GD-23-012875; Municipal Lien; Municipal Lien; 1438.87; Atty(s): McBride Jacqueline, Zangrilli Jr. Albert J, O'Hare Kevin J

**Commonwealth of PA Department of Labor & Industry** vs Splash Painters LLC; GD-23-101683; Unemployment Compensation Lien; Unemployment Compensation Lien; 2055.40

**Commonwealth of PA Department of Labor & Industry** vs Icc York LLC; GD-23-101684; Unemployment Compensation Lien; Unemployment Compensation Lien; 9815.84

**Commonwealth of PA Department of Revenue** vs Powell Monique; GD-23-101685; Commonwealth Tax Lien; Personal Income Tax; 23344.19

**Commonwealth of PA Department of Revenue** vs DAAAP Incorporated; GD-23-101686; Commonwealth Tax Lien; Business Taxes; 84632.30

**Commonwealth of PA Department of Revenue** vs Blessings HCBS Provider; GD-23-101687; Commonwealth Tax Lien; Business Taxes; 5045.68

**Commonwealth of PA Department of Revenue** vs Davis Copa E.; GD-23-101688; Commonwealth Tax Lien; Personal Income Tax; 23344.19

**Commonwealth of PA Department of Revenue** vs Scalise Frank; GD-23-101689; Commonwealth Tax Lien; Personal Income Tax; 15834.00

**Commonwealth of PA Department of Revenue** vs Barthelmes Kimberly A; GD-23-101690; Commonwealth Tax Lien; Personal Income Tax; 2558.17

**Commonwealth of PA Department of Revenue** vs Pirilla-Scalise K; GD-23-101691; Commonwealth Tax Lien; Personal Income Tax; 15834.00

**Commonwealth of PA Department of Revenue** vs Glimmer Brothers Llc; GD-23-101692; Commonwealth Tax Lien; Business Taxes; 11306.21

**Commonwealth of PA Department of Revenue** vs MH Wireless LLC; GD-23-101693; Commonwealth Tax Lien; Business Taxes; 3755.06

**Freedom Mortgage Corporation** vs King Steven B.; MG-23-001010; Mortgage Foreclosure; Complaint; Atty(s): Connelly Karin Baltimore

**Dollar Bank Federal Savings Bank** vs Reitz Ryan; MG-23-001011; Mortgage Foreclosure; Complaint; 229632.12; Atty(s): Anthou Kristine M.

**Carrington Mortgage Services LLC** vs Grundy Thomas W.; MG-23-001012; Mortgage Foreclosure; Complaint; 129811.01; Atty(s): Graham Christine L

**Capital One N.A.** vs Loskoch Andrew; GD-23-012844; MDJ Transcript; Notice of Judgment Mailed; 3858.45; Atty(s): Ratchford Michael

**Capital One N.A.** vs Holman Robin; GD-23-012856; MDJ Transcript; Notice of Judgment Mailed; 2598.64; Atty(s): Ratchford Michael

**Rawlings Jeremy John;** GD-23-012861; Petition for Change of Name; Order of Court - IFP Granted; Atty(s): Pro Se

**Pendleton Michael J** vs Allegheny County District Attorney's Office, Todd Randal B.; GD-23-012863; Declaratory Judgment; Petition to Proceed IFP; Atty(s): Pro Se

**South Park Township** vs Lou Enterprises LLC; GD-23-012870; Appointment of Viewers; Certificate of Location; Atty(s): Corcoran Jr. John P., Zinsser Adam R.

**Watkins Cindy** vs Bauer Susan M.; GD-23-012876; Motor Vehicle Accident; Complaint; Atty(s): Watkins Sara J., Rihn Aaron D

**North Hills School District** vs Khamar Samir; GD-23-012877; Sci Fa sur Tax Lien; Certificate of Location; 2483.15; Atty(s): Garvin Robert J.

**Cook Michelle** vs Goldberg M.S.W. Samantha, Open Space Counseling Consulting & Wellness LLC; GD-23-012878; Medical/Hospital Liability; Complaint; Atty(s): Bowlus Todd D, Cohen Harry S., Dohanics Dorothy J.

**South Fayette Township** vs Toomey Jr. Timothy J, Cowden Jason; GD-23-012879; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1530.74; Atty(s): McCabe Michael G.

**Wilksburg Borough School District** vs Ruffin Brenda; GD-23-012880; Sci Fa sur Tax Lien; Certificate of Location; 1451.58; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

**Wilksburg Borough School District, Wilksburg Borough** vs The Unknown Heirs of Marion L. Young Deceased; GD-23-012881; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

**EBF Holdings LLC** vs Syndikos Investments LLC, Doner Bryan; GD-23-012882; Contract - Debt Collection; Complaint; 225926.20; Atty(s): Young Gordon Stewart

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

**CIVIL DIVISION**

**Arbitration Awards**  
*(Continued from Page 1, Column 2)*

**Sockwell, et al** vs Giant Eagle Inc.; GD-11-010202; P-atty: Bruce E. Rende; D-atty: James F. Rosenberg; Award for Defendant on Plaintiff's claims. Dated 11/14/23. As per Rule 236 Notice, copies sent to all parties 11/15/2023. Arbitration Board #40243

**Discover Bank** vs Porter; AR-23-002107; P-atty: Andrew Loewy, Kirsten R. Armstrong; D-atty: Shane L. Weaver; Award for Defendant Dated 11/14/23. As per Rule 236 Notice, copies sent to all parties 11/15/2023. Arbitration Board #40244

**Gaab** vs Holzer Jesko Quality Exteriors LLC, et al; AR-23-003012; P-atty: George P. Geyer, Jr.; D-atty: John D. Eddy; Award for Plaintiff in the amount of \$29,972.00 and against the Defendants on their counterclaim. Dated 11/14/23. As per Rule 236 Notice, copies sent to all parties 11/15/2023. Arbitration Board #40244

**Targosky** vs Fletcher; AR-23-003268; P-atty: Caleb Scott Dunn; D-atty: Krista M. Kochosky Orashan; Award for Plaintiff in the amount of \$3,070.94. Dated 11/14/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40244

**Taulton** vs Freeman; AR-23-003338; P-atty: Adam Daniel Shorr; D-atty: Kennedy N. Houck; Award for Plaintiff in the amount of \$10,000.00. Dated 11/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40245

**Vice Workforce Solutions LLC** vs Mulberry Technology Inc.; AR-23-003339; P-atty: Thomas McKinley; Award Ex Parte for Plaintiff in the amount of \$33,600.00 to Plaintiff. Defendant failed to appear at 10:20 a.m. Dated 11/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40245

**Goldman Sachs Bank USA** vs Duffy; AR-23-003340; P-atty: Jason Emerson Strand; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$28,802.49. Defendant failed to appear by 10:30 a.m. Dated 11/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40245

**State Farm Fire and Casualty Company** vs Franc, et al; AR-22-003836; P-atty: Travis L. McElhaney; D-atty: Mary E. Hancock; Award for Plaintiff/Defendant. Award for Plaintiff and against Defendant Franc only in the amount of \$13,760.76. Award for Defendant Hirsh on Defendant Franc's crossclaim. Award for Defendant Hirsh on Defendant Hirsh's crossclaim. Dated 11/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40246

**Smith** vs Dalessio; AR-23-001232; P-atty: Anthony L. Rosner; D-atty: Amanda C. Steffy; Award for Plaintiff in the amount of \$10,000.00. Dated 11/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40245

**COURT NOTICES**

**Court of Common Pleas of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE December 2023**

- December 1 - Judge McCrady
- December 4 - Judge Sizemore
- December 5 - Judge Sizemore
- December 6 - Judge Sizemore
- December 7 - Judge Sizemore
- December 8 - Judge Sizemore
- December 11 - Judge Middleman
- December 12 - Judge Middleman
- December 13 - Judge Middleman
- December 14 - Judge Middleman
- December 15 - Judge Middleman
- December 18 - Judge Middleman
- December 19 - Judge Cozza
- December 20 - Judge Cozza
- December 21 - Judge Cozza
- December 22 - Judge Cozza
- December 25 - Holiday
- December 26 - Holiday
- December 27 - Judge Middleman
- December 28 - Judge McCrady
- December 29 - Judge Sizemore

23-04216

**Court of Common Pleas of Allegheny County**

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

**December 2023**

- December 1 - No Motions
- December 4 - Bubash, J. in Courtroom 425 at 2:00 PM
- December 5 - Middleman, J. in Courtroom 320 at 9:30 AM and Eaton, J. in Courtroom 425 at 2:00 PM
- December 6 - Korbelt, J. in Courtroom 425 at 2:00 PM
- December 7 - Sizemore, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM
- December 8 - No Motions
- December 11 - McCrady, J. in Courtroom 224 at 10:00 AM; Woodruff, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- December 12 - Spurgeon, J. in Courtroom 424 at 10:00 AM; Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
- December 13 - Hens-Greco, J. in Courtroom 404 at 10:00 AM; Cozza, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM

December 14 - Wagner, J. in Courtroom 425 at 2:00 PM

December 15 - No Motions  
December 18 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM and McGough, J. in Courtroom 220 at 2:00 PM

December 19 - Eaton, J. in Courtroom 425 at 2:00 PM

December 20 - Korbelt, J. in Courtroom 425 at 2:00 PM

December 21 - Wagner, J. in Courtroom 425 at 2:00 PM

December 22 - No Motions  
December 25 - Court Holiday

December 26 - Court Holiday  
December 27 - Korbelt, J. in Courtroom 425 at 10:30 AM

December 28 - Costa, J. in Courtroom 425 at 2:00 PM

December 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

23-04341

**Court of Common Pleas of Allegheny County**

**Orphans' Court Judges Motions Schedule for the Month of December 2023**

**Week of**

- December 4 - Judge Williams
- December 11 - Judge McCarthy
- December 18 - Judge O'Toole
- December 25 - Judge Marmo

23-04290

**Court of Common Pleas of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **WEDNESDAY, JANUARY 3, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, FEBRUARY 12, 2024**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY**  
**CALENDAR CONTROL JUDGE**  
23-04375

**COURT SCHEDULES**

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

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

**Monday**  
**November 20, 2023**

**Jury Trials**

(276) 204219 GD-22-1369  
Jeanette Williams vs Brandon Rea;  
P-Atty: **Brandon Keller**; D-Atty: **Kelsey Kennedy**; 1x

**Non-Jury Trials**

(284A) 205331 GD-23-1469  
Aaron Cramer vs Jan Marlan; P-Atty: **Nicholas R. Dinardo**; D-Atty: **Christine Gale, Danielle Marie Vugrinovich, Pro Se, Pro Se**; 1x

**Criminal Division**

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

**Wednesday**  
**November 22, 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-0008649-22**; Tyreon Jessie Williams; Robbery Of Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jeffrey Allen Hawn**

**Wonder if your decisions, legal advice or other professional actions are ethical?**

Members can get consultation on their legal actions and potential actions through the ACBA Professional Ethics Hotline.

*All calls are confidential.*

See [ACBA.org/OfficerAssignments](http://ACBA.org/OfficerAssignments) for details.

**For legal advertising information and reservations, contact**

**412-261-6255**

**• PLJads@acba.org.**

## LEGAL ADS

## Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, December 4, 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, DECEMBER 4, 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, DECEMBER 5, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, DECEMBER 11, 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

## 76. Nancy J. Marchwinski

MG-23-000626—\$61,170.06

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 3053 Harming Avenue, Pittsburgh, PA 15227. Deed Book Volume 12552, Page 141. Block and Lot Number 94-M-34.

## 102. Victoria M. Henning a/k/a Victoria Henning

MG-19-000314—\$149,677.56

Joseph I. Foley, Esq.

McCabe, Weisberg &amp; Conway, LLC

215-790-1010

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

Having erected thereon a dwelling being known and numbered as 5324 Blossom Road, Pittsburgh, Pennsylvania 15236. Deed Book Volume 16508, Page 435. Block and Lot Number 390-K-64.

## Bethel Park

## 31. Dennis E. Lear and the United States of America

GD-19-013130—\$2,847.77

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 2011 Pleasant Street, Bethel Park, PA 15102. Deed Book Volume 15211, Page 241. Block & Lot No. 317-N-51.

## Bridgeville

## 29. Rose M. Susa, Known Heir of Robert A. Susa, Deceased

GD-22-015701—\$7,839.65

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story brick house being known as 1320 Missouri Avenue, Bridgeville, PA 15017. Deed Book Volume 12665, Page 185. Block & Lot No. 321-E-112.

## 33. Susan Berteotti, with Notice to Heirs and Assigns

GD-22-012377—\$7,448.91

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a two story frame house being known as 215 Patterson Avenue, Bridgeville, PA 15017. Deed Book Volume 14634, Page 563. Block & Lot No. 255-E-337.

## 62. Ronald C. Stalma, Jr.

MG-20-000039—\$110,202.62

Stern &amp; Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 710 Coulter Street, Bridgeville, PA 15017. Deed Book Volume 13461, Page 509. Block and Lot Number 256-S-10.

## Churchill

## 40. Mark S. Naas

GD-18-012760—\$50,840.77

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a one story brick house being known as 2000 Beulah Road, Pittsburgh, PA 15235. Deed Book Volume 9002, Page 428. Block & Lot No. 371-K-214.

## 58. Joshua Scott Burger, solely in his capacity as Co-Administrator of the Estate of Kevin S. Burger a/k/a Kevin S. Burger a/k/a KS Burger, now deceased, and Michael Burger, solely in his capacity as Co-Administrator of the Estate of Kevin S. Burger a/k/a Kevin Scott Burger a/k/a KS Burger, now deceased, and the United States of America

MG-22-000277—\$173,161.83

Stern &amp; Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Churchill: Having erected thereon a dwelling being known and numbered as 2162 Garrick Drive, Pittsburgh, PA 15235. Deed Book Volume 12672, Page 595. Block and Lot Number 372-B-084.

## City of Clairton

## 93. Aaliyah Adams, in Her Capacity as Heir of Lori A. Adams-Lewis a/k/a Lori Adams-Lewis Deceased; Jason Simpson, in His Capacity as Heir of Lori A. Adams-Lewis a/k/a Lori Adams-Lewis, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lori A. Adams-Lewis a/k/a Lori Adams-Lewis, Deceased

MG-20-000320—\$81,682.53

Stephen Panik, Esq.

Brock &amp; Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 129 Constitution Circle, Clairton, PA 15025. Deed Book Volume 13960, Page 586. Block and Lot Number 0879-R-00012-0000-00.

## Collier

## 32. Amity Serenity Pines Real Estate, LLC

GD-22-010238—\$11,433.06

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 independent living facility being known as 223 Jones Drive, Bridgeville, PA 15017. Deed Book Volume 16815, Page 203. Block & Lot No. 196-N-5.

## Crafton

## 74. Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under James F. Volpe, Deceased

MG-23-000013—\$73,930.42

Jill M. Fein, Esq.

Hill Wallack, LLP

215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story dwelling known and numbered as 4 Morton Street, Pittsburgh, PA 15205. Deed Book 6068 And Page 689. Block & Lot No. 068-D-247.

## Dormont

## 53. Jamie J. Giuntini and Michele M. Kujawa

GD-23-000403—\$7,959.36

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as 2732 Connecticut Ave., Pittsburgh, PA 15216. Deed Book 10022, Page 470. Block and Lot Number 63-H-122.

## East Pittsburgh

## 45. Gilbert E. McCauley

MG-23-000402—\$57,096.83

Stern &amp; Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 524 Franklin St., East Pittsburgh, PA 15112: Deed Book Volume 16599, Page 353. Block and Lot Number 375-R-36.

## Elizabeth Township

## 22. Christopher Herron Solely in Their Capacity as Heir of Jesse Michael Herron,

**Deceased, Kerri Herron Solely in Their Capacity as Heir of Jesse Michael Herron, Deceased**

MG-23-000417—\$167,467.90  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 117 High Street, Elizabeth, PA 15037. Deed Book 18847, Page 105. Block and Lot Number 1129-E-386.

**48. The Unknown Heirs of Carmino Galzerano, Deceased, the Unknown Heirs of Henrietta Carrozza, Deceased and the Unknown Heirs of Rose Galzerano, Deceased**

GD-23-000160—\$7,366.93  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being all that certain vacant land known and numbered as Fallen Timber Road, Elizabeth, PA 15037. Deed Book 3900, Page 279. Block and Lot Number 1415-H-46.

**69. The Unknown Heirs of Lavauda J. Peterson a/k/a La Vauda J. Peterson Deceased, Douglas Peterson Solely in His Capacity as Heir of Lavauda J. Peterson a/k/a La Vauda J. Peterson, Deceased, Jeffrey Peterson Solely in His Capacity as Heir of Lavauda J. Peterson a/k/a La Vauda J. Peterson, Deceased**

MG-21-000166—\$104,734.29  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 113 Valleyvue Drive, Elizabeth, PA 15037. Deed Book 3715, Page 391. Block and Lot Number 999-C-242.

**96. Christine Porter**

MG-22-000035—\$114,211.92  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one story dwelling known and numbered as 260 Mohawk Drive, McKeesport, PA 15135. Deed Book 13000 and Page 271. Block & Lot No. 874-S-392.

**Etna****109. Michele A. Tomlins**

GD-12-002056—\$4,697.94  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223 f/k/a 20 Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 11541, Page 561. Block & Lot No. 222-P-111.

**110. The Unknown Heirs of Lee Kirkendoll, Deceased and the Unknown Heirs of Dolores Kirkendoll, Deceased**

GD-23-006635—\$15,660.78  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 8965, Page 407. Block & Lot No. 222-P-110.

**111. Michele A. Tomlins and the United States of America**

GD-22-008728—\$4,303.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 11541, Page 517. Block & Lot No. 222-P-112.

**112. John Ganster, with Notice to Heirs and Assigns and Nicholas Ganster, with Notice to Heirs and Assigns**

GD-22-008730—\$7,700.35  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant land known as known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 171, Page 460. Block & Lot No. 222-P-115.

**113. George Kucinic, with Notice to Heirs and Assigns and Burga Kucinic, with Notice to Heirs and Assigns**

GD-22-008726—\$6,649.50  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 2427, Page 197. Block & Lot No. 222-P-107.

**Fawn****65. Donald R. Ruk**

GD-22-014379—\$36,625.98  
Anthony Giglio, Esq.  
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Fawn Township: Having erected thereon a mobile home known as Kuhns Ln., Natrona Heights, PA 15065, Deed Book Volume 9322, Page 592, Block and Lot 2203-N-268.

**Glassport****47. Antoinette C. Kelly, Executrix of the Estate of Ellen C. Desio, Deceased**

GD-22-003491—\$15,966.18  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a three family dwelling being known and numbered as 339 Monongahela Ave., Glassport, PA 15045. Deed Book 2942, Page 66. Block and Lot Number 467-K-171.

**Green Tree****46. Unknown Heirs, Executors, Administrators, and Devises of the Estate of Veletta Bennett, Deceased, Karen M. Benko solely in her capacity as known heir of Veletta Bennett, Darren M. Bennett solely in his capacity as known heir of Veletta Bennett, Sherri B. Zimmerman, solely in her capacity as known heir of Veletta Bennett, and Craig Bennett solely in his capacity as known heir of Veletta Bennett**

MG-23-000046—\$130,024.35  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1305 Glencoe Avenue, Pittsburgh, PA 15205. Deed Book Volume 8190, Page 386. Block and Lot Number 37-G-68.

**Harrison****77. Steven M. Loveland**

GD-23-003741—\$55,289.13  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single

family residential dwelling being known and numbered as 8 Greenwich Street, Natrona Heights, PA 15065. Deed Book Volume 18583, Page 290. Block and Lot Number 1368-G-175.

**Kennedy****18. Mark Kelly, Jr.**

MG-23-000018—\$59,662.28  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Kennedy: Having erected thereon a dwelling being known and numbered as 5 Cabindale Drive, McKees Rocks, PA 15136. Deed Book Volume 11562, Page 402. Block and Lot 0155-G-00225-0000-00.

**Lincoln****84. Adrienne Moss, as Believed Heir to the Estate of Joan Chomecky a/k/a Joan L. Chomecky; Unknown Heirs, to the Estate of Joan Chomecky a/k/a Joan L. Chomecky; Unknown Administrators, to the Estate of Joan Chomenky a/k/a Joan L. Chomenky**

GD-22-012289—\$33,885.60  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Parcel 1: Vacant Land being known as Kadar Lane, Elizabeth, PA 15037, Document Number 108760, Deed Book Volume 7623, Page 271, Block and Lot Number 1001-S-00297-0000-00.

Parcel 2: Having erected a dwelling being known and numbered as 17 Kadar Lane, Elizabeth, PA 15037, Document Number 108760, Deed Book Volume 7623, Page 271, Block and Lot Number 1001-S-00311-0000-00.

**Marshall****55. Achjan M. Chadran and Betty J. Chadran**

GD-23-003781—\$23,846.61  
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 707 Wexford Bayne Rd., Wexford, PA 15090. Deed Book 9793, Page 88. Block and Lot Number 1497-S-14.

**Town of McCandless****1. Kimberly B. Catale and Daniel J. Gartley**

MG-22-001022—\$258,157.52  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling known and numbered as 10455 Meinert Rd., Wexford, PA 15090. DBV 16906, PG. 11, B/L #1205-E-257.

**63. Randolph L. Bowers, Lisa Grossman Bowers and the United States of America**

GD-23-000757—\$20,511.39  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 388 Richard Rd., Wexford, PA 15090. Deed Book 8757, Page 300. Block and Lot Number 1348-N-240.

**City of McKeesport****7. Sandra L. Kirkland and William Kirkland**

MG-23-000249—\$14,734.61  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a two and one half story dwelling known and numbered as 1306 Maple Street, McKeesport, PA 15132 a/k/a 1306 Maple Avenue, McKeesport, PA 15132. Deed Book 10110 and Page 427. Block & Lot No. 381-A-309.

**19. Kimberly Michael Guntrum**

MG-22-000789—\$136,891.36  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 402 Marshall Drive, McKeesport, PA 15132. Deed Book Volume 13378, Page 469. Block and Lot 0463-P-00347-0000-00.

**42. Daniel K. Carr and Kimberly R. Carr**

GD-23-005185—\$18,269.92  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 3411 Odair Street, McKeesport, PA 15132. Deed Book 15064, Page 174. Block and Lot Number 381-S-052.

**70. Unknown Heirs of Belvina G. Piotrowski a/k/a Belvina Grace Piotrowski, Deceased, Kim Belvina Raible a/k/a Belvina Raible, Solely in Her Capacity as Heir of Belvina G. Piotrowski a/k/a Belvina Grace Piotrowski, Deceased**

GD-22-000155—\$34,565.12  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 3830 Anderson Avenue, McKeesport, PA 15132. Deed Book 7081, Page 535. Block and Lot Number 461-E-336.

**95. Heidi L. Huschak a/k/a Heidi L. Huschak a/k/a Heidi L. Locke**

MG-23-000158—\$46,512.86  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1719 Wesley Street, McKeesport, PA 15132. Deed Book Volume 12472, Page 170. Block and Lot 0381-M-00290-0000-00.

**106. Dale Z. Stevens**

MG-22-000778—\$12,057.56  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2004 Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 8623, Page 251. Block and Lot Number 0381-M-00063-0000-00.

**McKees Rocks****86. JA CL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 5 Rosamond Street, McKees Rocks, Pennsylvania 15136**

GD-23-000766—\$73,121.14  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 5 Rosamond Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18857, Page 38. Block and Lot Number 72-F-104.

**87. JACL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 619 Frederick Street, McKees Rocks, Pennsylvania 15136**

GD-23-000774—\$79,177.50  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 619 Frederick Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18740, Page 238. Block and Lot Number 43-A-193.

**88. JACL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 11-D Valley Street, McKees Rocks, Pennsylvania 15136**

GD-23-005097—\$55,061.61  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 11-D Valley Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18974, Page 126. Block and Lot Number 72-B-044.

**89. Estate Homes Builder, Inc., a Pennsylvania corporation, having taken title as or also known as Estate Home Builders, Inc., James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 4A Rosamond Street, McKees Rocks, Pennsylvania 15136**

GD-23-002962—\$74,593.28  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 4 Rosamond Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18890, Page 108. Block and Lot Number 72-G-011.

**98. Alex S. Bilak a/k/a Alex Steven Bilak a/k/a Alex Ste Bilak a/k/a Alex Bilak**

MG-22-001016—\$72,416.19  
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 311 Catherine St., McKees Rocks, PA 15136. Deed Book Volume 10120, Page 370. Block and Lot 0074-R-00130-0000-00.

### Monroeville

**5. Nina Al-Yousfi Solely in Her Capacity as Heir of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased, Louis Franceschini Solely in Her Capacity as Heir of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased, and the Unknown Heirs of Doreen Franceschini a/k/a Doreen E. Franceschini, Deceased**

MG-23-000426—\$172,326.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a

dwelling being known and numbered as 1185 Colgate Drive, Monroeville, PA 15146. Deed Book 4340, Page 29. Block and Lot Number 857-S-253.

### Mt. Oliver

**43. William F. Schaum**  
GD-22-009622—\$7,500.39  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 1738 Arlington Avenue, Pittsburgh, PA 15210. Deed Book 9100, Page 227. Block and Lot Number 14-M-183.

**72. Joy S. Rice**  
MG-23-000324—\$100,290.09  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 313 Jacob Street, Pittsburgh, PA 15210. Deed Book Volume 15647, Page 552. Block and Lot 0033-H-00372-0000-00.

**82. David E. Winkowski**  
MG-20-000058—\$77,856.09  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Mt. Oliver Borough: Having erected thereon a dwelling being known and numbered as 653 Margaret Street, Pittsburgh, PA 15210. Deed Book Volume 11615, Page 216. Block and Lot Number 0033-M-00026-0000-00.

### North Fayette

**27. Linda Susan Pangersis**  
GD-05-017594—\$7,967.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon vacant land known as Noblestown Road, McDonald, PA 15057. Deed Book Volume 7749, Page 553, Block & Lot No. 583-J-55.

### North Versailles

**81. Dream Castles, LLC**  
GD-23-000603—\$19,379.33  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3523-3527 Foster Road, McKeesport, PA 15131. Deed Book 16279, Page 177. Block and Lot Number 549-E-131.

### Penn Hills

**6. Lucinda M. Saunders and Royalty Properties Group L.L.C.**  
MG-18-001525—\$95,633.94  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story dwelling known and numbered as 228 Long Road Pittsburgh, PA 15235. Deed Book 18256 and Page 159. Block & Lot No. 368-S-021.

**8. Quinton L. Jackson, Sr.**  
GD-22-003868—\$25,976.75  
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 1272 Blackadore Ave., Pittsburgh, PA 15221. Deed Book 17949, Page 1. Block and Lot Number 174-D-161.

**12. Josephine Ambroselli and Christopher Bouris**  
MG-23-000343—\$80,665.75  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 156 Deerfield Drive, Pittsburgh, PA 15235. Deed Book Volume 12638, Page 82. Block and Lot Number 538-H-30.

**50. Victor Manuel Dominguez and Laynes Judith Dominguez a/k/a Judith Dominguez**  
GD-21-011854—\$8,834.51  
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 9209 Vantine Street, Pittsburgh, PA 15235. Deed Book 17109, Page 191. Block and Lot Number 296-B-101.

**52. Rosalind N. Oliver**  
GD-22-012433—\$19,543.74  
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 404 Idlewood Road, Pittsburgh, PA 15235. Deed Book 18728, Page 396. Block and Lot Number 539-C-220.

**57. Richard Cain**  
MG-23-000155—\$89,449.20  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6833 Saltsburg Rd., Pittsburgh, PA 15235. Deed Book Volume 12816, Page 283. Block and Lot Number 537-H-39.

**78. Desiree J. Williamson**  
MG-23-000750—\$53,591.48  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 15 Frankwood Road, Pittsburgh, PA 15235. Deed Book Volume 11520, Page 496. Block and Lot Number 230-R-331.

**90. Julian Marquis McClain-Hubbard**  
GD-21-014765—\$11,416.42  
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 8155 Chaske St., Verona, PA 15147. Deed Book 16328, Page 231. Block and Lot Number 229-M-131.

**92. John Boyer, Gary Boyer, Lindsay Daum and Nicholle Cannada all in their capacity as Heirs of David Boyer, Deceased and the Unknown Heirs of David Boyer, Deceased**  
MG-23-000096—\$48,022.55  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family ranch dwelling being known and numbered

as 357 Elias Drive, Pittsburgh, PA 15235. Deed Book DE-16437, Page 12. Block and Lot 368-K-262.

### Pitcairn

**37. Brenda Tessler**  
GD-22-006386—\$4,640.73  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 317 Wall Avenue, Pitcairn, PA 15140. Deed Book Volume 18055, Page 410. Block & Lot No. 747-A-69.

### Pleasant Hills

**101. Jason R. Olenak and Jessica A. Davies**  
MG-23-000300—\$90,870.16  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 316 Saratoga Drive, Pittsburgh, Pennsylvania 15236. Deed Book Volume 14703, Page 528. Block and Lot Number 471-D-270.

### Richland

**44. Natalie L. Hunter and Ronald B. Hunter**  
MG-22-000897—\$217,692.07  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Richland: Having Erected thereon a dwelling being known and numbered as 206 Macduff Court, Gibsonia, PA 15044. Deed Book Volume 12754, Page 36. Block and Lot Number 1505-P-18.

### Robinson

**16. Daynelle Dickens**  
MG-20-000388—\$369,802.84  
Benjamin Hoen, Esq.  
216-685-1170

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

### Ross

**26. John M. Policicchio, as Administrator of the Estate of John A. Policicchio a/k/a John Anthony Policicchio, Deceased**  
MG-23-000681—\$92,343.52  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 110 Good Lane, Pittsburgh, PA 15237. Deed Book 16372, Page 319, Instrument 2016-12522, Block and Lot # 429-D-109.

**36. Stephen C. Schuljak**  
GD-23-000960—\$5,809.59  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and a half story brick house being known as 7 Penn Drive, Pittsburgh, PA 15214. Deed Book Volume 16717, Page 269. Block & Lot No. 162-J-73.

**Shaler**

Pittsburgh, PA 15218. Deed Book Volume 3890, Page 247. Block & Lot No. 236-C-98.

**15. Known and Unknown Heirs of Mary Belich a/k/a Mary Ellen Belich**  
MG-23-000093—\$33,386.35  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling known and numbered as 128 Lehr Avenue, Pittsburgh, PA 15223. Deed Book Volume 10690, Page Number 489. Tax ID 0221-H-00305-0000-00.

**67. Mary S. Bednar a/k/a Mary Susan Bednar and Frances M. Dunn a/k/a Frances Michael Dunn**  
MG-23-000038—\$109,158.50  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 1484 Wilson Street, Glenshaw, PA 15116. Deed Book 12351, Page 409. Block and Lot Number 355-H-256.

**Sharpsburg**

**103. Eleanor Johnson**  
MG-22-000716—\$213,132.26  
Joseph I. Foley, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling being known and numbered as 5 4th Street, Pittsburgh, Pennsylvania 15215 a/k/a 5 4th Street, Sharpsburg, PA 15215. Deed Book Volume 18650, Page 13. Block and Lot Number 167-S-169.

**Stowe**

**85. Darlene L. Barron**  
MG-23-000526—\$55,046.41  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 128 Bellmawr Drive, McKees Rocks, PA 15136. Deed Book Volume 7168, Page 91. Block and Lot Number 0111-D-00334-0000-00.

**100. Estate of Keith J. Gregorich, last record owner/mortgagor and Unknown heirs, devisees and personal representatives of Keith J. Gregorich and his, her, their or any of their successors in right, title and interest**  
GD-22-013559—\$29,470.74  
Emmanuel J. Argentieri, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1100 13th Street, McKees Rocks, PA 15136. Deed Book Volume 9475, Page 97. Block and Lot Number 73-N-89.

**Swissvale**

**114. The Unknown Heirs of Katie L. Pegues, Deceased and the Unknown Heirs of Alice L. Pegues, Deceased and the Unknown Heirs of Edna Lorraine Pegues, Deceased and Donald C. Pegues**  
GD-23-001248—\$6,724.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two story brick house known as 2726 Woodstock Avenue,

**Miller a/k/a Lori Jeanne Marecic a/k/a Lori Jeanne Guidish, Deceased**  
MG-23-000622—\$29,290.05

Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1509 Pennsylvania Avenue, West Mifflin, PA 15122. Deed Book Volume 11228 Page 345, Block and Lot Number. 306-G-292.

**68. Duke L. Race a/k/a Duke Race**

MG-22-001060—\$20,165.34  
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 618 Hazel Street, West Mifflin, PA 15122. Deed Book 8852, Page 403. Block and Lot Number 238-J-13.

**104. Jason P. Spade and Lindsay Spade**

MG-23-000499—\$117,151.46  
Joseph I. Foley, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 5024 Skylark Avenue, West Mifflin, Pennsylvania 15122. Deed Book Volume 17955, Page 57. Block and Lot Number 183-E-33.

**West View**

**17. Andrew M. Gerenyi**

GD-23-004117—\$48,498.22  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 52 Amherst Avenue, Pittsburgh, PA 15229. Deed Book Volume 10292, Page 258. Block and Lot 0279-A-00210-0000-00.

**White Oak**

**80. Kimberly A. Dunlevy**

GD-23-004810—\$30,298.52  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1307 Kansas Avenue, McKeesport, PA 15131. Deed Book 18642, Page 504. Block and Lot Number 461-H-129.

**Whitehall**

**25. Alice Street Investments, LLC**

GD-22-010022—\$60,882.77  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon an apartment building, known as 1550 Radford Road, Pittsburgh PA 15227. Deed Book 17478, Page 170. Block and Lot Number 247-D-212.

**39. Dorothy M. Holtgraver**

GD-22-002974—\$4,234.76  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one story brick house being known as 5114 Cherryvale Drive, Pittsburgh, PA 15236. Deed Book Volume 14162, Page 125. Block & Lot No. 249-L-184.

**Wilkins**

**4. Amber L. Chernick and Daniel W. Lekovitch**  
MG-22-000657—\$56,783.44  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 429 Elwood Drive, Pittsburgh, PA 15235. Deed Book 16375, Page 594. Block and Lot Number 541-E-4.

**Wilkesburg**

**49. Augusto Flores**

GD-23-002484—\$9,861.83  
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 1207 Montier St., Pittsburgh, PA 15221. Deed Book 17769, Page 459. Block and Lot Number 233-B-18.

**51. Frances Williams**

GD-22-002857—\$6,394.90  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a two family dwelling being known and numbered as 1200 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 16928, Page 133. Block and Lot Number 232-P-40.

**54. Craig R. Campbell**

GD-23-004697—\$6,861.58  
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 1149 South Ave., Pittsburgh, PA 15221. Deed Book 17121, Page 366. Block and Lot Number 233-F-152.

**56. Christopher Younger**

GD-23-001606—\$41,085.17  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a dwelling being known and numbered as 1442 Foliage Street, Pittsburgh, PA 15221. Deed Book 18370, Page 541. Block and Lot Number 232-J-229.

**Pittsburgh—5th Ward**

**107. Tiffani L. Hunt**

MG-22-000484—\$3,693.42  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a two-story brick dwelling being known and numbered as 3500 Iowa Street, Pittsburgh, PA 15219. Deed Book Volume 12226, Page 349. Block and Lot Number 0026-R-00169-0000-00.

**Pittsburgh—7th Ward**

**108. John Boon-Kee Wong, Jr.**

GD-22-013523—\$69,273.36  
Richard J. Thomas, Esq.  
330-744-1148

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of Pittsburgh: Having erected thereon a condominium unit dwelling being known and numbered as 5708 Walnut Street, Unit

**Upper St. Clair**

**38. Michael Tomnay**  
GD-23-000926—\$3,214.02  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a one and a half story frame house being known as 2430 Orchard Drive, Pittsburgh, PA 15241. Deed Book Volume 15754, Page 122. Block & Lot No. 569-N-179.

**60. Alaina Condo**

MG-23-000035—\$193,445.65  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2788 Bingham Drive, Pittsburgh, PA 15241. Deed Book Volume 18503, Page 265. Block and Lot Number 670-L-309.

**Verona**

**64. Henry A. Coogler and Darlene L. Coogler**

GD-22-013955—\$20,790.78  
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 432 Ridge Avenue, Verona, PA 15147. Deed Book 10591, Page 631. Block and Lot Number 364-C-57.

**Wall**

**97. Wayne Lucas, Jr. and Kendra Lucas a/k/a Kendra Otto**

MG-23-000134—\$26,568.12  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a dwelling being known and numbered as 419 Bellview Street, Wall, PA 15148. Deed Book Volume 12922, Page 155. Block and Lot 0643-C-00333-0000-00.

**West Deer**

**73. Nancy J. Hammer, Solely as Heir of Ida E. Cannon, Deceased; James D. Cannon, Solely as Heir of Ida E. Cannon, Deceased; David Cannon, Solely as Heir of Ida E. Cannon, Deceased; Donald F. Cannon, Solely as Heir of Ida E. Cannon, Deceased; Kevin P. Cannon, Solely as Heir of Ida E. Cannon, Deceased; the Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Ida E. Cannon, Deceased and the United States of America**  
MG-22-000977—\$177,798.90

Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one story dwelling known and numbered as 3514 W. Stag Drive, Gibsonsia, PA 15044. Deed Book 7710 and Page 171. Block & Lot No. 1507-S-264.

**West Mifflin**

**59. Luke Miller, as Administrator of the Estate of Lori J. Marecic f/k/a Lori J.**

L4, Pittsburgh, Pennsylvania 15232. Deed Book 15713, Page 233. Block and Lot Number 0085-A-00222-0000-00.

### Pittsburgh—9th Ward

41. **William J. Sangaila-Borlak a/k/a William Borlak, Jr. a/k/a Billy Borlak, Jr. a/k/a Bill John Borlak, in His Capacity as Administrator and Heir of the Estate of William Borlak a/k/a William J. Borlak, Sr. a/k/a William J. Borlak**  
MG-23-000442—\$187,432.74  
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 116 44th Street, Pittsburgh, PA 15201. Deed Book Volume 11214, Page 251. Block and Lot Number 0080-N-00137-0000-00.

### Pittsburgh—11th Ward

83. **Cornell Titus, Jr., as Administrator of the Estate of Sandra M. Floyd a/k/a Sandra M. Floyd-Seay, Deceased**  
GD-23-007917—\$83,756.09  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 5498 Black Street, Pittsburgh, PA 15206. Deed Book Volume 9050, Page 628. Block and Lot Number 83-E-76.

### Pittsburgh—12th Ward

11. **Miles Allen and Vernon Clark, Jr., Known Heirs of Robin L. Bush, Deceased and the Unknown Heirs of Robin L. Bush, Deceased**  
MG-22-000426—\$90,314.29  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 131 Broadcrest Drive, Pittsburgh, PA 15235. Deed Book Volume 12346, Page 145. Block and Lot Number 172-R-258.

61. **Sandra Robinson**

MG-23-000530—\$63,587.67  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 914 Laxton Street, Pittsburgh, PA 15206. Deed Book Volume 13303, Page 555. Block and Lot Number 124-S-198.

### Pittsburgh—13th Ward

9. **Theresa Mickle, James Bruce Scott, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Ronnie Mickle, Jr. as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Manikia Mickle, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Ronae Mickle, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; Reynold Mickle, as Known heir of Ronnie Mickle, Deceased Mortgagor and Real Owner; and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Ronnie Mickle, Deceased Mortgagor and Real Owner**

MG-14-000113—\$85,926.22  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1102 Blackadore Street, Pittsburgh, PA 15221. Deed Book Volume 11073, Page 605. Block and Lot Number 174-H-98.

71. **Lionel Plowden as Administrator of the Estate of John R. Plowden, Deceased**  
MG-22-000258—\$28,879.56  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7523 Bennett Street, Pittsburgh, PA 15208. Deed Book 6817, Page 478. Block and Lot Number 174-K-314.

### Pittsburgh—14th Ward

99. **William A. Williams and Elnora Williams**  
MG-22-000515—\$26,260.80  
Pincus Law Group, PLLC  
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and 14th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 418 Jonathan Court, Pittsburgh, PA 15208. Deed Book Volume 6254, Page 769. Block and Lot Number 126-D-19-A.

Parcel 2: Being vacant land being known and numbered as 418 Jonathan Court, Pittsburgh, PA 15208. Deed Book Volume 6254, Page 769. Block and Lot Number 126-D-19-B.

### Pittsburgh—16th Ward

14. **Joseph M. Gordesky a/k/a Joseph Gordesky**  
MG-17-001041—\$45,419.44  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2303 Patterson St., Pittsburgh, PA 15203. Deed Book Volume 11203, Page 33. Block and Lot Number 0013-G-00287-0000-00.

### Pittsburgh—18th Ward

3. **Kimberly A. Barthelmes**  
MG-20-000203—\$109,518.32  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 343 Bailey Avenue, Pittsburgh, PA 15211. Deed Book 10731, Page 131. Block and Lot Number 4-M-192.

### Pittsburgh—19th Ward

2. **Alan H. Brennan**  
MG-23-000670—\$70,491.24  
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 123 Wilbert Street, Pittsburgh, PA 15211. Deed Book 13319, Page 280. Block and Lot Number 4-J-268.

21. **David R. Treece as Executor of the Estate of Donald J. McNally, Deceased**

GD-23-008162—\$3,045.43  
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 1502 Berkshire Avenue, Pittsburgh, PA 15226. Deed Book 8704, Page 268. Block and Lot Number 96-J-210.

24. **Patrick Caslin and Amber L. Cahill-Caslin**  
MG-23-000164—\$137,175.25  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward, City of Pittsburgh: Having erected thereon a dwelling known and numbered as 2448 Starkamp Street, Pittsburgh, PA 15226. DBV 16802, PG. 496, B/L #97-D-212.

### Pittsburgh—20th Ward

105. **Sean Walters**  
MG-22-000516—\$46,921.99  
Emmanuel J. Argenti, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a one (1) story dwelling house being known and numbered as 1239 Pritchard Street, Pittsburgh, PA 15204. Deed Book Volume 11685, Page 505. Block and Lot Number 42-N-250.

### Pittsburgh—22nd Ward

75. **Denise M. Alarcon**  
MG-14-000165—\$609,870.14  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 22nd Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 946 Western Avenue, Pittsburgh, PA 15233. Deed Book Volume 14680, Page 538. Block and Lot Number 7-D-127.

### Pittsburgh—26th Ward

10. **John D. Stahl**  
MG-15-000198—\$87,953.20  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

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 1 Santiago Street, Pittsburgh, PA 15214. Deed Book Volume 14940, Page 381. Block and Lot Number 162-S-52.

20. **Donna Ambrogi**

MG-23-000352—\$110,491.28  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

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 4030 Perrysville Avenue, Pittsburgh, PA 15214. Deed Book Volume 12718, Page 379. Block and Lot 0162-R-00248-0000-00.

66. **Judith Banks and Steven Banks**

GD-23-008129—\$24,568.27  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2705 Leland Street, Pittsburgh, PA 15214. Deed Book 10844, Page 587. Block and Lot Number 77-N-225.

### Pittsburgh—27th Ward

23. **Hatherley Brittain, Sean Mickail as Executor of the Estate of Penny Mickail a/k/a Penny L. Mickail, Deceased**  
MG-23-000124—\$60,743.88  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1423 Woodland Avenue, Pittsburgh, PA 15212. Deed Book 16879, Page 439. Block and Lot Number 45-E-81.

91. **Robert K. Johnson**

MG-22-000270—\$66,400.93  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a two story brick dwelling being known and numbered as 1108 Hodgkiss Street, Pittsburgh, PA 15212. Deed Book DE-13880, Page 276. Block and Lot 45-F-184.

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

**Post your employment  
opportunity on  
[jobs.acba.org](http://jobs.acba.org).**



94. Raymond L. Dilallo, Jr., Known Heir of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr., Theresa Emery, Known Heir of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr., Nancy Fitzgerald, Known Heir of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr., and Unknown Heirs of Raymond L. Dilallo a/k/a Raymond L. Dilallo, Sr.

GD-23-000978—\$106,018.49

Erin H. Conroy, Esq.

Buchanan Ingersoll & Rooney, PC  
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 27th Ward: Having erected thereon a residential building and other improvements being known and numbered as 1418 Dickson Street, Pittsburgh, PA 15212. Deed Book Volume 14599, Page 412. Block and Lot Number 45-E-10.

**Pittsburgh—28th Ward**

79. Charles I. Green a/k/a Charles Issac Green

MG-22-000988—\$97,145.54

Padgett Law Group

850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a two-story brick single family dwelling being known and numbered as 1926 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 8741, Page 486. Block and Lot Number 0040-S-00088-0000-00.

**AMENDED NOTICE**

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

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

Allegheny County Bar Association  
412-261-0518

Lawyer Referral Services  
412-261-5555

Neighborhood Legal Services  
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Nov 8, 2023

Nov 9, 17, 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:

Casci, Dean Christopher, deceased, of Pittsburgh, PA. No. 07325 of 2023. Eunice Casci, Extr., Brian F. Levine, Esq., Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101.  
23-04431 Nov 17, 22; Dec 1, 2023

Fortney, Mary P. a/k/a Mary P. Barr, deceased, of Bridgeville, PA. No. 07239 of 2023. Gloria Beltz, Extr., 2465 Brookledge Rd., A22, Bridgeville, PA 15017.  
23-04428 Nov 17, 22; Dec 1, 2023

Gigante, Claire, deceased, of Pittsburgh, PA. No. 07610 of 2023. Gina Himel, Extr., 446 Brinwood Avenue, Pittsburgh, PA 15227 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.  
23-02122w Nov 17, 22; Dec 1, 2023

Gottfried, Marcia S., deceased, of Monroeville, PA. No. 7565 of 2023. Byron S. Gottfried, Extr., 129 Old Suffolk Drive, Monroeville, PA 15146 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.  
23-04427 Nov 17, 22; Dec 1, 2023

Hagmaier, Edward D., deceased, of Homestead, PA. No. 07601 of 2023. Sheri A. Lesser, Admrx., c/o James J. Lestitian, Esq., Alpernschubert, P.C., 310 Grant Street, Suite 2727, Pittsburgh, PA 15219.  
23-04425 Nov 17, 22; Dec 1, 2023

Harrell, Helen V. a/k/a Helen Harrell, deceased, of Bridgeville, PA. No. 06434 of 2023. Gregory E. Morris, Extr., c/o Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.  
23-04424 Nov 17, 22; Dec 1, 2023

Landy, Laura A., deceased, of Scott Township, PA. No. 06956 of 2023. Kevin F. Landy, Extr., 2075 Borland Rd., Pittsburgh, PA 15243 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.  
23-04423 Nov 17, 22; Dec 1, 2023

Miller, Joann M., deceased, of Upper St. Clair, PA. No. 7764 of 2023. Charles Philip Bryan, Jr., Extr., c/o John W. Giltinan, Esq., P.C., 603 Stanwix St., Ste. 1679, Pittsburgh, PA 15222.  
23-02119w Nov 17, 22; Dec 1, 2023

Procopio, Judith, deceased, of Wexford, PA. No. 07627 of 2023. Samuel A. Procopio, Admr., 229 Whetherburn Drive, Wexford, PA 15090 or to Michael E. Lloyd, Esq., Williams Coulson, Attorneys at Law, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.  
23-02118w Nov 17, 22; Dec 1, 2023

Rose, Carol E., deceased, of Mount Lebanon Township, PA. No. 07551 of 2023.

Carrie R. Rose, Extr., c/o Anthony Giglio, Esq., Andrews & Price, LLC, 1500 Ardmore Blvd., Ste. 506, Pittsburgh, PA 15221.

23-02120w Nov 17, 22; Dec 1, 2023

Somers, Jacqueline K., deceased, of Franklin Park Borough, PA. No. 07558 of 2023. John P. Depman, Extr., 219 Mather Road, Jenkintown, PA 19046 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.  
23-04430 Nov 17, 22; Dec 1, 2023

Strazzer, Louis R., deceased, of Plum Borough, PA. No. 07562 of 2023. Mark Strazzer, Admr., 149 Holiday Park Drive, Pittsburgh, PA 15239 or to Chelsea Dice, Esq., Bruce E. Dice & Assoc., PC, 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.  
23-04426 Nov 17, 22; Dec 1, 2023

**Bankruptcy Notice**

In the United States Bankruptcy Court for the Western District of Pennsylvania In Re: John D. Mitzel  
Case No. 23-21479-CMB

**Notice of Sale**

Property includes debtor's real property 609 Marshall Avenue, Pittsburgh, PA 15214. Debtor received an Offer of \$118,000.00.

Date of Sale Hearing: December 7, 2023, at 2:30 p.m.

Please refer to the Western District of Pennsylvania Bankruptcy Court's EASI Website for additional information.

Additional information is available at the office of the Debtor's attorney, Thompson Law Group, P.C., 125 Warrendale-Bayne Road, Suite 200, Warrendale, PA 15086, Phone Number (724) 799-8404, Fax Number (724) 799-8409.

23-04480 Nov 17, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-010293. In re: Petition of Mahleik Anthony Calloway, for change of name to Mahleik DaiJuan Siler. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 6, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-04429 Nov 17, 2023

**Notice**

Notice of public hearing in the matter of involuntary transfer of ownership of vehicle, concerning a 2006 Haulmark Box trailer,



We are fully prepared to meet the expectations of your clients and welcome the opportunity to discuss their investment needs and estate planning goals. Contact us today to learn more about our services and fiduciary capabilities.

- INVESTMENT MANAGEMENT
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- CHARITABLE TRUSTS
- GUARDIANSHIPS
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- ESTATE ADMINISTRATION
- ESCROW AGENT

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

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



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LH7X12WT2, VIN 16HPB12217H156614, is scheduled for January 2, 2024, at 9:45 a.m. in courtroom #3 of the Butler County Government Center.

23-04396 Nov 17, 2023

**Notice of Action in  
Mortgage Foreclosure**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Action-Law  
NO.: GD-21-012367

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, Plaintiff

vs.

Gloria Roberts, in Her Capacity as Known Heir, Devisee, and/or Distributee of the Estate Precious C Roberts a/k/a Precious C. Roberts III, Deceased; Larry Roberts a/k/a Lawrence Roberts, in His Capacity as Known Heir, Devisee, and/or Distributee of the Estate Precious C Roberts a/k/a Precious C. Roberts III, Deceased; and Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associations Claiming Right, Title and Interest Under the Estate of Precious C Roberts a/k/a Precious C. Roberts III, Deceased, Defendants

TO: Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associations Claiming Right, Title and

Interest Under the Estate of Precious C Roberts a/k/a Precious C. Roberts III, Deceased

You are hereby notified that Plaintiff, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. GD-21-012367, seeking to foreclose the mortgage secured by the real estate located at 312 Orin Street, Pittsburgh, PA 15235.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail

**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).**

**PUBLIC NOTICE FOR  
REAPPOINTMENT OF BANKRUPTCY JUDGE**

The current 14-year term of office for U.S. Bankruptcy Judge Magdeline D. Coleman for the Eastern District of Pennsylvania is due to expire on April 11, 2024. The United States Court of Appeals for the Third Circuit is considering the reappointment of Judge Magdeline D. Coleman to a new 14-year term of office.

Upon reappointment, the incumbent would continue to exercise the jurisdiction of a bankruptcy judge as specified in Title 28, United States Code; Title 11, United States Code; and the Bankruptcy Amendments and Federal Judgeship Act of 1984, Pub. L. No. 98-353, §§ 101-122, 98 Stat. 333-346. In bankruptcy cases and proceedings referred by the district court, the incumbent would continue to perform the duties of a bankruptcy judge that might include holding status conferences, conducting hearings and trials, making final determinations, entering orders and judgments, and submitting proposed findings of fact and conclusions of law to the district court.

Members of the bar and the public are invited to submit comments for consideration by the Court of Appeals regarding the reappointment of Judge Magdeline D. Coleman. All comments should be directed to one of the following addresses:

**By email:**

**[Coleman\\_Reappointment@ca3.uscourts.gov](mailto:Coleman_Reappointment@ca3.uscourts.gov)**

**By mail:**

**Margaret Wiegand, Circuit Executive  
Office of the Circuit Executive  
22409 U.S. Courthouse  
601 Market Street  
Philadelphia, PA 19106-1790**

**Comments must be received no later than  
noon on December 4, 2023.**

to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lawyer Referral Service

Pennsylvania Lawyer Referral Service

Pennsylvania Bar Association

P.O. Box 186

Harrisburg, PA 17108

(800) 692-7375

23-04484 Nov 17, 2023

**Notice of Condemnation**

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Boroughs of Bellevue, West Mifflin, Rankin, Coraopolis, North Braddock, Leetsdale and Plum, the Townships of Reserve, Scott, Penn Hills, Ross, and North Versailles Allegheny County, Pennsylvania, Being Property Of:

Case No: GD-23-012197

John J. Manjack, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Bellevue, Allegheny County, PA, located at 80 N. Bryant Avenue, Being designated as Block and Lot No. 161-J-85 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012923

Dream Builders International Inc., their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Penn Hills, Allegheny County, PA, located at Thon Drive, Being designated as Block and Lot No. 230-G-51 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012926

United Companies Lending Corporation, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Rankin, Allegheny County, PA, located at Duquense Street, Being designated as Block and Lot No. 236-B-96 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012929

Doris J. Curtis, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Rankin, Allegheny County, PA, located at 3rd Avenue, Being designated as Block and Lot No. 236-E-12 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012920

James L. Campbell, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Ross, Allegheny County, PA, located at Sunny Drive, Being designated as Block and Lot No. 428-D-221 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012933

Joseph Otto Kovacic, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or

piece of ground situate in the Township of Reserve, Allegheny County, PA, located at Pittman Avenue, Being designated as Block and Lot No. 79-P-140 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012918

Joshua M. Fawley and Melissa L. Fawley, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Coraopolis, Allegheny County, PA, located at 1012 Birch Way, Being designated as Block and Lot No. 342-B-269 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012916

Estate of John P. Lynch, Deceased, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of North Braddock, Allegheny County, PA, located at 1705 Grandview Avenue, Being designated as Block and Lot No. 375-G-144 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012924

Evelyn Dawe, Executrix of the Estate of Richard Daw a/k/a Richard Dawe, Deceased, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of North Versailles, Allegheny County, PA, located at Washington Road, Being designated as Block and Lot No. 547-E-306 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012919

Helen Portman Clarke And Mae Portman Thomsen, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Scott, Allegheny County, PA, located at Glenn Avenue, Being designated as Block and Lot No. 102-N-102 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012931

Andrew W. Bortness, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of West Mifflin, Allegheny County, PA, located at 7th Avenue, Being designated as Block and Lot No. 181-S-265 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012925

Estate of Johanna Molitor, Deceased, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Leetsdale, Allegheny County, PA, located at Ohio River Blvd., Being designated as Block and Lot No. 704-F-97 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012922

Estate of Samuel J. Morningstar, Deceased, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Plum, Allegheny County, PA, located at Francis Road, Being designated as Block and Lot No. 851-K-116 in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice To Condemnees Of Condemnation

In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of

Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 8th day of November, 2023, for Docket Nos. GD-23-012197, GD-23-012923, GD-23-012926, GD-23-012929, GD-23-012920, GD-23-012933, GD-23-012918, GD-23-012916, GD-23-012924, GD-23-012919, GD-23-012931, GD-23-012925, GD-23-012922 in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave., Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on 15th day of December, 2022, condemned the property referred to above at GD-23-012197, GD-23-012923, GD-23-012926, GD-23-012929, GD-23-012920, in the Borough of Bellevue, Township of Penn Hills, Borough of Rankin and the Township of Ross; and by Resolution duly adopted on the 23rd day of September, 2023, condemned the property referred to above at, GD-23-012933, GD-23-012918, GD-23-012916, GD-23-012924; in the Township of Reserve, the Borough of Coraopolis, Borough of North Braddock, and the Township of North Versailles, and by Resolution duly adopted on the 24th day of August, 2023, condemned the property referred to above at, GD-23-012919, GD-23-012931, GD-23-012925, GD-23-012922; in the Township of Scott, the Borough of West Mifflin, Borough of Leetsdale, and the Borough of Plum and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of Bellevue, West Mifflin, Rankin, Coraopolis, North Braddock, Leetsdale and Plum, and the Townships of Reserve, Scott, Penn Hills, Ross, and North Versailles

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, Koppers Building, 436 Seventh Avenue, Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Furthermore, Notice Is Hereby Given that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa.

C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire  
Attorney for the Redevelopment Authority  
23-04441 Nov 17, 2023

#### Statement of Registration Foreign Business Corporation

The Auntie Collab, Inc., a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 325 Leax Ln., Turtle Creek, PA 15145, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 251 Little Falls Dr., Wilmington, DE 19808. The registered office in PA is located at 325 Leax Ln., Turtle Creek, PA 15145, and shall be deemed for venue and official publication purposes to be located in Allegheny County.

23-04482 Nov 17, 2023

### ORPHANS' COURT

#### Wills

(Continued from Page 1, Column 3)

**Nancy L. Good, deceased;** Tami L. Benjamin, Extrx.; Atty: Rebecca A. Auld; 07538 of 2023.

**Alice Jean Voigt, deceased;** Susan Voigt Miskanic, Extrx.; Atty: Dawn A. Botsford; 07540 of 2023.

**John Paul Darnay, Jr., deceased;** Marissa Lynn Darnay, Extrx.; Atty: Erin L. Bock; 07543 of 2023.

**Robert John Shelter, deceased;** Robert A. Shelter, Extrx.; 07546 of 2023.

**Josephine T. Patterson, deceased;** Karen L. Engel, Extrx.; Atty: Jeffrey A. Golvash; 07548 of 2023.

**Raymond J. Snyder, deceased;** Ray W. Snyder, Extrx.; Atty: John D. Finnegan; 03102 of 2007.

**Jerzy S. Zderkowski, deceased;** Mark S. Pascek, Extrx.; Atty: Joseph M. Kulik; 07549 of 2023.

**Janet I. Smith, deceased;** Robert C. Smith, III, Extrx.; Atty: Loretta B. Kendall; 07550 of 2023.

**Carol E. Rose, deceased;** Carrie R. Rose, Extrx.; Atty: Anthony Giglio; 07551 of 2023.

**Anne M. Battaglia, deceased;** Joanne B. McDaniel, Extrx.; Atty: Robin L. Rarie; 07552 of 2023.

**Irenie Balchus, deceased;** Pamela Albenze, Extrx.; Atty: Robert Sebastian; 07554 of 2023.

**Rita Cugini, deceased;** Rocco Cugini, Extrx.; Atty: William F. Winschel; 07555 of 2023.

**Nancy L. Beck, deceased;** Marisa Di Bello, Extrx.; Atty: Christopher P. Buda; 07557 of 2023.

**Jacqueline K. Somers, deceased;** John P. Depman, Extrx.; Atty: John R. Cook; 07558 of 2023.

**Marguerite W. Wheatley, deceased;** Maureen Wheatley, Extrx.; Atty: James Baker; 07559 of 2023.

**Jean M. Fink, deceased;** Ronald Linderman, Extrx.; Atty: David P. Siegel; 07560 of 2023.

**Anne Shick, deceased;** John Raymond Shick, Extrx.; Atty: Joseph Anthony Nese, Jr.; 07563 of 2023.

**Marcia S. Gottfried, deceased;** Byron S. Gottfried, Extrx.; Atty: Matthew F. Schwartz; 07565 of 2023.

**Thomas J. Piotrowski, deceased;** Sharon M. McGrath, Extrx.; Atty: Megan E. Loftis; 07568 of 2023.

**Thomas R. Baldy, deceased;** Vickie L. Baldy, Extrx.; 07573 of 2023.

**George A. Nickel, deceased;** Adele Rutherford, Extrx.; Atty: Michael J. Saldamarco; 07574 of 2023.

**Dennis M. Ostrosky, deceased;** Dianne Ostrosky, Extrx.; 07576 of 2023.

**Mary C. Johnson, deceased;** Cari L. McDonald, Extrx.; Atty: Dale P. Frayer; 07579 of 2023.

**Carol G. Yasko, deceased;** David C. Yasko, Extrx.; 07580 of 2023.

**Edward D. Geiger, deceased;** Timothy E. Taddeo, Extrx.; Atty: Matthew T. Kikta; 07584 of 2023.

**Shirley A. Thomson, deceased;** Elizabeth L. Thomson, Extrx.; 07585 of 2023.

**Georgette F. Kirby, deceased;** Scott F. Kirby, Co-Extr., James P. Kirby, Co-Extr.; Atty: Deborah L. Lesko, Christine M. Wells; 07589 of 2023.

**Silian Silianoff, deceased;** Stevan Silianoff, Extrx.; Atty: Melvin P. Gold; 07593 of 2023.

**Ruth L. Gubanic, deceased;** Mary Ellen Gubanic, Extrx.; Atty: Debra L. Cribbs; 07594 of 2023.

**Barbara Wynn, deceased;** Wanda McGinnis, Extrx.; Atty: Rosalyn L. Guy-McCorkle; 07596 of 2023.

**Joyce C. Kost, deceased;** Kristine J. Kost, Extrx.; 07600 of 2023.

**Edward J. Lucot, deceased;** Vincent E. Lucot, Extrx.; Atty: James A. Welker; 07602 of 2023.

**Regis M. Cherpak, deceased;** Mark R. Cherpak, Extrx.; 07603 of 2023.

**Audrey J. Haefner, deceased;** Laura Rudzik, Extrx.; Atty: John T. Richards, III; 07607 of 2023.

**Claire Gigante, deceased;** Gina Himel, Extrx.; Atty: Megan E. Loftis; 07610 of 2023.

**Paul H. Rettger, deceased;** Matthew D. Rettger, Extrx.; Atty: David W. Tyree; 07614 of 2023.

**Mildred S. Staub, deceased;** Daniel E. Staub, Co-Extr., Gary T. Staub, Co-Extr.; Atty: Thomas M. Butz; 07618 of 2023.

**William George Lorey, deceased;** Lisa G. Marshall, Extrx.; Atty: Claire Johnson Saenz; 07621 of 2023.

**Joan L. Brindle, deceased;** Aligned Partners Trust Company, Extrx.; Atty: Anthony M. Tedesco; 07622 of 2023.

**Shirley M. Ging, deceased;** Dennis Ging, Extrx.; Atty: Samuel R. Coury; 07624 of 2023.

**Patricia L. Jones, deceased;** Laurel Fague, Extrx.; Atty: Molly M. Creenan; 07628 of 2023.

**Dorothy Ann Schoener, deceased;** Donald Sopchack, Extrx.; Atty: Philip V. McCalister; 07631 of 2023.

**John D. Simcho, deceased;** Dana Michelle Simcho Golden, Extrx.; Atty: Mary Jo Corsetti; 07632 of 2023.

**Kiritharan Parankirinathan, deceased;** Jonathan Kiritharan, Extrx.; Atty: Seth Penner; 07635 of 2023.

**Henry E. Goertler, deceased;** Adelaide Goertler, Extrx.; Atty: Alan I. Farber; 05612 of 2023.

**Frances C. Albecker, deceased;** George A. Albecker, Extrx.; 07625 of 2023.

**Betty Jean Mervis, deceased;** Scott F. Mervis, Extrx.; 07645 of 2023.

**Anne C. Pillion, deceased;** Robert Gardner, Jr., Extrx.; Atty: David J. Delfiandra; 07649 of 2023.

**Joanne T. Piel, deceased;** Russell J. Piel, Co-Extr., Beverly P. Loadman, Co-Extrx.; Atty: James F. Nowalk; 07650 of 2023.

**James Kenneth Kauric, deceased;** Carol A. Kauric, Extrx.; 07651 of 2023.

**Christa Hanna Margarete Pappas, deceased;** Leo N. Hitt, Extrx.; Atty: Daniel Andrew Seibel; 07654 of 2023.

**Jean L. Purdy, deceased;** Barbara P. Zimmerman, Extrx.; Atty: Scott P. Magnuson; 07655 of 2023.

**Marybeth Ann Trapani-Hanasewych, deceased;** Michael Vincent Trapani, Extrx.; Atty: James M. Herb; 07656 of 2023.

**Judith Ann Lewis, deceased;** Dawn A. Botsford, Extrx.; Atty: Dawn A. Botsford; 07657 of 2023.

**Helen V. Vinci, deceased;** Patricia Zubritzky, Extrx.; Atty: Stefanie M. Stack; 07662 of 2023.

**Shirley A. Walsh, deceased;** Kathleen L. Mosberger, Extrx.; 07663 of 2023.

**Mark A. Frick, deceased;** Marcia A. Lisak, Extrx.; Atty: James J. Lestitian; 07664 of 2023.

**Susan Ann Gordon, deceased;** Thomas Hale Gordon, Extrx.; 07665 of 2023.

**Richard Eugene Demski, deceased;** Sharon P. Harkins, Extrx.; Atty: Steven L. Sablowsky, Gregory Vose, William H. Humphries, III; 00088 of 2018.

**Lawrence L. Ross, Jr., deceased;** Lawrence L. Ross, III, Extrx.; 04544 of 2019.

**Albert Aggazio, deceased;** Frank G. Aggazio, Extrx.; Atty: David P. Hvizdos; 00095 of 2020.

**Anna Marie Williams, deceased;** Beverly Durrett, Extrx.; Atty: Howard F. Murphy; 07685 of 2023.

**Nancy A. Bowland, deceased;** Michael E. Uriah, Extrx.; Atty: Robin L. Rarie; 07689 of 2023.

**Deniece D. Teklinski, deceased;** Sandra J. Woncheck, Extrx.; Atty: William T. Woncheck; 07690 of 2023.

**Dorothy Widener, deceased;** Douglas S. Widener, Extrx.; Atty: Andrew G. Sykes; 07691 of 2023.

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FEDERAL PUBLIC DEFENDER VACANCY-EXTENDED DEADLINE—WESTERN DISTRICT OF PENNSYLVANIA. Refer to [www.ca3.uscourts.gov](http://www.ca3.uscourts.gov) for detailed announcement. EXTENDED DEADLINE: Noon (EST), November 20, 2023.

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### How Technology is Changing Construction Projects and the Practice of Law

Wednesday, December 6 | 2 p.m. | Engineers' Society of Western Pa.  
2 Substantive, 1 Ethics credits

\*ACBA Construction Law Section Holiday Party to Immediately Follow CLE  
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### Ethical Considerations in a Virtual Workers' Compensation Practice

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Friday, December 8 | 8 a.m. | Westin Pittsburgh | 5 Substantive, 1 Ethics credits

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### A Look at 1031 Exchanges

Monday, December 11 | 4 p.m. | Engineers' Society of Western Pa.

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