

The Pittsburgh Legal Journal

WEDNESDAY
NOVEMBER 22, 2023
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The official newspaper for the publication of all public notices in Allegheny County

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CIVIL DIVISION

General Docket

Gateway School District vs Balogh Jr. John F, Balogh Mary L; GD-23-012992; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 12752.50; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Casertano Ronald J. vs Consumer Fresh Produce Inc.; GD-23-012993; Employment Dispute - Other; Praecept for Writ of Summons; Atty(s): Winslow Steven E

City of Pittsburgh vs Tyler Edward; GD-23-012994; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia M., Miller John Hobart

City of Pittsburgh vs Smith Brian; GD-23-012995; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia M.

Gateway School District vs Giannangeli Michael, Giannangeli Karen G.; GD-23-012996; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 9554.60; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Brown Michael Lee Patterson; GD-23-012997; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Norbert Inc. vs Kirik Valerie, Fair Oaks Holdco LLC, Fair Oaks Opco LLC, Fair Oaks Management LLC, Fair Oaks Realco LLC, Fair Oaks Realco II LLC; GD-23-012998; Other Tort; Complaint; Atty(s): Berret Thomas D.

City of Pittsburgh vs Orme Fay L., Bank One N.A., Aames Funding Corporation; GD-23-012999; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia M., Miller John Hobart

City of Pittsburgh vs Redevelopment Authority of Allegheny County, Calilis Negrin LLC, Bostick Brenda; GD-23-013000; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia M.

City of Pittsburgh vs Johnson Gloria L.; GD-23-013001; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia M., Miller John Hobart

City of Pittsburgh vs Suljic Amil; GD-23-013002; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia M., Miller John Hobart

City of Pittsburgh vs Redevelopment Authority of Allegheny County, Brown Thomas, Brown Kenneth; GD-23-013003; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia M.

Wood-Gouveia Leslia vs Click Zachary, Fedex Ground; GD-23-013004; Motor Vehicle Accident; Complaint; Atty(s): Boylan Kevin C.

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Arkham Realty vs Mair, et al; LT-23-001145; P-atty: William Rodgers, III; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term (The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability), for damages in the amount of \$5,935.00-\$4,000.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$1,935.00 late fees and attorney fees. Dated 11/16/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40247

Ohara Place Apartments LP vs Clark, et al; LT-23-001165; P-atty: Matthew L. Kurzweg, Beverly A. Block; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and breach of lease condition, other than non-payment of rent, for damages in the amount of \$6,703.00-\$4,953.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$1,750.00 late fees and attorney fees. Dated 11/16/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40247

JJ Land Company vs Meriweather, et al; LT-23-000933; P-atty: Gregory D. Gerlach; D-atty: Pro Se; Non Jury Verdict Dated 11/15/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,738.35 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: Possession granted by termination of supersedeas on November 13, 2023. The award of possession is not based solely on the failure to pay rent (N/A). Possession already granted via termination of supersedeas. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Bota vs Batdorf, et al; AR-23-003509; P-atty: Pro Se; D-atty: Pro Se; Award On Plaintiff's claim for Possession: Award for Plaintiff based on: End of lease term, Breach of lease condition, other than non-payment of rent. On Plaintiff's claim for Damages Award for Plaintiff in the amount of \$3,062.11 for damages to real property. Total \$3,062.11. On Defendant's Counterclaim: Award for Defendants in the amount of \$2,065.17. Dated 11/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40252

ORPHANS' COURT

Petitions & Motions

Judge Michael F. Marmo
Dean C. Shuck: deceased; Order of court; Atty: S. Cessar, M. L. Shields, III, T. J. Dempsey, Jr., J. D. Malyk, K. A. Segmiller; 2226 of 2022.

Natalie Leon Golankiewicz: deceased; Petition and order to withdraw as executor; Atty: N. G. Chatha; 2847 of 2023.

Raymond Edward Schwartzmiller, Sr.: deceased; Consent order of court; Atty: J. Ellis, B. Ernsberger; 7221 of 2018.

Raymond G. Devries: deceased; Motion and order to approve attorney fee and costs; Atty: A. G. Anderson; 527 of 2020.

Eliza Shields: deceased; Petition and order for citation. Returnable February 21, 2024. Conference February 21, 2024 at 10:00 a.m.; Atty: R. J. Garvin; 7575 of 2023.

Rosemary Washington: deceased; Petition and order for rule to remove co-administrator. Returnable February 20, 2024. Conference February 20, 2024 at 10:00 a.m.; Atty: F. C. Spina; 3606 of 2023.

Thomas Washington, Sr.: deceased; Petition and order for rule to remove co-administrator. Returnable February 20, 2024. Conference February 20, 2024 at 10:00 a.m.; Atty: F. C. Spina; 3605 of 2023.

James G. Klingsmith: deceased; Order of court; Atty: T. J. Dempsey, Jr., P. J. Leventon, G. R. Unatin, T. E. Finnerty; 4852 of 2011.

(Continued on Page 14, Column 3)

BANKRUPTCY COURT

Western District

Sharon K. Ritchey; ALLEGHENY-PA; 23-22286; Atty: Max C. Feldman; Chapter: 13; Filed 10/26/2023; Judge Taddonio

Robin L. Engle; CAMBRIA-PA; 23-70367; Atty: Lawrence W. Willis; Chapter: 13; Filed 10/26/2023; Judge Deller

Janie L. Ruhling; ERIE-PA; 23-10566; Atty: Lauren M. Lamb; Chapter: 7; Filed 10/27/2023; Judge Melaragno

Leighann M. Steck; CRAWFORD-PA; 23-10567; Atty: Daniel P. Foster; Chapter: 7; Filed 10/27/2023; Judge Melaragno

John Patrick Fiscus and Mary Grace Fiscus; MERCER-PA; 23-10568; Atty: Daniel P. Foster; Chapter: 13; Filed 10/27/2023; Judge Melaragno

Matthew C. Coon; JEFFERSON-PA; 23-10569; Atty: Sharon L. Smith; Chapter: 7; Filed 10/27/2023; Judge Melaragno

Michael Lewis Reagle and Amy Lynn Reagle; CRAWFORD-PA; 23-10570; Atty: Daniel P. Foster; Chapter: 13; Filed 10/27/2023; Judge Melaragno

Sean M. Lukacs and Molly T. Ebert; ALLEGHENY-PA; 23-22287; Atty: Michael C. Eisen; Chapter: 7; Filed 10/27/2023; Judge Bohm

Lorie A. Weisend; ALLEGHENY-PA; 23-22288; Atty: David J. Romito; Chapter: 7; Filed 10/27/2023; Judge Bohm

Sandra A. Stewart; ALLEGHENY-PA; 23-22289; Atty: David J. Romito; Chapter: 7; Filed 10/27/2023; Judge Taddonio

Scott R. Geckle and Tricia C. Berthold; ALLEGHENY-PA; 23-22290; Atty: Kenneth Steidl; Chapter: 13; Filed 10/27/2023; Judge Taddonio

NOTICE

THERE WILL BE NO DAILY

The Pittsburgh
Legal Journal

THURSDAY, NOVEMBER 23
& FRIDAY, NOVEMBER 24

— in observance of —

THANKSGIVING HOLIDAY

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Midland Credit Management Inc. vs Benjamin Sarah A.; GD-23-013005; MDJ Transcript; Notice of Judgment Mailed; 5823.62; Atty(s): Cawley Jonathan Paul

Capital One N.A. vs Cathie Raheem J.; GD-23-013006; MDJ Transcript; Notice of Judgment Mailed; 2688.09; Atty(s): Ratchford Michael

Safran Vicki vs Paramount Senior Living at South Hills, Paramount Health Resources Inc., Jefferson Hospital; GD-23-013007; Medical/Hospital Liability; Complaint; Atty(s): Murphy Brian Patrick

Vesley-Wanner Kiana N, Wanner Travis Michael vs Kirby Contracting; GD-23-013008; No Lien Agreement; No Lien Agreement; Atty(s): Pro Se

City of Pittsburgh vs Johnson Charles D.; GD-23-013009; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia M., Miller John Hobart

Gateway School District vs Gil Ohad; GD-23-013010; Sci Fa sur Tax Lien; Certificate of Location; 4176.35; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Gateway School District vs S&C Acquisitions LLC; GD-23-013011; Sci Fa sur Tax Lien; Certificate of Location; 2360.10; Atty(s): Sattler Elizabeth P, Turnbull Megan M

West Jefferson Hills School District vs Wargo Todd A.; GD-23-013012; Sci Fa sur Tax Lien; Praeipse - Sci Fa sur Tax Lien; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Chittester Valerie, Chittester Jeffrey vs Pontier Jessa; GD-23-013013; Motor Vehicle Accident; Complaint; Atty(s): Holuta Bradley Edward

Mehalic Jonathan, Mehalic Jessica vs Resnick Holdings LLC; GD-23-013014; Petition to Confirm Arb. Award; Petition Initiating Case; Atty(s): Levicoff Edward I

City of Pittsburgh vs Williamson Harvey, Williamson Elenora; GD-23-013015; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia M., Miller John Hobart

West Jefferson Hills School District vs Zona Michael A, Zona Betty E.; GD-23-013016; Sci Fa sur Tax Lien; Praeipse - Sci Fa sur Tax Lien; 14595.04; Atty(s): Sattler Elizabeth P, Turnbull Megan M

West Jefferson Hills School District vs Unknown Heirs of George E. Trumpie, Unknown Heirs of Joann S. Trumpie; GD-23-013017; Sci Fa sur Tax Lien; Praeipse - Sci Fa sur Tax Lien; 36905.83; Atty(s): Sattler Elizabeth P, Turnbull Megan M

West Jefferson Hills School District vs Zink Dale; GD-23-013018; Sci Fa sur Tax Lien; Praeipse - Sci Fa sur Tax Lien; 25226.28; Atty(s): Sattler Elizabeth P, Turnbull Megan M

City of Pittsburgh vs Robinson Bessie G.; GD-23-013019; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia M., Miller John Hobart

Johnson Toi S. vs Shi Lei; GD-23-013020; Motor Vehicle Accident; Complaint; Atty(s): Summers Stephen J

Octave Christopher vs Destro Charles; GD-23-013021; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

Commonwealth of PA Department of Revenue vs Treser Kurt M; GD-23-013022; Commonwealth Tax Lien; Personal Income Tax; 5271.10

Commonwealth of PA Department of Revenue vs Victory Iii Llc; GD-23-013023; Commonwealth Tax Lien; Business Taxes; 3577.34

Commonwealth of PA Department of Revenue vs Eason Layric C; GD-23-013024; Commonwealth Tax Lien; Personal Income Tax; 5250.11

Commonwealth of PA Department of Revenue vs Killings Marcus S; GD-23-013025; Commonwealth Tax Lien; Personal Income Tax; 5249.00

Commonwealth of PA Department of Revenue vs Oscars Ltd.; GD-23-013026; Commonwealth Tax Lien; Business Taxes; 3605.79

Commonwealth of PA Department of Revenue vs Roth Carpet Cleaning Inc.; GD-23-013027; Commonwealth Tax Lien; Business Taxes; 4915.12

Commonwealth of PA Department of Revenue vs Soffer James Lee; GD-23-013028; Commonwealth Tax Lien; Personal Income Tax; 5257.46

Commonwealth of PA Department of Revenue vs Floreff Hotel Llc; GD-23-013029; Commonwealth Tax Lien; Business Taxes; 1681.84

Commonwealth of PA Department of Revenue vs Stuart Lindsay P, Stuart Daniel J; GD-23-013030; Commonwealth Tax Lien; Personal Income Tax; 5265.95

Commonwealth of PA Department of Revenue vs Mascaro Kenneth V.; GD-23-013031; Commonwealth Tax Lien; Business Taxes; 3603.37

Commonwealth of PA Department of Revenue vs Wyley Jones Taylor; GD-23-013032; Commonwealth Tax Lien; Personal Income Tax; 5249.00

Commonwealth of PA Department of Revenue vs Turdikulova Yulduzkhon, Djurayev Akbar; GD-23-013033; Commonwealth Tax Lien; Personal Income Tax; 5260.76

Commonwealth of PA Department of Revenue vs Porter Brennen M; GD-23-013034; Commonwealth Tax Lien; Personal Income Tax; 5249.00

Commonwealth of PA Department of Revenue vs Forrest Thomas D; GD-23-013035; Commonwealth Tax Lien; Personal Income Tax; 5226.07

Citizens Bank N.A. vs Price Erin L.; MG-23-001022; Mortgage Foreclosure; Complaint; 67950.21; Atty(s): Javardian Gregory, Kennedy Mary F.

Dollar Bank Federal Savings Bank vs Pirschl Stephen; MG-23-001023; Mortgage Foreclosure; Complaint; 24823.87; Atty(s): Anthou Kristine M.

Federal Home Loan Mortgage Corporation vs Pomilio Gary V; MG-23-001024; Mortgage Foreclosure; Confidential Information Form; 50110.08; Atty(s): Linn Geraldine M.

Rocket Mortgage LLC vs Jagers Anthony H., Harp-Jagers Tammy L.; MG-23-001025; Mortgage Foreclosure; Complaint; Atty(s): Fallings Matthew C.

U. S. Bank National Association vs Thorne Lin J.; MG-23-001026; Mortgage Foreclosure; Complaint; Atty(s): Fallings Matthew C.

Carlton Creative Solutions LLC vs Craig Darlene L., Brewer Jr. Richard Lerverne, Brewer Van, McIntosh Mabelle Brewer, Brewer Vangale R.; GD-23-013043; Quiet Title; Certificate of Location; Atty(s): Gross Andrew M, Rodgers III William, Mague Chelsea M.

Pennbrothers Maintenance Service Inc. vs SFR3-060 LLC; GD-23-013044; Mechanic's Lien; Certificate of Location; 13617.80; Atty(s): Tallman James T

Kaplan Michelle S. vs Schmeler Christine Dr., Shadyside Smiles; GD-23-013035; MDJ Transcript; Notice of Judgment Mailed; Atty(s): Schwerdt Renee M

Arkham Realty and Property Management vs Woodruff Contracting LLC; GD-23-013036; MDJ Transcript; Praeipse for Writ of Execution; 2328.12; Atty(s): Pro Se

Moore Evette L. vs Yedulla Sudeep, Yedulla Nandini, Yedulla Surrender; GD-23-013045; Motor Vehicle Accident; Complaint; Atty(s): Hoffman Kristin E.

Lutz Michael, Lutz Diann vs Fedex Ground Package System Inc., DSSTE LLC, MMC Land Management Inc.; GD-23-013046; Other Tort; Complaint; Atty(s): Zumpella Gina M., Reese Marikate

Municipality of Bethel Park vs Gorman Jeremy S.; GD-23-013047; Sci Fa sur Tax Lien; Praeipse - Sci Fa sur Tax Lien; 1327.65; Atty(s): McCabe Michael G.

Emsworth Borough vs Navilliat Daniel; GD-23-013048; Sci Fa sur Tax Lien; Praeipse - Sci Fa sur Tax Lien; 1399.31; Atty(s): McCabe Michael G.

Ingram Borough vs Boehm Steven D; GD-23-013049; Sci Fa sur Tax Lien; Praeipse - Sci Fa sur Tax Lien; 1415.61; Atty(s): McCabe Michael G.

Fishin' Company vs True North Seafood Inc.; GD-23-013050; Contract - Other; Complaint; 1751000.00; Atty(s): Teufel Gregory H, Caye II William F.

Price Cynthia, Price William vs Citizens Hose Company No 1; GD-23-013051; Other Tort; Praeipse for Writ of Summons; Atty(s): Ries Jeffrey D

White Kathleen H., White Lloyd E. vs Vulakovich Marissa B.; GD-23-013052; Motor Vehicle Accident; Praeipse for Writ of Summons; Atty(s): Schweers Timothy J, Shenderovich Edward A

Thoroughcare Inc. vs Direct Access Counseling & Supportive Services LLC; GD-23-013054; Contract - Other; Complaint; Atty(s): Fardo Noah P, Rogel William F., DiPaola Jaclyn Marie

Hardy Renee L. vs Rae Bradley; GD-23-013055; Motor Vehicle Accident; Complaint; Atty(s): Monzo Jeffrey D

Pennsylvania Office of Attorney General vs Omni Hotels Management Corporation; GD-23-013056; Assurance of Vol. Compliance; Assurance of Vol. Compliance; Atty(s): Ambrose Jill

Cascade Funding Mortgage Trust HB4 vs Wilson Pamela, Crawford Bethanne, Crawford Sr. Lawrence E, Unknown Heirs of Gwendolyn Crawford; GD-23-013057; Mortgage Foreclosure; Praeipse for Appearance; 151073.23; Atty(s): Hunsberger Adrienna

Lovejoy Kellen E., Lovejoy Donovan E. vs Graver Deborah; GD-23-013058; Motor Vehicle Accident; Praeipse for Writ of Summons; Atty(s): Evans Charles E.

East Allegheny School District, East McKeesport Borough vs Parei Ventures LLC; GD-23-013060; Sci Fa sur Tax Lien; Certificate of Location; 3549.92; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Pollard Dwayne vs Housing Authority Risk Retention Group, Travelers Property Casualty Company of America; GD-23-013061; Other Tort; Praeipse for Writ of Summons; Atty(s): McClain Thomas J, Dugan Mitchell H

Elizabeth Township vs Mack Irie Johnsta; GD-23-013063; Municipal Lien; Municipal Lien; 554.20; Atty(s): Ries Jeffrey D

Elizabeth Township vs Hamlin Jeffrey D.; GD-23-013065; Municipal Lien; Municipal Lien; 2529.34; Atty(s): Ries Jeffrey D

Jesse & Frichtel Inc., Jesse & Frichtel Precision Dental Prosthodontics Inc. vs Jesse Sven; GD-23-013071; Other Tort; Order of Court; Atty(s): Prichard Wesley A., Birsic Thomas E, Pence Michael G., Stein Stanley M.

Finney Kenneth vs Eichleay Corporation, H.B. Fuller Company, Home Depot Inc., I.U. North America Inc., Lowes Home Centers LLC, McCarls Inc., McJunkin Redman Corporation, Power Piping Company; GD-23-013073; Asbestos Silicas; Complaint; Atty(s): Deihl Holly L, Nelson Jessica M.

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

COURT NOTICES

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning January 11, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

Judge Klein will hear general asbestos motions on the following dates and times:

- Thursday, January 11, 2024 at 8:45 a.m.
- Thursday, February 8, 2024 at 9:00 a.m.
- Thursday, March 14, 2024 at 8:45 a.m.

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 Cozza
- 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

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 27, 2023**

Jury Trials

(215) 203761 GD-21-6480
George Stern Advertising Agency vs Shinghara Singh, et al; P-Atty: **Richard W. Kelly, Jr.**; D-Atty: **Brenda B. Sebring**; 1x

(326) AR-22-318
Deana Patterson vs Giant Eagle; P-Atty: **Adam D. Shorr**; D-Atty: **James F. Rosenberg**; 1x

(330C) 203444 GD-20-7699
Mary Ann Roberts vs AMA Support Services; P-Atty: **David M. Kobylinski**; D-Atty: **Roy Edmund Leonard**; 3x

Non-Jury Trials

(322) 204166 GD-21-1545
Shyam Thakkar, MD vs Allegheny Clinic, et al; P-Atty: **Kenneth Joseph Yarsky, II**; D-Atty: **Jaime Serenity Tuite, Kathryn Lea Harrison**; 1x

(331) 204116 GD-22-227
Mario Maslonek, et al vs Trena J. McQuaide, et al; P-Atty: **William E. Kenworthy**; D-Atty: **Matthew A. Bole**; 1x

Criminal Division

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

**Wednesday
November 29, 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-0003352-23; Annette Marie Cawley; Accidents Involving Death or Injury While Not Licensed; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

CR-0004205-23; Burton W. Parker; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **John K. Foster III**

CR-0001124-21; Luke Richard Visconti; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0007161-22; Luke Richard Visconti; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

**Judge Kelly Bigley
Courtroom 525**

CR-0004409-23; Taraya Bransom; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Allen Sweeney**

CR-0004455-23; Nicole Lynn Campbell; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Charles John Porter**

CR-0004347-23; George Albert Diggs; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

CR-0004635-23; Richard Micha Dudas III; DUI: Highest Rte of Alc (BAC .16 +) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0001957-23; Nicholas Lee Frankovich; DUI: Gen Imp/Inc of Driving Safely - 4th Off & Sub Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Joel Shrager**

CR-0004195-23; Shavonne Hawley; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

CR-0004368-23; Michael Patrick Kiselka; DUI: Highest Rte of Alc (BAC .16 +) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

CR-0010395-18; Jay Benjamin Pflugh; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

CR-0004479-23; Monique Pool; DUI: Highest Rte of Alc (BAC .16 +) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0003140-23; Ronald Clifford Snee; DUI: Gen Imp/Inc of Driving Safely - 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Coumes**

CR-0004340-23; Mikia Shawntia Woodruff; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Dominic Pometto**

**Judge Thomas Flaherty
Courtroom 324**

CR-0007491-22; John W. Hirschfield; Drg Lic Sus/Rev Purs to Sec 3802/1547B1; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis W. Emmi**

CR-0003582-23; Tijae Kenney; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Stephanie A. Shriver**

CR-0000858-23; Anassa Short; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Paletta**

CR-0003324-23; Tracy Ann Smith; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Paletta**

CR-0008109-22; Isaiah Walker-Christian; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**Judge Elliot Howsie
Courtroom 533**

CR-0007732-22; Ernest R. Adams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0011898-18; Maliq Aamir Carter; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0004150-23; Christopher Joseph Cook; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert G. Delgreco Jr.**

**Judge Beth A. Lazzara
Courtroom 313**

CR-0000226-21; Shaquawn Cole; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0003190-23; Leroy Grace; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0000278-23; Michael Hall; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0003062-23; Byron Leverette; Burglary - Not Adapted for Overnight Accommodation, Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0006256-23; Mark Shawn Walter; Strangulation - Applying Pressure to Throat or Neck; ADA: **John Eric Loeffler;** D-atty: **Randall T. Ricciuti**

**Judge Anthony M. Mariani
Courtroom 316**

CR-0004890-23; Dominic Rheem Banks; Possession Of Firearm Prohibited; ADA: **Connor Joseph Adair;** D-atty: **Owen Matthew Seman**

CR-0004547-23; Brian Scott Daugherty; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0000667-23; Jackie R. Ejaz; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0004506-22; Kelly L. Gebhardt; Aggravated Cruelty to Animals - Torture; ADA: **Rachel Catherine Fleming;** D-atty: **Bruce A. Carsia**

CR-0002312-23; Jaquae Horton; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

CR-0007749-22; Maurice Tymeer Johnson; Intentionally/Knowingly Fails to Relinquish Firearm/Weapon to Sheriff Required by Order; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0001570-19; Maurice Tymeer Johnson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Leslie A. Perlow**

CR-0000737-23; Timothy Allen Oravitz; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0004542-22; Donald Podczerwinski; Aggravated Cruelty to Animals - Torture; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

**Judge Jill E. Rangos
Courtroom 327**

CR-0005315-20; Gajanan M. Altidor; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elizabeth Mary Lynne Laforgia**

CR-0006053-23; Troy Dennard Cesaire; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0004259-23; Kishawn Jackson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey Patrick Mullen**

CR-0005095-21; Joshua Yarbough; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

CR-0005096-21; Joshua Yarbough; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0005500-23; Anaisa Denielle Barry; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

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

CR-0006262-23; Niesha Dontay Hunter; Reckless Burning or Exploding - places property having value that exceeds \$5000 or automobile, place; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005499-23; Tarrell Jennings; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

CR-0005128-23; Jesse Krsul; Statement Under Penalty; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Joseph Marsili**

CR-0005327-22; Samantha Lowe; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

CR-0006319-23; Jade M. Perry; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005664-23; Keavonte Simpson; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael John Zagari**

**Judge Jennifer Satler
Courtroom 527**

CR-0004861-23; Braden Barclay; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0003463-23; Derring Carter; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0002980-23; Majed Naser Hajorie; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

CR-0005127-23; Larry Aaron Jackson; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0001800-22; Mark Anthony Lewis-Roseboro; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0005194-23; James William Minnie; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0003377-23; Christopher Old; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005218-23; Saveionne Randolph-Smith; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0004050-23; Damon Roundtree; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0005249-23; Damon Roundtree; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0005489-23; Damon Roundtree; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0005541-22; Brianna Ray Thornhill; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0003696-23; Richard Allan Vogan; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**Judge Randal B. Todd
Courtroom 310**

CR-0004937-21; Carolyn A. Bankhead; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

CR-0004839-23; Jordan Harper; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0009234-22; Ahjahlay Lyle; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0006582-22; Michael James Moffett; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0007171-22; Michael James Moffett; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0008265-22; Michael James Moffett; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0008412-22; Michael James Moffett; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0008414-22; Michael James Moffett; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0008415-22; Michael James Moffett; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0008595-22; Michael James Moffett; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0008729-22; Michael James Moffett; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0008915-22; Michael James Moffett; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0008989-22; Michael James Moffett; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0007677-22; Darrell Lee Pinkett; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carmen Latrice Robinson**

CR-0004807-23; Raequon Williamson; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

Arbitration Trial List

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

**Wednesday
November 29, 2023**

GD-14-013406; Leon vs Lamagna; P-atty: **Frederick A. Sproull;** D-atty: **Michael P. Petro**

AR-23-003763; Allegheny County Central Tax Collection District vs Sweeney; P-atty: **Richard A. Monti**

AR-23-003759; Allegheny County Central Tax Collection District, et al vs Taylor; P-atty: **Richard A. Monti**

AR-23-003753; Allegheny County Central Tax Collection vs Kotula; P-atty: **Richard A. Monti**

AR-23-003740; McClain vs A & P Furnace Co., et al; P-atty: **Jared S. Zafran;** D-atty: **R. Douglass Klaber, Jr., Diana M. O'Connell**

AR-23-003739; AV Ford Inc. vs Super City Auto Collision Service; P-atty: **Mark Robert Calore;** D-atty: **Marc Thirkell**

AR-23-003734; BCG Equities LLC vs Young; P-atty: **Demetrios H. Tsarouhis**

AR-23-003732; Cavalry SPV I LLC vs Knittel; P-atty: **David J. Apothaker**

AR-23-003723; Cavalry SPV I LLC vs Rouse; P-atty: **David J. Apothaker**
AR-23-003720; Cavalry SPV I LLC vs Drake; P-atty: **David J. Apothaker**; D-atty: **Pro Se**
AR-23-003717; Cavalry SPV I LLC vs Smith; P-atty: **David J. Apothaker**; D-atty: **Brian J. Fenters**
AR-23-003684; Wilke & Associates LLP vs IP Investment Group, et al; P-atty: **Brandon VanTine**; D-atty: **Timothy Jeffrey Leonard**
AR-23-003683; Wilke & Associates LLP vs Kiwew Holdings LLC, et al; P-atty: **Brandon VanTine**; D-atty: **Timothy J. Leonard**
AR-23-003682; Wilke & Associates LLP vs Seebeck, et al; P-atty: **Brandon VanTine**; D-atty: **Timothy J. Leonard**
AR-23-003681; Wilke & Associates LLP vs Seebeck, et al; P-atty: **Brandon VanTine**; D-atty: **Timothy Jeffrey Leonard**
AR-23-003446; LVNV Funding LLC vs Fortuna; P-atty: **Michael Ratchford**; D-atty: **Shane L. Weaver**
AR-23-003404; Lugaila vs Benz; P-atty: **John M. Smith**; D-atty: **Pro Se**
AR-23-002951; Coleman vs Fulton; P-atty: **Adam Daniel Shorr**; D-atty: **R. Hagen Starz**
AR-23-002551; Frisina, Jr. vs American Honda Motor Co. Inc.; P-atty: **Chad Peter Doman**; D-atty: **James F. Marrion**
AR-23-002412; Nelson, et al vs Bakery Square Retail L.P. et al; P-atty: **Wayne M. Chiurazzi**; D-atty: **Nadia V. Lazo**
AR-23-001755; Discover Bank vs Joyce, et al; P-atty: **Andrew Loewy**; D-atty: **Andrew K. Pratt**
AR-23-000702; Coury vs Lambo, et al; P-atty: **James J. Buldas**; D-atty: **Jason M. Plakosh**
AR-20-004854; Bank of America N.A. vs Jackson; P-atty: **Robert W. Cusick**; D-atty: **Robert D. Klingensmith**

SA-0001182-23; Comm. of PA vs Mariah Lynn Christian; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000551-23; Comm. of PA vs Tounce Henry Gaskin; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001179-23; Comm. of PA vs Jamon Grant; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001180-23; Comm. of PA vs Jamon Grant; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-000114-23; Comm. of PA vs Avery Hsu; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001178-23; Comm. of PA vs Avery Hsu; P-atty: **Michelle Hope Shefton**
SA-0000657-23; Comm. of PA vs Imani R. Isles-Alexander; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001185-23; Comm. of PA vs Jennifer Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001435-22; Comm. of PA vs Tim Josephs; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001183-23; Comm. of PA vs Tek Bir Kadariya; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001173-23; Comm. of PA vs Joshua F. Keyser; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001181-23; Comm. of PA vs Michael A. Mahan; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000763-23; Comm. of PA vs Tierra Matthews; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001166-23; Comm. of PA vs Joseph C. McGinty, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001184-23; Comm. of PA vs Brian Ray Ogletree; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000495-21; Comm. of PA vs Bruno Opice; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000404-23; Comm. of PA vs Ryan Otts; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001116-23; Comm. of PA vs James N. Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001003-23; Comm. of PA vs Emily Annemarie Pickell; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001004-23; Comm. of PA vs Emily Annemarie Pickell; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001167-23; Comm. of PA vs Diante Brian Sherril; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001177-23; Comm. of PA vs Brenda Lee Star; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000809-23; Comm. of PA vs Lemoyne Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

Department of Court Records

Wills and Orphans' Court Division Allegheny County, Pennsylvania. Frick Building, Fl. 17

The following fiduciaries have filed their accounts in the Office of the Clerk of the Orphans' Court Division. The accounts will be presented to the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania, for confirmation nisi at

9:30 a.m. Monday December 4, 2023

Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Monday, December 18, 2023 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

1018-2018; Cernava, Elizabeth M.; Acct: Susan Elson, Extrx.; Acct-atty: **Kenneth J. Yarsky, II**
4850-2022; Durci, Gary a/k/a Gary J. Durci; Acct: Arrietta Durci, Admrx.; Acct-atty: **Charles T. Clark**
3555-2023; Fabrizio, Myrna J.; Acct: James Janicki, Extrx.; Acct-atty: **James Janicki**
1090-2020; Flockhardt, David; Acct: Carole Martin, Extrx.; Acct-atty: **Michael J. Murphy**
1812-2022; Freese, Robert D.; Acct: Patricia J. Ridge, Admrx.; Acct-atty: **Nicole L Phatak**
1071-1940; Gibson, Addison H.; Acct: Douglas E. Gilbert and Timothy M. Slavish and PNC Bank, N.A., Co-Trustees; Acct-atty: **Linda Rhone Enion**

6645-2022; Hartmann, Alfred T.; Acct: Frank Hartmann, Extrx.; Acct-atty: **Benjamin Scott Johns**
6091-2022; Hutchings, Wilma D.; Acct: Heather Hutchings, Extrx.; Acct-atty: **Benjamin Scott Johns**
1308-2022; Jones, Loretta E.; Acct: Barbara Jones, Extrx.; Acct-atty: **Slade R. Miller**
6187-1991; Kelly, Rebecca A.; Acct: Commercial Bank & Trust of PA, Guardian; Acct-atty: **Gary J. Gushard**
7297-2021; Koehnke, Rose Marie; Acct: Henry C. Koehnke, Jr.; Acct-atty: **Jay R. Hagerman**
169-2023; Pintar, Mercedes a/k/a Mercedes E. Pintar; Acct: Lorraine F. Hubal, Extrx.; Acct-atty: **Dennis A. Uram**
8940-2021; Riley, Catherine M. a/k/a Catherine Margaret Riley; Acct: Sandra R. Covelli, Extrx.; Acct-atty: **Donald B. Formoso**
2991-2022; Sandin, Donna J.; Acct: Christopher M. Abernethy, Extrx.; Acct-atty: **Jay R. Hagerman**
3658-2023; Schaff, Dolores P. a/k/a Dolores Schaff; Acct: Kimberly A. Tarasi, Extrx.; Acct-atty: **Larry C. Loperfito**
5215-2001; Schattner, Leslee; Acct: George W. Jacoby, Guardian; Acct-atty: **Deborah A. Liotus**
467-2021; Takach, Carole L.; Acct: Smithfield Trust Company, Extrx.; Acct-atty: **Elizabeth J. Poggi**
1678-2022; Werner, Timothy Earl; Acct: Dixie E. Werner Mosura, Admrx.; Acct-atty: **Robert H. Gustine**

Deeds of Trust

7547-2023; Conn, Mark L. Irrev. Special Needs Trust; Acct: First Nat'l Trust Co., Trustee; Acct-atty: **Nora Gieg Chatha**
7578-2023; Robinson's Run Cemetery; Acct: Robert C. Moreau, Superintendent; Acct-atty: **Daniel A. Seibel**

Summary Appeals Branch

Judge Alexander P. Bicket
 City-County Building
 Room 821

Wednesday November 29, 2023

Hearings

SA-0001142-23; Comm. of PA vs Emohn Raye Askew-Coward; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001115-23; Comm. of PA vs Derrick Bailey-Baker; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001057-23; Comm. of PA vs Aaron L. Beatty; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001032-23; Comm. of PA vs Alan Bisso; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001172-23; Comm. of PA vs Daniel V. Bloomer; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001117-23; Comm. of PA vs Daniel Robert Burgoyne; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

Post your employment opportunity on jobs.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 & 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 & 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 Scott 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 & 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 & 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.

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 & 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.

Etna

109. Michele A. Tomlins
 GD-12-020056—\$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 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 Devisees 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. Anthon, 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. JA CL 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. JA CL 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. Brice

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: Being 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**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, Borough of Stowe: 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, Pittsburgh, PA 15218. Deed Book Volume 3890, Page 247. Block & Lot No. 236-C-98.

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two story brick house known as 2726 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book Volume 3890, Page 247. Block & Lot No. 236-C-98.

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. 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.

Wilkinsburg

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 Wilkinsburg: 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 Wilkinsburg: 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 Wilkinsburg: 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 Wilkinsburg: 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 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. Argentieri, 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 Ambrogio

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.

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.

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:

Bichsel, Mildred E., deceased, of Penn Hills, PA. No. 06916 of 2023. Mildred Eileen Bichsel, Extr., 393 Greenway Drive, Pittsburgh, PA 15235 or to Janice H. Chisnell, Esq., 140 Golden Gate Drive, Verona, PA 15147.
23-02155w Nov 22, 29; Dec 6, 2023

Boyko, Stanislav, deceased, of Pittsburgh, PA. No. 07637 of 2023. Igor S. Boyko, Admr., 120 West Manilla Avenue, Pittsburgh, PA 15220 or to Jacob Murphy Landau, Esq., Robert Peirce & Associates, P.C., 707 Grant Street, Ste. 125, Pittsburgh, PA 15219.
23-04471 Nov 22, 29; Dec 6, 2023

Brown, Scott Alan, deceased, of Pittsburgh, PA. No. 05505 of 2023. Sandra Lee Esposito, Extr., 209 Countryside Drive, McKees Rocks, PA 15136 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.
23-04473 Nov 22, 29; Dec 6, 2023

Cadman, Jeffrey S., deceased, of Glassport, PA. No. 06915 of 2022. Kenzie M. Stinner, Co-Admr. and Annelise V. Cadman, Co-Admr., or to Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.
23-02154w Nov 22, 29; Dec 6, 2023

Chirumbolo, Catherine M., deceased, of Fair Oaks, PA. No. 07813 of 2023. Annette Abercrombie, Admr., 125 Veshio Drive, Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
23-02152w Nov 22, 29; Dec 6, 2023

Connolly, Michael J. a/k/a Michael Joseph Connolly, deceased, of Scott Township, PA. No. 07706 of 2023. Mary Jo Lazzini, Extr., c/o Phillip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.
23-02147w Nov 22, 29; Dec 6, 2023

Dries, Ronald E., deceased, of Pittsburgh, PA. No. 05506 of 2023. James R. Dries, Extr., 12 Chester Ct., Milton, PA 17847.
23-02149w Nov 22, 29; Dec 6, 2023

Fletcher, Catherine M., deceased, of Pittsburgh, PA. No. 7413 of 2023. Herbert M. Fletcher, Jr., Extr., 1230 Pennsylvania Boulevard, Pittsburgh, PA 15205 or to Robert A. Crisanti, Esq., 437 Grant St., Ste. 915, Pittsburgh, PA 15219.
23-04469 Nov 22, 29; Dec 6, 2023

Green, Constance L., deceased, of Pittsburgh, PA. No. 07648 of 2023. Raychelle Green, Admr., 100 Jamal Place, Apartment 204, Pittsburgh, PA 15213 or to Jacob Murphy Landau, Esq., Robert Peirce & Associates, P.C., 707 Grant Street, Ste. 125, Pittsburgh, PA 15219.
23-04467 Nov 22, 29; Dec 6, 2023

Hutchison, Mary Louise a/k/a Mary L. Hutchison, deceased, of Tarentum Borough, PA. No. 07697 of 2023. Christine Boyd, Extr., 129 Ranglely Drive, Pittsburgh, PA 15209 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
23-04481 Nov 22, 29; Dec 6, 2023

Kauric, James, deceased, of Pittsburgh, PA. No. 07651 of 2023. Carol A. Kauric, Extr., 109 Carson Street, Monroeville, PA 15146.
23-02151w Nov 22, 29; Dec 6, 2023

Knorr, Howard J., deceased, of West Mifflin, PA. No. 07174 of 2023. Diane L. Griffin, Extr., 2913 John St., Munhall, PA 15120.
23-04465 Nov 22, 29; Dec 6, 2023

Lowery, Hilda M., deceased, of Forest Hills, PA. No. 07268 of 2023. Curtis C. Lowery, Extr., 329 Sharon Drive, Forest Hills, PA 15221 or to Rodger J. Blissman, Esq., 900 Lincoln Hwy., Box 180, East McKeesport, PA 15035.
23-04472 Nov 22, 29; Dec 6, 2023

Makar, Jr., Joseph, deceased, of White Oak, PA. No. 05922 of 2023. Laura Massie, Admr., 13989 Valley View Drive, White Oak, PA 15131 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.
23-04468 Nov 22, 29; Dec 6, 2023

McDonald, Dale E., deceased, of Sewickley, PA. No. 07802 of 2023. Jeffrey D. McDonald, Extr., 38 Rosewood Ln., Marietta, PA 17547-9707.
23-02145w Nov 22, 29; Dec 6, 2023

Moore, Thomas, deceased, of Penn Hills Township, PA. No. 06699 of 2023. Melanie Artice-Moore, Extr., 17 Duquesne Blvd., New Kensington, PA 15068 or to Wendy Witt, Esq., The Pittsburgh Probate Law Firm, P.O. Box 236, Hughesville, PA 17737.
23-02148w Nov 22, 29; Dec 6, 2023

Necheff, John E., deceased, of Harmar Township, PA. No. 07277 of 2023. Mary Ellen Smith, Co-Extr. and Amy M. Armbrust, Co-Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.
23-04474 Nov 22, 29; Dec 6, 2023

Oblich, Louis F., deceased, of Pittsburgh, PA. No. 07001 of 2023. David Oblich, Extr., c/o John D. Finnegan, Esq., Bresnahan, Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.
23-02131w Nov 22, 29; Dec 6, 2023

Prasky, Carol A., deceased, of Pittsburgh, PA. No. 6331 of 2023. Elaine A. Lewandowski, Extr., 3411 Bethoven Street, Pittsburgh, PA 15219 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.
23-04475 Nov 22, 29; Dec 6, 2023

Purdy, Jean L. a/k/a Jean Purdy, deceased, of Penn Hills, PA. No. 07655 of 2023. Barbara P. Zimmerman, Extr., 2536 School Street, Pittsburgh, PA 15235 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
23-04470 Nov 22, 29; Dec 6, 2023

Schmidt, Christine a/k/a Christine D. Schmidt, deceased, of Findlay Township, PA. No. 07694 of 2023. Kristin L. Finney, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.
23-02146w Nov 22, 29; Dec 6, 2023

Sekel, Geraldine Frances, deceased, of Bridgeville, PA. No. 7160 of 2022. Nancy Frazier, Extr., 246 Patterson Ave., Bridgeville, PA 15017 or to Stephen J.

O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.
23-02150w Nov 22, 29; Dec 6, 2023

Staub, Mildred S., deceased, of Upper St. Clair, PA. No. 07618 of 2023. Gary T. Staub, Co-Extr., 300 Beach Drive, Unit 803, St. Petersburg, FL 33701 and Daniel E. Staub, Co-Extr., 2562 Westbury Court, Auburn, AL 36830 or to Thomas M. Butz, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.
23-04466 Nov 22, 29; Dec 6, 2023

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, Admr., 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



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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 Gliolo, 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., P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

23-04426 Nov 17, 22; Dec 1, 2023

Brewer, Gloria a/k/a Gloria J. Brewer a/k/a Gloria Jean Brewer, deceased, of Frazer Township, PA. No. 07426 of 2023. Gloria Jean Cerra, Extr., c/o John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084.

23-04418 Nov 16, 22, 29, 2023

Brogan, Gwen E., deceased, of Greentree, PA. No. 07720 of 2023. Elijah Kajinic, Extr., 84 East 3rd Street, Apt. 3A, New York, NY 10003 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-02115w Nov 16, 22, 29, 2023

Delphus, Theresa a/k/a Theresa Hofrichter, deceased, of Pittsburgh, PA. No. 06987 of 2023. Matthew M. Meyers, Extr., 8705 Casa Grande Dr., Pittsburgh, PA 15237.

23-04404 Nov 16, 22, 29, 2023

Fantaski, Raymond R., deceased, of North Braddock, PA. No. 07499 of 2023. Mark R. Fantaski, Extr., 128 Greenbriar Drive, Wexford, PA 15090 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

23-04417 Nov 16, 22, 29, 2023

Goertler, Henry E. a/k/a Henry Edwin Goertler, deceased, of Whitehall, PA. No. 5612 of 2023. Adelaide Goertler, Extr., 1051 Duncan Lane, Pittsburgh, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-02107w Nov 16, 22, 29, 2023

Good, Nancy L. a/k/a Nanci L. Good a/k/a Nancy Lee Good a/k/a Nanci Lee Good, deceased, of West Deer Twp., PA. No. 7538 of 2023. Tami L. Benjamin, Extr., P.O. Box 638, Brownstown, PA 17508 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

23-04419 Nov 16, 22, 29, 2023

Houston, Jr., Robert E., deceased, of Pittsburgh, PA. No. 182 of 2023. Terry L. Houston, Admr., 905 Chestnut Avenue, Pittsburgh, PA 15234 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-02108w Nov 16, 22, 29, 2023

Johnson, Mary C., deceased, of Bethel Park, PA. No. 07579 of 2023. Cari L. McDonald, Extr., 1425 Chelton Avenue, Pittsburgh, PA 15226 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

23-04414 Nov 16, 22, 29, 2023

Leff, Anne L., deceased, of Pittsburgh, PA. No. 07564 of 2023. Kenneth G. Leff, Admr., 2301 Sherbrook Street, Pittsburgh, PA 15217 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

23-04415 Nov 16, 22, 29, 2023

Lorey, William G., deceased, of Pittsburgh, PA. No. 07621 of 2023. Lisa G. Marshall, Extr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

23-04405 Nov 16, 22, 29, 2023

McLaughlin, Charles J., deceased, of Bridgeville Borough, PA. No. 07463 of 2023. Michael Ihrig, Extr., c/o Colin A. Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

23-04403 Nov 16, 22, 29, 2023

O'Connor, John W. a/k/a John O'Connor a/k/a John O'Connor, deceased, of Green Tree, PA. No. 07278 of 2023. Shirley A. O'Connor, Extr., 105 Penfield Place, Pittsburgh, PA 15220 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-04413 Nov 16, 22, 29, 2023

O'Rourke, Donald J. a/k/a Donald O'Rourke, deceased, of Pittsburgh, PA. No. 7469 of 2023. Thomas D. O'Rourke, Extr., 932 53rd Street, Pittsburgh, PA 15201 or to Trevor R. Fleming, Esq., The Law Firm of Ore & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

23-04420 Nov 16, 22, 29, 2023

Rentler, Joseph E., deceased, of Pittsburgh, PA. No. 06073 of 2023. Beth Ann Egan, Extr., 19 Hamiltons Ferry Road, Clover, SC 29710 or to William F. Winschel, Esq., The Murovich Building, 1653 McFarland Rd., Pittsburgh, PA 15216.

23-02114w Nov 16, 22, 29, 2023

Simcho, John D. a/k/a John Simcho, deceased, of Pittsburgh, PA. No. 07632 of 2023. Dana Michelle Simcho Golden, Extr., 127 Swift Creek Road, Vanceboro, NC 28586 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

23-02111w Nov 16, 22, 29, 2023

Thieroff, Joanne Mary, deceased, of Pittsburgh, PA. No. 07569 of 2023. Dennis G. Thieroff, Jr., Co-Admr., 354 Middlegate Drive, Bethel Park, PA 15102 and David J. Thieroff, Co-Admr., 4449 E. Barlind Drive, Pittsburgh, PA 15227 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

23-04416 Nov 16, 22, 29, 2023

Vinci, Helen V. a/k/a Helen Veronica Vinci a/k/a Helen Vinci, deceased, of Robinson Township, PA. No. 07662 of 2023. Patricia Zubritzky, Extr., c/o Stefanie M. Stack, Esq., Fiffik Law Group, P.C., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.

23-02110w Nov 16, 22, 29, 2023

Widener, Dorothy, deceased, of Pittsburgh, PA. No. 07691 of 2023. Douglas Widener, Extr., 105 McMonagle Avenue, Pittsburgh, PA 15220 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

23-02109w Nov 16, 22, 29, 2023

Bigalow, Stephen Walter a/k/a Stephen W. Bigalow, deceased, of Pine Township, PA. No. 07403 of 2023. Sandra Moon, Extr., c/o Anthony J. Giresi, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.

23-04382 Nov 15, 22, 29, 2023

Chioda, Mary Ann, deceased, of Monroeville, PA. No. 06742 of 2023. Lisa Ann Ritchey, Extr., 3010 Hillcrest Lane, Export, PA 15832 or to Steven F. Kessler, Esq., 4304 Walnut St., Ste. 10, McKeesport, PA 15132.

23-04387 Nov 15, 22, 29, 2023

Diez, William E., deceased, of Verona, PA. No. 06921 of 2023. David Michael Diez, Extr., 1317 Regency Drive, Pittsburgh, PA 15237 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

23-04385 Nov 15, 22, 29, 2023

Gilch, Cinnamon Joy a/k/a Cinnamon J. Gilch a/k/a Cinnamon Gilch, deceased, of West Deer Township, PA. No. 06004 of 2023. Jacqueline Hutz, Admr., 130 Monaco Street, Butler, PA 16002 or to Jen GV Gilliland Vanasdale, Esq., Gilliland Vanasdale Sinatra Istik Law Office, LLC, 1667 Route 228, Suite 300, Cranberry Township, PA 16066.

23-04394 Nov 15, 22, 29, 2023

Graham, Robert Morrison a/k/a Robert M. Graham a/k/a Rob Graham, deceased, of Carnegie, PA. No. 03623 of 2023. Alison Hiester, Extr., 476 Serpentine Drive, Pittsburgh, PA 15243 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

23-04391 Nov 15, 22, 29, 2023

Grubich, Edward G., deceased, of O'Hara Township, PA. No. 7309 of 2023. Edward F. Grubich, Extr., 102 Cherrywood Drive, New Kensington, PA 15068 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

23-04386 Nov 15, 22, 29, 2023

Haywiser, Florence A., deceased, of Pittsburgh, PA. No. 07710 of 2023. Keith M. Haywiser, Extr., 107 Stevens Ridge Drive, Jefferson Hills, PA 15025 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

23-02100w Nov 15, 22, 29, 2023

Huthmacher, Doris Anne, deceased, of Bridgeville, PA. No. 07106 of 2023. Keith T. Huthmacher, Extr., 100 Denniston St., Apt. 9, Pittsburgh, PA 15206.

23-02099w Nov 15, 22, 29, 2023

Koval, Linda Kathleen, deceased, of Pittsburgh, PA. No. 07505 of 2023. John A. Koval, Admr., 1318 Main Street, Coraopolis,

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

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.

PA 15108 or to Michael J. Henny, Esq., 2828 Gulf Tower, 707 Grant St., Pittsburgh, PA 15219.

23-04392 Nov 15, 22, 29, 2023

Leydig, Sheila L., deceased, of Sewickley, PA. No. 07478 of 2023. Thomas J. Leydig, Extr., 2003 Abbie Ln., Aliquippa, PA 15001 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.

23-04388 Nov 15, 22, 29, 2023

Nickel, George A., deceased, of Pittsburgh, PA. No. 07574 of 2023. Adele Rutherford, Extr., 115 Westwood Ave., Pittsburgh, PA 15209 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.

23-02102w Nov 15, 22, 29, 2023

Nordby, Madeline Iolla a/k/a Madeline I. Nordby, deceased, of Bunola, PA. No. 07254 of 2023. Linda L. White, Admrx., 39 Bay Street, Bunola, PA 15020 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

23-04383 Nov 15, 22, 29, 2023

Olczak, Jr., Anthony W., deceased, of Cheswick, PA. No. 7434 of 2023. Marian J. Olczak, Extr., 609 N. Highland Avenue, Cheswick, PA 15024 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

23-04390 Nov 15, 22, 29, 2023

Ruben, Jacqueline M. a/k/a Jacqueline Ruben, deceased, of Pittsburgh, PA. No. 06272 of 2023. Rachel E. Michael, Extr., 1853 Chislett Street, Pittsburgh, PA 15206 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

23-04412 Nov 15, 22, 29, 2023

Sham, Mary J. a/k/a Mary Josephine Sham, deceased, of Pittsburgh, PA. No. 07405 of 2023. Joseph F. Sham, Extr., 426 Hemlock Court, Pittsburgh, PA 15237 or to John R. Owen, Esq., Owen Law Group, LLC, 310 Grant Street, Suite 2200, Pittsburgh, PA 15219.

23-04384 Nov 15, 22, 29, 2023

Thomas, Jr., Benjamin Franklin a/k/a Benjamin F. Thomas, Jr., deceased, of Churchill, PA. No. 07350 of 2023. Barbara A. Thomas, Extr., 42 Churchill Road, Pittsburgh, PA 15235 or to Kevin F. Israel, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222.

23-04393 Nov 15, 22, 29, 2023

White, Catherine E., deceased, of Pittsburgh, PA. No. 06836 of 2023. Gary Reeder, Co-Extr., 2015 William Penn Highway, Pittsburgh, PA 15221 and Carol Rossi, Co-Extr., 1555 Woodbine Street, Pittsburgh, PA 15201.

23-02096w Nov 15, 22, 29, 2023

Wright, Vaughn T., deceased, of Natrona Heights, PA. No. 07711 of 2023. Nathaniel T. Wright, Admr., 111 Bartley Road, Pittsburgh, PA 15241 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-02103w Nov 15, 22, 29, 2023

Zahorchak, Ann M., deceased, of Shaler Twp., PA. No. 7500 of 2023. George M. Zahorchak, Jr., Extr., 2012 Blossom Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

23-04389 Nov 15, 22, 29, 2023

Arrington, Carla Y., deceased, of Pittsburgh, PA. No. 08287 of 2022. Damian Arrington, Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

23-02065w Nov 9, 16, 22, 2023

Coates, Cruz A., deceased, of Monroeville, PA. No. 07026 of 2023. Lisa Klavara, Admrx., c/o Jeffrey Menoski, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

23-04344 Nov 9, 16, 22, 2023

Cunningham, William F., deceased, of Pittsburgh, PA. No. 06631 of 2023. Brian Cunningham, Extr., 5035 First Street, McKeesport, PA 15132 or to Thomas N. Farrell, Esq., Farrell Weaver & Okun, 100 Ross St., Ste. 1, Pittsburgh, PA 15219.

23-04301 Nov 9, 16, 22, 2023

Duttine, Marlene V., deceased, of Pittsburgh, PA. No. 7349 of 2023. Danielle M. Geyer, Extr., 647 Brinwood Avenue, Pittsburgh, PA 15227 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-02059w Nov 9, 16, 22, 2023

Egnacheski, Marie Frances a/k/a Marie Frances Goodman, deceased, of Pittsburgh, PA. No. 07301 of 2023. Janet L. Bergman, Extr., 8366 Peebles Road, Pittsburgh, PA 15237.

23-04303 Nov 9, 16, 22, 2023

Kirby, Georgette F., deceased, of Pittsburgh, PA. No. 07589 of 2023. Scott F. Kirby, Co-Extr., 216 Bernard Street, Pittsburgh, PA 15234 and James P. Kirby, Co-Extr., 67 W. Manilla Avenue, Pittsburgh, PA 15220 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

23-02061w Nov 9, 16, 22, 2023

Koontz, Ursula a/k/a Ursula A. Koontz, deceased, of Pittsburgh, PA. No. 06995 of 2023. Lisa McKinley, Extr., 4794 Sardis Road, New Kensington, PA 15068 or to David J. Watson, Esq., Balzarini & Watson, 3303 Grant Bldg., 310 Grant St., Pittsburgh, PA 15219.

23-04304 Nov 9, 16, 22, 2023

Silianoff, Silian, deceased, of Monroeville, PA. No. 07593 of 2023. Stevan Silianoff, Extr., 2153 Grandview Avenue, Monroeville, PA 15146 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.

23-02064w Nov 9, 16, 22, 2023

Watson, Patricia L. a/k/a Patricia Watson, deceased, of West Mifflin, PA. No. 07358 of 2023. John M. Watson, Extr., 1804 Vermont Avenue, West Mifflin, PA 15122 or to George M. Janosko, Esq., 1201 Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219.

23-04302 Nov 9, 16, 22, 2023

Zewe, Sandra Kay, deceased, of West Mifflin, PA. No. 07290 of 2023. Robert P. Zewe, Jr., Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

23-04305 Nov 9, 16, 22, 2023

Ashear, James A., deceased, of Pittsburgh, PA. No. 07503 of 2023. John G. Samuels, Jr., Co-Admr., 3205 Kennebec Road, Pittsburgh, PA 15241 and Caroline C. Reilly, Co-Admrx., 1412 Alice Drive, Bridgeville, PA 15017 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-02056w Nov 8, 15, 22, 2023

Biernacki, Jason A., deceased, of Pittsburgh, PA. No. 7179 of 2023. Jean M. Biernacki, Admrx., 5111 Curry Road, Pittsburgh, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-02038w Nov 8, 15, 22, 2023

Birdy, Shirley D. a/k/a Shirley Dean Birdy, deceased, of West Mifflin, PA. No. 07296 of 2023. Earl John Birdy, Jr., Admr.,

248 Bellwood Drive, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

23-04291 Nov 8, 15, 22, 2023

Bittner, III, William E., deceased, of Bridgeville, PA. No. 05754 of 2023. William E. Bittner, Jr., Admr., 379 Cole Drive, Meadville, PA 16335.

23-02041w Nov 8, 15, 22, 2023

Butkovic, Mary Ann, deceased, of Pittsburgh, PA. No. 04647 of 2021. Matthew Butkovic, Admr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-02046w Nov 8, 15, 22, 2023

Elliott, Linda M. a/k/a Linda McVehil Elliott, deceased, of Scott Township, PA. No. 7295 of 2023. Leah Cass, Extr., 680 Florida Avenue, Apt. 4, Pittsburgh, PA 15228 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

23-04293 Nov 8, 15, 22, 2023

Ferrell, Linda, deceased, of Oakdale, PA. No. 06852 of 2023. Richard Tessmer, Extr., 500 1st Street, Oakdale, PA 15071 or to Douglas L. Price, Esq., Price Legal Group, 227 Tech Road, Pittsburgh, PA 15205.

23-02047w Nov 8, 15, 22, 2023

Kayton, Marlene a/k/a Marlene A. Kayton, deceased, of Pittsburgh, PA. No. 6755 of 2023. Richard Buccina, Extr., 6001 Ammendale Road, Beltsville, MD 20705 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-02037w Nov 8, 15, 22, 2023

Keane, Anna Hazel, deceased, of Hampton Township, PA. No. 07282 of 2023. Patrick K. Keane, Extr., 2224 Walters Road, Hampton Township, PA 15101 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

23-02036w Nov 8, 15, 22, 2023

Kern, John, deceased, of Monroeville, PA. No. 07470 of 2023. Kathleen Stage-Kern, Extr., c/o Gianni Floro, Esq., Gianni Floro, P.C., 935 Beaver Grade Road, Suite 6, Moon Township, PA 15108.

23-02054w Nov 8, 15, 22, 2023

Ketchman, Carol A., deceased, of Brackenridge, PA. No. 07382 of 2023. Roland Ketchman, Admr., 910 Penn Street, Brackenridge, PA 15014 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

23-04312 Nov 8, 15, 22, 2023

Kyles, Mia Naomi a/k/a Mia N. Kyles, deceased, of Pittsburgh, PA. No. 07212 of 2023. Curtis C. Kyles, Admr., 3755 Chartiers Avenue, Pittsburgh, PA 15204 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

23-04300 Nov 8, 15, 22, 2023

Paulo, Kathleen Erin, deceased, of Penn Hills, PA. No. 07244 of 2023. Erin Shimel, Admrx., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

23-02045w Nov 8, 15, 22, 2023

Pedicone, Gaetano W. a/k/a Guy W. Pedicone a/k/a Guy Pedicone a/k/a Gaetano Pedicone, deceased, of Richland Township, PA. No. 7517 of 2023. Larry W. Pedicone, Extr., 248 Haymont Drive, Gibsonia, PA 15044 or to John Linkosky, Esq., John Linkosky, 715 Washington Ave., Carnegie, PA 15106.

23-02035w Nov 8, 15, 22, 2023

Petrone, Theresa a/k/a Theresa M. Petrone, deceased, of Whitehall, PA. No. 7307 of 2023. Marlene P. Boas, Extr., 408 Hays Road, Venetia, PA 15367 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-02039w Nov 8, 15, 22, 2023

Piotrowski, Thomas J., deceased, of Pittsburgh, PA. No. 07568 of 2023. Sharon M. McGrath, Extr., 1317 Westfield Street, Pittsburgh, PA 15216 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-02055w Nov 8, 15, 22, 2023

Plants, Donald R. a/k/a Donald Ray Plants, deceased, of West Elizabeth, PA. No. 07038 of 2023. David G. Plants, Extr., 3069 Scotia Hollow Road, West Elizabeth, PA 15088 or to Pat A. Capolupo, Esq., 11951 SW Shiloh Road #44, Cedar Key, FL 32625.

23-04298 Nov 8, 15, 22, 2023

Salnick, Richard a/k/a Richard E. Salnick, deceased, of Moon Township, PA. No. 05995 of 2022. Roseanna Runsa, Admrx., 304 Crystal Lake Lane, Coraopolis, PA 15108 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

23-04299 Nov 8, 15, 22, 2023

Satterfield, Wendy Rhea, deceased, of Pittsburgh, PA. No. 07028 of 2023. Dale P. Frayer, Admr. and Atty., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

23-04288 Nov 8, 15, 22, 2023

Schonbak, Joan, deceased, of Pittsburgh, PA. No. 07481 of 2023. Glenn Allen Lavin, Extr., 719 Hiland Avenue, Coraopolis, PA 15108 or to Shane LaBarge, Esq., Atencio Hall & McKernan, PLLC, 409 Elk Street, Carnegie, PA 15106.

23-02050w Nov 8, 15, 22, 2023

Slaminko Mary C. a/k/a Mary Catherine Slaminko, deceased, of Mt. Lebanon, PA. No. 05696 of 2023. Theresa Lawson, Extr., 2162 Haflinger Drive, Irwin, PA 15642 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

23-04289 Nov 8, 15, 22, 2023

Stephenson, Shirley, deceased, of McKees Rocks, PA. No. 7378 of 2023. Jacqueline Manno, Admrx., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

23-02043w Nov 8, 15, 22, 2023

Sullivan, Eric K., deceased, of Wexford, PA. No. 07474 of 2023. Pamela M. Snyder, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-02057w Nov 8, 15, 22, 2023

Trainor, Patrick H., deceased, of Wilksburg, PA. No. 7259 of 2023. Kimberly A. Trainor, Extr., 344 Whittier Drive, Pittsburgh, PA 15235 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

23-04292 Nov 8, 15, 22, 2023

Urbaniak, Joan, deceased, of Pittsburgh, PA. No. 07304 of 2023. Debra J. Martig, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

23-02049w Nov 8, 15, 22, 2023

Wolosencuk, John A., deceased, of Plum, PA. No. 7300 of 2023. Kelly Ragaller, Extr., 1284 Gringo Clinton Road, Aliquippa, PA 15001 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

23-04294 Nov 8, 15, 22, 2023

Zderkowski, Jerzy S., deceased, of Pennsbury Village, PA. No. 7549 of 2023. Mark S. Pascek, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

23-02044w Nov 8, 15, 22, 2023

Action to Quiet Title

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

Case No. GD-22-008785

In Re: Petition of the City of Pittsburgh, Plaintiff,
v.

Oakstone Capital, LLC, its Successors & Assigns, Pennsylvania Housing Finance Agency, its Successors & Assigns, Maya Wilson, with Notice to Heirs & Assigns, Jesse Wilson, with Notice to Heirs & Assigns, County of Allegheny and City of Pittsburgh School District, Respondents.

Please be advised that pursuant to the Order of Court dated November 16, 2022, a Rule has been issued upon the above-named Respondents and, generally, upon all persons who may be interested, to appear and show cause within thirty (30) days hereof as to why the City of Pittsburgh's Petition to Quiet Tax Title should not be adjudicated and decreed valid and indefeasible against all mortgagees, assignees, or other persons having any right, title, interest in or claim against certain real property being known as 3259 McClure Avenue n/k/a McClure Avenue, Pittsburgh, PA 15212, Block and Lot No. 75-M-58, and to further show cause as to why all liens, including mortgages, tax liens and municipal claims, shall not be stricken from the subject property by an order granting clear title.

23-04497 Nov 22, 2023

Notice

Court of Common Pleas
Allegheny County
NO. GD-14-000526

Fidelity National Title Insurance Company, successor by merger to Lawyers Title Insurance Corp., Plaintiff,

vs.

Courtney Adonis Clayborn d/b/a Exact Settlement & Closing Services, Defendants.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty days of this Notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE

OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555

23-04478 Nov 22, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-23-003758

Allegheny County Central Tax Collection District, Plaintiff,

vs.

Laurence H. Silvio, Defendant(s).

Laurence H. Silvio:
You are hereby notified that on July 21, 2023 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-23-003758. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2018 that was to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219
(Telephone: 412-261-5555)

23-04504 Nov 22, 2023

Notice of Trust

The Richard J. Nalepa Revocable Trust Agreement, Dated December 21, 2006 and amended March 28, 2018.

Notice is hereby given that the settlor of the trust referred to above has died and pursuant to its terms, the trust will be distributed. All persons indebted to the trust are requested to make payment, and those having claims to present shall do so without delay to the Successor Trustees:

Aimee M. Whitehouse and Gretchen A. Baysek
c/o 150 Pleasant Drive, Suite 101
Aliquippa, PA 15001
Ashley M. Elias, Atty.

Nalli, Elias & Associates, PC
By: Ashley M. Elias, Esquire

23-04350 Nov 9, 16, 22, 2023

ORPHANS' COURT

Petitions & Motions

(Continued from Page 1, Column 3)

Lloyd D. Norris Trust: trust; Order of court; Atty: Pro Se; 6375 of 2004.

William J. Parker: deceased; Order of court; Atty: T. M. Castello, R. L. Rarie, J. J. Lestitian; 6428 of 2017.

John Lee Duran, Sr.: deceased; Order of court and memorandum opinion; Atty: J. Linkosky, J. Scioscia; 181 of 2022.

Marie A. McIntyre: deceased; Petition and order for rule to file accounting. Returnable January 23, 2024. Conference January 23, 2024 at 10:00 a.m.; Atty: C. P. Mullen; 1311 of 2022.

Judge Lawrence J. O'Toole

James M. Veatch, Sr.: deceased; Order of court; Atty: P. B. Lewis; 6696 of 2022.

Keith J. Woodruff: deceased; Order of court. Hearing continued to December 19, 2023 at 11:00 a.m.; Atty: B. Johns, J. D. Newborg, N. L. Thurner; 3685 of 2015.

Michael J. Janesko: deceased; Order of court; Atty: L. Welling, T. J. Dempsey, Jr., E. DeLong; 4864 of 2022.

Scott G. Skirpan: deceased; Order of court. Hearing January 11, 2024 at 10:00 a.m.; Atty: A. Venturella, R. J. Wenger, B. Dillon; 6851 of 2016.

Mary J. Johnson: deceased; Decree Nisi; Atty: Q. Morant; 6356 of 2023.

Jewel May Fisher: deceased; Motion and order to vacate estate bond; Atty: B. S. Gelman; 423 of 2022.

Dean K. McHolme: deceased; Motion and order for trial continuance; Atty: S. M. Stein; 7678 of 2021.

Nancy J. Watt: deceased; Petition and order for small estate; Atty: D. R. Joyce; 5386 of 2023.

Petros Elias Georgilas: deceased; Petition and order for approval of settlement; Atty: A. P. Page, IV; 5138 of 2022.

Edna Smith Trice: deceased; Petition and order for approval of settlement; Atty: M. D. Troyan; 4382 of 2022.

Terry A. Mohler: deceased; Order of court; Atty: D. Istik, A. Gross; 5565 of 2022.

Donald Bertram: deceased; Petition and order for rule to show cause. Returnable December 13, 2023. Conference hearing December 13, 2023 at 10:30 a.m.; Atty: B. S. Johns; 2521 of 2021.

Aaron John Tickner: deceased; Petition and order for executrix to withdraw; Atty: L. A. Welling; 1191 of 2023.

Allan E. Randolph, III, Trust: trust; Petition and order for rule to show cause. Returnable December 15, 2023. Conference December 15, 2023 at 10:00 a.m.; Atty: A. D. Rees; 7962 of 2022.

Joseph Calahan: deceased; Memorandum opinion and order of court; Atty: E. A. Lodovico, T. T. Jordan; 24 of 2021.

John Colligan: deceased; Petition and order for refund; Atty: D. Nagel; 3563 of 2023.

Ruth Marie Miller: deceased; Petition and order for waiver of additional security; Atty: C. C. Bell; 6181 of 2019.

Lorraine G. Dolansky: deceased; Petition and order to vacate letters; Atty: K. M. Casker; 3312 of 2022.

Rodney C. Juarez: deceased; Petition and order for small estate; Atty: A. G. Anderson; 3465 of 2023.

Donald F. Hart: deceased; Petition and order to lift suspension; Atty: L. C. Plum; 4900 of 2021.

Peggy A. Mathews: trust; Order of court; Atty: T. B. Earhart, J. D. Talarico; 1762 of 2023.

Peggy A. Mathews: trust; Petition and order to compel; Atty: J. D. Talarico; 1762 of 2023.

Peggy A. Mathews: trust; Motion and order to amend scheduling order; Atty: T. B. Earhart; 1762 of 2023.

Peggy A. Mathews: trust; Motion for sanctions. See order of court November 9, 2023; Atty: T. B. Earhart; 1762 of 2023.

Peggy A. Mathews: trust; Motion and order for mediation; Atty: T. B. Earhart; 1762 of 2023.

Herman Edward Rawlings: deceased; Order of court; Atty: T. T. Jordan, T. J. Dempsey, Jr.; 4373 of 2015.

Robert R. Johnston: trust; Order of court; Atty: J. Creehan, D. J. Petrancosta, M. Lautman, C. Avalli; 3944 of 2021.

Lois Deaton: deceased; Order of court. Hearing December 6, 2023; Atty: M. L. Shields, M. Attisano, D. Seibel; 3482 of 2021.

Judge Joseph K. Williams, III

Pamela Moray Cherkin: deceased; Order of court. Conference December 21, 2023 at 1:00 p.m.; Atty: M. H. Marks, D. M. Nernberg; 8338 of 2021.

Mary Ellen Netzel: deceased; Order of court. Conference May 6, 2024 at 10:00 a.m.; Atty: J. L. Herb, J. Winters, B. J. Steinberg; 6212 of 2020.

Mark A. Skonetzni: trust; Petition and citation for appeal from appraisal. Rule returnable December 4, 2023. Conference December 4, 2023 at 11:00 a.m.; Atty: J. P. Donovan; 6437 of 2022.

Ronna Sue Lehman Trust: trust; Order of court; Atty: G. P. Hunt, J. L. Strassburger; 6214 of 2023.

Raymond Family Trust: trust; Order of court. Conference March 18, 2024 at 10:00 a.m. Hearing May 6, 2024 at 10:30 a.m.; Atty: A. Anderson, M. Ross; 422 of 2023.

Judge Michael F. Marmo

Rest Land Memorial Park, Inc.: Corp.; Motion and order for continuance; Atty: K. R. McCann; 1554 of 1971.

Kathleen Grandillo: deceased; Petition and order to allow probate 21 years after death.; Atty: K. R. McCann; 4653 of 2023.

Mary Lou McKee: minor; Petition and order for appointment of temporary limited guardian.; Atty: G. P. Wozman; 6553 of 2023.

Debra Ann Bowers: deceased; Petition and order to transfer care title.; Atty: A. F. Beck; 7390 of 2023.

Steven G. Cianca: deceased; Petition and order to withdraw as executor.; Atty: E. J. Kress; 9196 of 2021.

Judge Michael E. McCarthy

Carol D. Stanley: deceased; Order of court.; Atty: J. D. Finnegan, F. N. Frank, S. Kats, A. Anderson, T. Mazzocca, M. Feldman; 4446 of 2022.

Timothy McCutcheon, Sr.: deceased; Order of court.; Atty: Pro Se, B. S. Gelman; 3680 of 2022.

Judge Lawrence J. O'Toole

Patricia Ann Rocco: deceased; Order of court. Hearing January 10, 2024 at 1:30 p.m.; Atty: M. J. Corsetti, B. S. Johns, G. P. Graham; 6963 of 2021.

Pelma E. Knifese: deceased; Order of court. Hearing January 10, 2024 at 11:00 a.m.; Atty: D. Haller; 7728 of 2023.

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