

The Pittsburgh Legal Journal

FRIDAY
JUNE 7, 2024

Vol. 150 - No. 108

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Gateway School District vs Prosser Debra L, Nguyen Edwina Dawn; GD-24-005975; Sci Fa sur Tax Lien; Certificate of Location; 5815.55; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Gateway School District vs Pitcairn Lilac LP; GD-24-005976; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; Atty(s): Sattler Elizabeth P

Craig Hassiem vs Fitness International LLC, Ireit Pittsburgh Settlers Ridge L.L.C.; GD-24-005977; Against Property Owner; Praeipce for Writ of Summons; Atty(s): Apeosos G. Christopher

Moon Area School District, Crescent Township vs Cook Christine; GD-24-005978; Sci Fa sur Tax Lien; Certificate of Location; 19372.61; Atty(s): Sattler Elizabeth P, Turnbull Megan M

LHOME Mortgage Trust 2022-RTL2 vs Remedy Redevelopment LLC; GD-24-005979; Mortgage Foreclosure; Complaint; 330577.17; Atty(s): Miller William E

West Jefferson Hills School District vs Schaff Carol A; GD-24-005980; Sci Fa sur Tax Lien; Certificate of Location; 16293.51; Atty(s): Sattler Elizabeth P, Turnbull Megan M

West Jefferson Hills School District vs Tognarine Christopher J, Mitchko Paula R; GD-24-005981; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2421.03; Atty(s): Sattler Elizabeth P, Turnbull Megan M

West Jefferson Hills School District vs Gaber Timothy; GD-24-005982; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Citizens Bank N.A. vs Engineered Safety Solutions LLC; GD-24-005983; Replevin; Complaint; Atty(s): Ladd Kristen Wetzal

Tri-Cog Land Bank vs Mayer John A., McKeesport Housing Corporation Inc., Municipal Authority of the City of McKeesport, Municipal Authority of Westmoreland County, Redevelopment Authority of Allegheny County, Pennsylvania Department of Revenue Inheritance Tax Division; GD-24-005984; Quiet Title; Complaint; Atty(s): Leyland Jacob

Infinity Custom Homes LP vs Anderson Matthew, Anderson Celeste; GD-24-005985; Mechanic's Lien; Claim; 693957.00; Atty(s): Hornby Gerard A., Zagrocki Eric J.

Scott Rahem vs Burgan Mitchell, Burgan Kelly Ann; GD-24-005986; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I.

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Avondolio vs Cross Border Wealth, LLC; AR-24-000146; P-atty: Ernest Simon; D-atty: Nicholas R. DiNardo; Award for Plaintiff in the amount of \$3,169.50. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40521

Smith vs Lemley; AR-24-000373; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$4,815.00. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40522

Capital One, N.A. vs O'Reilly; AR-24-001303; P-atty: Michael Ratchford; D-atty: Shane L. Weaver; Award for Defendant and against Plaintiff. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40521

JPMorgan Chase Bank, N.A. vs Smith; AR-24-001338; P-atty: Michael Robert Lipinski; Award Ex Parte in the amount of \$8,554.94 plus costs. Defendant failed to appear by 10:25 a.m. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40522

Steele vs Reynolds; AR-24-001341; P-atty: Jacob C. McCrea; Non Jury Verdict Dated 06/04/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$26,000.00 plus costs. Defendant not appearing, \$18,142.52 for repairs, \$3,806.75 in attorney's fees and \$4,050.73 in punitive damages, for a total of \$26,000.00, plus costs. Klein, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

JPMorgan Chase Bank, N.A. vs Boyken; AR-24-001346; P-atty: Ian M. Lauer; D-atty: Pro Se; Award Ex Parte and against Defendant for \$4,713.43. Defendant not appearing at 10:30 a.m. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40522

JPMorgan Chase Bank, N.A. vs Zajac; AR-24-001347; P-atty: Ian M. Lauer; Award Ex Parte and against Defendant for \$4,564.46. Defendant not appearing at 10:37 a.m. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40522

JPMorgan Chase Bank, N.A. vs Jackson; AR-24-001348; P-atty: Ian M. Lauer; Award for Plaintiff and against Defendant in the amount of \$6,348.13. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40522

(Continued on Page 3, Column 1)

CIVIL DIVISION

New Arbitration Suits

Citibank N.A. vs Witt Manfred; AR-24-003299; Contract - Credit Card; Exhibits; 4638.13; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Ottison Sharlene; AR-24-003300; Contract - Credit Card; Exhibits; 2594.35; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Williams III Steven; AR-24-003301; Contract - Credit Card; Exhibits; 3993.96; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Discover Bank vs Dilucia Francine J.; AR-24-003302; Contract - Credit Card; Defendant's Appeal of MDJ; 3000.00; Atty(s): Medoff Jan Ira

Discover Bank vs Ceraso Thomas H.; AR-24-003303; Contract - Credit Card; Exhibits; 22132.46; Atty(s): Pomy Matthew Weston

Lepre Jr. Gerald S. vs Obermeyer; AR-24-003304; Contract - Buyer Plaintiff; Petition to Proceed IFP; 10000.00; Atty(s): Self-Represented

Lepre Jr. Gerald S. vs Henne Jewelers; AR-24-003305; Contract - Buyer Plaintiff; Petition to Proceed IFP; 10000.00; Atty(s): Self-Represented

McKinley Dianne L. vs Golden Treasures; AR-24-003306; Other Tort; Defendant's Appeal of MDJ; 350.00; Atty(s): Self-Represented

Accelerated Inventory Management LLC vs Schoonover Scott; AR-24-003307; Contract - Debt Collection; Request for Production; 6380.46; Atty(s): Tsarouhis Demetrios H.

(Continued on Page 11, Column 2)

BANKRUPTCY COURT

Western District

Michael P. Lysaght; ALLEGHENY-PA; 24-21240; Atty: Mary Bower Sheats; Chapter: 7; Filed 05/20/2024; Judge Taddonio

Bailey M. DeGregorio; ALLEGHENY-PA; 24-21241; Atty: Christian M. Rieger; Chapter: 7; Filed 05/20/2024; Judge Melaragno

Lisa M. Phillips; ALLEGHENY-PA; 24-21242; Atty: Christian M. Rieger; Chapter: 7; Filed 05/20/2024; Judge Taddonio

James G. Goldie; ALLEGHENY-PA; 24-21243; Atty: Matthew M. Brennan; Chapter: 13; Filed 05/20/2024; Judge Taddonio

Kyle T. Spargur, II; ALLEGHENY-PA; 24-21244; Atty: Bryan P. Keenan; Chapter: 13; Filed 05/20/2024; Judge Deller

Paul R. Rankin, Jr.; BUTLER-PA; 24-21245; Atty: Daniel P. Foster; Chapter: 13; Filed 05/20/2024; Judge Taddonio

Kevin E. Sapko; WASHINGTON-PA; 24-21246; Atty: David A. Rice; Chapter: 7; Filed 05/20/2024; Judge Taddonio

Ethan Pascoe; ALLEGHENY-PA; 24-21247; Atty: Joseph Peter Nigro; Chapter: 7; Filed 05/20/2024; Judge Taddonio

Rosemary Pauline Esposti; BLAIR-PA; 24-70199; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 05/20/2024; Judge Deller

Lori A. Jeffreys; BLAIR-PA; 24-70200; Atty: James R. Huff, II; Chapter: 7; Filed 05/20/2024; Judge Deller

Thomas Christopher Voltz; ERIE-PA; 24-10278; Atty: Lauren M. Lamb; Chapter: 7; Filed 05/21/2024; Judge Melaragno

Anita D. Jones; ALLEGHENY-PA; 24-21248; Atty: Bryan P. Keenan; Chapter: 7; Filed 05/21/2024; Judge Melaragno

NOTICE TO THE MEMBERS OF THE ALLEGHENY COUNTY BAR ASSOCIATION

REQUEST FOR LETTERS OF INTEREST TO SERVE ON THE



NEIGHBORHOOD LEGAL SERVICES BOARD OF DIRECTORS

The Allegheny County Bar Association (ACBA) is accepting letters of interest from active members of the Bar Association who are interested in serving on the Neighborhood Legal Services (NLS) Board of Directors. Directors serve for a period of three (3) years beginning July 2024. The NLS Board meets a minimum of six times per year. Meetings begin at 4 p.m. and are held virtually or at the NLS Offices located on Penn Ave., Pittsburgh, Pa.

There are five (5) board seats available for appointment by the Board of Governors of the ACBA.

Interested Bar Association members are asked to email a letter of interest along with a resume to David A. Blaner, ACBA Executive Director, at dblaner@acba.org by Friday, June 21, 2024.

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Tri-Cog Land Bank vs Jones Garriton, Municipal Authority of the City of McKeesport, Municipal Authority of Westmoreland County, Redevelopment Authority of Allegheny County, Jones Jr. Garriton, Pennsylvania Department of Revenue Inheritance Tax Division; GD-24-005987; Quiet Title; Complaint; Atty(s): Leyland Jacob, Gramc Joseph W

Donohue Brian vs Scully Timothy; GD-24-005988; Legal Liability; Praecepte for Writ of Summons; Atty(s): Donahue James F.

Moon Area School District, Crescent Township vs McCoy Daryl E., McCoy Tim R., McCoy Laurie S.; GD-24-006005; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 9004.68; Atty(s): Sattler Elizabeth P

Commonwealth of PA Department of Revenue vs Beatty Jr Raymond R.; GD-24-101093; Commonwealth Tax Lien; Personal Income Tax; 1617.93

Commonwealth of PA Department of Revenue vs Agency 1903 LLC; GD-24-101094; Commonwealth Tax Lien; Business Taxes; 2201.69

Commonwealth of PA Department of Revenue vs Hake Nathaniel S.; GD-24-101095; Commonwealth Tax Lien; Personal Income Tax; 4795.80

Commonwealth of PA Department of Revenue vs Sturchio Stacie A.; GD-24-101096; Commonwealth Tax Lien; Personal Income Tax; 1215.36

Commonwealth of PA Department of Revenue vs Mitchell Natasha N.; GD-24-101097; Commonwealth Tax Lien; Personal Income Tax; 5315.89

Commonwealth of PA Department of Revenue vs White Michael J.; GD-24-101098; Commonwealth Tax Lien; Personal Income Tax; 4888.27

Commonwealth of PA Department of Revenue vs Wolmark Norman; GD-24-101099; Commonwealth Tax Lien; Personal Income Tax; 5484.52

Commonwealth of PA Department of Revenue vs Bagay Bonnie, Bagay Robert A; GD-24-101100; Commonwealth Tax Lien; Personal Income Tax; 5384.18

Commonwealth of PA Department of Revenue vs Chantz Julie A; GD-24-101101; Commonwealth Tax Lien; Business Taxes; 2201.19

Pennymac Loan Services LLC vs Anderson David A., Anderson Maria D.; MG-24-000411; Mortgage Foreclosure; Confidential Information Form; 338815.29; Atty(s): Linn Geraldine M.

Dollar Bank Federal Savings Bank vs Kirkpatrick Rebecca, Kirkpatrick Zachary; MG-24-000412; Mortgage Foreclosure; Certificate of Location; 224719.31; Atty(s): Anthou Kristine M.

Carrington Mortgage Services LLC vs Caudill Barton H.; MG-24-000413; Mortgage Foreclosure; Certificate of Location; 17217.49; Atty(s): Riloff Heather

PennyMac Loan Services LLC vs Nieder Robert A.; MG-24-000414; Mortgage Foreclosure; Certificate of Location; Atty(s): Graham Christine L, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Foley Joseph I.

Gephardt Debra vs John Stipetich King David Construction; GD-24-005958; MDJ Transcript; Notice of Judgment Mailed; 6400.00; Atty(s): Self-Represented

Pollock Begg vs Kimmel Brittany; GD-24-005989; MDJ Transcript; Notice of Judgment Mailed; 3259.02; Atty(s): Adams Robert S

Brilliant Anna vs Swack Entertainment LLC; GD-24-005990; Other Tort; Complaint; 50000.00; Atty(s): Colarusso Michael J

Allegheny County vs Hicks Jacqueline L.; GD-24-005991; Sci Fa sur Tax Lien; Certificate of Location; 1428.09; Atty(s): McCabe Michael G.

Allegheny County vs Miller Richard Thomas, Miller Mary Pier M.; GD-24-005992; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1381.31; Atty(s): McCabe Michael G.

Allegheny County vs Cola Shari A; GD-24-005993; Sci Fa sur Tax Lien; Certificate of Location; 1052.23; Atty(s): McCabe Michael G.

Allegheny County vs Trail Susan; GD-24-005994; Sci Fa sur Tax Lien; Certificate of Location; 1330.60; Atty(s): McCabe Michael G.

Allegheny County vs Finizio Tara; GD-24-005995; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1252.13; Atty(s): McCabe Michael G.

Allegheny County vs Handra Debra A.; GD-24-005996; Sci Fa sur Tax Lien; Certificate of Location; 1016.78; Atty(s): McCabe Michael G.

Gargasz-Mueller Denise Caroline vs Yost II Walter Milton; GD-24-005997; Foreign Judgment; Proof of Service; 2184388.77; Atty(s): Stein Stanley M.

Allegheny County vs Zunica Rubi Martinez; GD-24-005998; Sci Fa sur Tax Lien; Certificate of Location; 1053.98; Atty(s): McCabe Michael G.

Allegheny County vs Boston Jennifer A.; GD-24-005999; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 2169.18; Atty(s): McCabe Michael G.

Allegheny County vs Snead James D.; GD-24-006000; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1413.78; Atty(s): McCabe Michael G.

Tri-Cog Land Bank vs Unknown Heirs of Daniel Lee Pilszak, Hampton Shaler Water Authority, Commonwealth of PA Department of Revenue; GD-24-006001; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

Tri-Cog Land Bank vs Unknown Heirs of Charles J. Tagg, Unknown Heirs of Laura Tagg, Monroeville Municipal Authority, Tagg Brian, Cooper-Kardasz Amanda, Cooper Matthew, Commonwealth of PA Department of Revenue; GD-24-006002; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

Small Steven vs Gastel Robert, Dorothy's Candies; GD-24-006003; Employment Discrimination; Complaint; Atty(s): Ward Joshua P.

Westlake Financial Services LLC vs Banks Lashonna; GD-24-006004; MDJ Transcript; Notice of Judgment Mailed; 7264.50; Atty(s): Ratchford Michael

Capital One N.A. vs Goins Tyree L; GD-24-006006; MDJ Transcript; Notice of Judgment Mailed; 6022.65; Atty(s): Ratchford Michael

Absolute Resolutions Investments LLC vs Valenty Jane; GD-24-006007; MDJ Transcript; Notice of Judgment Mailed; 2882.24; Atty(s): Ratchford Michael

USI Insurance Services LLC vs Malone Paul G., Alliant Insurance Services Inc.; GD-24-006008; Contract - Other; Complaint; Atty(s): Barbera Vincent Nathaniel

J.S. Associated Services Inc. vs NuHomes Owner LLC; GD-24-006009; Mechanic's Lien; Certificate of Location; Atty(s): Self-Represented

Capital One N.A. vs Nedlik Caroline; GD-24-006010; MDJ Transcript; Notice of Judgment Mailed; 4945.32; Atty(s): Ratchford Michael

Bennington Janet Lee vs Kukunas D.M.D. Steven J.; GD-24-006011; Dental Liability; Petition to Proceed IFP; 500000.00; Atty(s): Self-Represented

Johnson Raymond J vs Nap 1 LLC, Lennon Manika L., Kertis Jeffrey W.; GD-24-006012; Against Property Owner; Complaint; Atty(s): Megrey Michael E.

Tri-Cog Land Bank vs Unknown Heirs of Charles Paden, Wilksburg Penn Joint Water Authority, Pennsylvania Department of Human Services, Pennsylvania Office of Unemployment Compensation, Pennsylvania Department of Revenue, Pennsylvania Department of Revenue Inheritance Tax Division; GD-24-006013; Quiet Title; Complaint; Atty(s): Leyland Jacob, Gramc Joseph W

Williams Kamar; GD-24-006014; Petition for Change of Name; Petition to Change Name; Atty(s): Reese Jr. Albert G

Holzapel Joseph vs Kearns Christopher, Kearns Timothee, Doe #1 John, ABC Co. #1, XYZ Corporations #1; GD-24-006015; Other Tort; Complaint; Atty(s): Bradley Christopher Aloisius

West Deer Volunteer Fire Department and State Workers' Insur vs University of Pittsburgh Medical Center; GD-24-006016; Miscellaneous Petition; Petition Initiating Case; Atty(s): Bochicchio Vito S

F. A., Peachtree Settlement Funding LLC; GD-24-006017; Miscellaneous Petition; Exhibits; Atty(s): Parkinson E. Vernon

Pleasant-George Britt Charles vs Cross George, Boyd Joan; GD-24-006018; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Hollis Todd J

Jones Kiwana vs Dutch Master Milk Hauling, Doe John; GD-24-006019; Other Tort; Complaint; Atty(s): Signorelli Laura R

Bump Desiree, Baldwin Derek vs Kerr Ashley; GD-24-006020; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Tully Michael J., Tully Bernard M

Fritts Hunter Jesse Wyatt; GD-24-006021; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Costa Industries LLC vs Ellwanger Christine M., Ellwanger Christopher W.; GD-24-006022; No Lien Agreement; Certificate of Location; Atty(s): Bevington Gregory W

Bloomfield Twelve LLC vs Sewer Flow LLC; GD-24-006023; Contract - Other; Complaint; 75000.00; Atty(s): Saksen Alexander W

Billotte Regina Ann vs Ridgeview Healthcare Operating LLC, Bonamour Health Group, Zidele Mordechai, Zidele Yeshayahu, Jefferson Hill Investor LLC, Adesse Holdings, Llc, Ridgeview Healthcare Real Estate LLC; GD-24-006024; Other Professional Liability; Complaint; Atty(s): Murray III William P

Rich Dina A. vs Concordia Lutheran Ministries, Concordia Lutheran Health and Human Care; GD-24-006025; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Edwards Katelyn D., Daley Robert F.

Bankers Healthcare Group LLC vs Stock Gary J; GD-24-006026; Foreign Judgment; Notice of Judgment Mailed; 49194.03; Atty(s): Tsarouhis Demetrios H.

Giordano Stacey, Giordano John vs UPMC, UPMC Presbyterian Shadyside Hospital, University of Pittsburgh Physicians, Nogueira M.D. Raul G, Atchaneeyasakul M.D. Kunakorn, McIvor M.D. William R; GD-24-006027; Medical/Hospital Liability; Complaint; Atty(s): Raynes Stephen Edward

Carlson Kathy vs UPMC Presbyterian-Shadyside Hospital, University of Pittsburgh Physicians, Ohori M.D. N. Paul, Dubois Regional Medical Center, Penn Highlands Healthcare, Bansal M.D. Sandeep; GD-24-006028; Medical/Hospital Liability; Certificate of Location; Atty(s): Caputo John A

Citizens Bank N.A. vs Whiting James; GD-24-006029; Mortgage Foreclosure; Certificate of Location; 50618.89; Atty(s): Javardian Gregory, Kennedy Mary F., Milewski Michael C.

Established 1853

The Pittsburgh Legal Journal is published five days each week, except for holidays

400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219
412-261-6255 | www.PittsburghLegalJournal.org

©Allegheny County Bar Association 2024

To place a legal advertisement contact PLJads@acba.org / 412-261-6255.

For questions regarding the Pittsburgh Legal Journal website or Allegheny Lawyers Online contact dvelez@acba.org / 412-402-6687.

David Blaner, dblaner@acba.org.....Managing Editor
Chuck Faber, cfaber@acba.org.....Layout Specialist
Daniel Priore, dpriore@acba.org.....Editor/Graphic Artist
Jennifer Pulice, jpulice@acba.org.....Director of Communications and Publications
Meredith Shumsky, mshumsky@acba.org.....Billing and Receivables Specialist
Jim Spezialetti, jspezialetti@acba.org.....Copy Specialist
Jessica Valesky, jvalesky@acba.org.....Graphic Artist Supervisor
Denise Velez, dvelez@acba.org.....Daily PLJ Supervisor

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

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

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Barclays Bank Delaware vs Fatula; AR-24-001352; P-atty: Julie E. Goodchild; D-atty: Pro Se; Award Ex Parte and against Defendant for \$2,515.05 plus costs. Defendant not appearing at 10:35 a.m. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40522

Barclays Bank Delaware vs Heinlein; AR-24-001353; P-atty: Julie E. Goodchild; Award Ex Parte and against Defendant in the amount of \$2,042.34 plus costs. Defendant not appearing at 10:27 a.m. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40522

Barclays Bank Delaware vs Kenny; AR-24-001357; P-atty: Julie E. Goodchild; Award Ex Parte and against Defendant for \$4,574.12 plus costs. Defendant not appearing at 10:33 a.m. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40522

Chi, et al vs Kelisar Adult Care Services, LLC; AR-23-002373; P-atty: Laura E. Balzarini; D-atty: Jeffrey C. Catanzarite; Award for Plaintiff and against Defendant in the amount of \$5,000.00. Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40522

Searock Flagler, LLC vs Lyman; AR-23-004841; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant Dated 06/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40521

Dollar Bank FSB vs Hunkele, et al; AR-24-001397; P-atty: William T. Molczan; D-atty: Kelly J. Adams; Award for Plaintiff Dollar Bank, and against both Defendants, Jenene L. Hunkele and Mark Hunkele in the amount of \$29,737.56. Dated 06/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40524

Dollar Bank vs Hunkele; AR-24-001398; P-atty: William T. Molczan; D-atty: Kelly J. Adams; Award for Plaintiff Dollar Bank in the amount of \$15,914.06. Dated 06/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40524

Kessler, et al vs Peerless Wallpaper & Blinds; AR-24-000717; P-atty: Stanley J. Parker; D-atty: Robert Paul Vincler; Award for Defendant in the amount of \$16,404.79 less \$4,000.00 if the Defendant does the cut-down of remaining blinds. Defendant shall install all blinds except the 2 narrow window blinds which Plaintiff is responsible for installing with their chosen installer at their own cost. Dated 06/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40523

LNVN Funding, LLC vs Pulido; AR-24-001362; P-atty: Ian Zev Winograd; Award Ex Parte Plaintiffs are awarded \$20,110.29. Defendant failed to appear at 10:10 a.m. Dated 06/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40524

COURT NOTICES

Pennsylvania
Supreme CourtIN RE: PRELIMINARY MINIMUM
STANDARDS FOR DELIVERY OF
EFFECTIVE INDIGENT DEFENSE
SERVICES PURSUANT TO ACT 34 OF
2023, ARTICLE II-F, INDIGENT DEFENSE

NO. 617

JUDICIAL ADMINISTRATION
DOCKET

ORDER

PER CURIAM

AND NOW, this 29th day of May, 2024, pursuant to Article V, Section 10 of the Constitution of Pennsylvania and in the interests of justice and efficient administration pursuant to Pa.R.J.A. 103(a)(3),

IT IS ORDERED that, in accordance with Section 203-F(i)(3) of Act 34 of 2023, and in response to the submission of the Indigent Defense Advisory Committee (IDAC) as approved by the Pennsylvania Commission on Crime and Delinquency (PCCD), preliminary standards for the delivery of effective indigent defense services in the Commonwealth of Pennsylvania are adopted in the form below.

These preliminary standards are adopted solely for the purpose of providing guidance to IDAC and PCCD regarding Indigent Defense Grant Program applications submitted in fiscal year 2023-24.

These preliminary standards are aspirational in nature. Adoption of these preliminary standards is not a determination of the constitutionality of Act 34, or any of its provisions, under the Pennsylvania Constitution or the Constitution of the United States, and does not create or determine any legal rights.

This ORDER shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective immediately.

STANDARD 1: Funding, Structure,
and Oversight

Where county case volume allows, indigent defense should be a mixed system: primarily dedicated public defender offices, augmented by additional Court Appointed/Conflict Counsel to handle overflow and conflict of interest cases. The compensation for lawyers working for Public Defender Offices should be appropriate for and comparable to other publicly funded lawyers. Court Appointed/Conflict Counsel should be paid a reasonable fee, in a timely manner, that reflects the cost of overhead and other office expenses, as well as payment for work. Investigators, social workers, experts, and other staff and service providers necessary to indigent defense for all Indigent Defense Providers should also be compensated in a manner consistent with this Principle.

STANDARD 2: Essential Components
of Effective Representation

Indigent Defense Providers should adopt a client-centered approach to representation based around a client's needs and working with them to achieve their goals. Indigent Defense Providers should have the assistance of investigators, social workers, mitigation specialists, experts, and other specialized professionals necessary to meet indigent defense needs.

Funding for such services should be provided to and controlled by Indigent Defense Providers. Indigent Defense Providers should address collateral issues that are relevant to their clients' cases. Indigent Defense Providers can offer direct assistance with such issues or establish collaborations with, or provide referrals to civil legal services organizations, social services providers, and other lawyers and non-lawyer professionals.

24-02113

Court of Common Pleas
of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning Wednesday, July 10, 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:

Wednesday, July 10, 2024 at 9:00 a.m.

Thursday, August 15, 2024 at 9:00 a.m.

Thursday, September 12, 2024 at 9:00 a.m.

24-02111

Court of Common Pleas
of Allegheny CountyFAMILY DIVISION MOTIONS
SCHEDULE FOR THE MONTH OF

June 2024

June 3 - Eaton, J. in 814 City-County Building at 2:00 PM

June 4 - Middleman, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM

June 5 - Korb, J. in Courtroom 425 at 2:00 PM

June 6 - Woodruff, J. in Courtroom 320 at 9:30 AM

June 7 - No Motions

June 10 - McCrady, J. in Courtroom 320 at 10:00 AM; Sweeney, J. in Courtroom 425 at 2:00 PM

June 11 - Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM

June 12 - McGough, J. in Courtroom 425 at 2:00 PM

June 13 - No Motions

June 14 - No Motions

June 17 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

June 18 - Bubash, J. in Courtroom 425 at 2:00 PM and Eaton, J. in 814 City-County Building at 2:00 PM

June 19 - Court Holiday

June 20 - Sizemore, J. TBD at 9:30 AM and Korb, J. in Courtroom 425 at 2:00 PM

June 21 - No Motions

June 24 - Sweeney, J. in Courtroom 425 at 2:00 PM

June 25 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM

June 26 - Cozza, J. in Courtroom 320 at 9:30 AM; Hens-Greco, J. in Courtroom 500 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM

June 27 - Eaton, J. in 814 City-County Building at 2:00 PM

June 28 - No Motions

000 Senior 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 Korb, 010

President Judge Clark, 011 Judge

Tranquilli, 012 Judge Middleman, 014

Judge Sizemore, 015 Judge Woodruff,

016 Judge Walko, Jr., 017 Judge

Sweeney, 018 Judge McCrady,

019 Judge Spurgeon

24-01859

Court of Common Pleas
of Allegheny County

JUVENILE COURT

MOTIONS SCHEDULE

June 2024

June 3 - Judge Cozza

June 4 - Judge Cozza

June 5 - Judge Cozza

June 6 - Judge Cozza

June 7 - Judge Cozza

June 10 - Judge Sizemore

June 11 - Judge Sizemore

June 12 - Judge Sizemore

June 13 - Judge Sizemore

June 14 - Judge Sizemore

June 17 - Judge Woodruff

June 18 - Judge Woodruff

June 19 - Holiday

June 20 - Judge Woodruff

June 21 - Judge Woodruff

June 24 - Judge Bush

June 25 - Judge Bush

June 26 - Judge Bush

June 27 - Judge Bush

June 28 - Judge Bush

24-01748

Court of Common Pleas
of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, JULY 15, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, AUGUST 26, 2024**, General Argument and Equity Argument List.

PATRICK M. CONNELLY

CALENDAR CONTROL JUDGE

24-01802

Court of Common Pleas
of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning July 18, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

July 18, 2024 at 11:00 a.m.

August 27, 2024 at 11:00 a.m.

September 18, 2024 at 11:00 a.m.

24-01520

COURT SCHEDULES

Criminal DivisionAllegheny County Courthouse
9:00 a.m.**Wednesday
June 12, 2024**

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-0000049-24; Brett Faychak; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Jordan Oliver Buzza;** D-atty: **Jamie Lynn Frohm**

CR-0006858-23; Rup N. Koirala; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0000089-24; Robert Lee Littles; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jamie Lynn Frohm**

CR-0006660-23; Damian M. Mason; Aggravated Assault By Vehicle While DUI; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0000090-24; Eric Anthony Mcie; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0007823-23; Jennard Witherspoon; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0007463-23; Jacob Fisher; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0007442-23; Morgan Elias Hunt; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0008696-23; Anthony Jenkins; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0009203-23; Anthony Jenkins; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008293-23; Shaquan Tyree Roberts; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0007605-23; Shaquan Tyree Roberts; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0005667-23; Vincent M. Serzan; 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-0002432-23; Travis Jayd Thompson II; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Depasquale**

**Judge Kelly Bigley
Courtroom 525**

CR-0003137-21; Latisha Battles; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0004572-21; John Dominic Charles Blosser; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0007913-23; Christopher M. Campbell; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

CR-0008150-23; Daniel De Leon Corio; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ryan Matthew Tutera**

CR-0007360-19; Shannon Rokop Dolence; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0008921-23; William Jackson; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0006397-21; Tywone Nontell McClain; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0008943-23; Max Douglas Palmer; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0003146-19; Tyrone Junior Robinson; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0008001-23; Matthew Spudich; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0001445-20; Wesley J. Woods; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

**Judge Elliot Howsie
Courtroom 533**

CR-0000597-24; Jonathan Michael Bourgeois; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0005990-16; James E. Brown; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0008693-23; Alexander Glumac; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles John Porter**

CR-0000640-24; William Dalereno Rochelle; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

CR-0008692-23; Ian Stanchik; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

CR-0008774-23; Bernard J. Stopera III; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**Judge Beth A. Lazzara
Courtroom 306A**

CR-0003186-23; Gary Brown; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0009012-23; Gary Brown; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0000106-24; Louis Michael Dobish; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Brandt**

CR-0000345-24; Damon Edmonds; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

CR-0008705-23; Arnez Johnson; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0002984-23; Arnez Johnson; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0008704-23; Arnez Johnson; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0009024-23; Jayla Lynette Kelly; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0000784-24; Scott Levy; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

CR-0008767-23; Scott Levy; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

CR-0000755-24; Scott Levy; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000808-24; Mario Arpad Mohacsi; Robbery - demand money from financial institution; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0008103-23; Derek Lamont Moore; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0004811-23; Ernest James Peoples; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

CR-0008900-23; Ernest James Peoples; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

CR-0006761-23; Rochelle Robinson; 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-0006820-23; Montel Staples; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0004239-23; Brandon Michael Witherell; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0005403-23; Kaylee Marie Zekas; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**Judge Jill E. Rangos
Courtroom 327**

CR-0006347-23; Jabria Lanae Caldwell; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney D. Shepherd**

CR-0005578-23; Jabria Lanae Caldwell; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney D. Shepherd**

CR-0002395-21; Kimberly R. Chapman; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0007128-23; Joshua Lamar Waters; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0008961-23; Joshua Lamar Waters; Accidents Involving Death or Injury While Not Licensed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0006440-23; Joshua Lamar Waters; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0000958-24; Jamie Lynn Ziegler; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Scott Andrew Bitar**

**Judge Kevin G. Sasinoski
Courtroom 506**

CR-0005483-23; Monica R. Chrzan; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelvin L. Morris**

CR-0006060-23; Jazmyn Olyvia Craft; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0009271-23; Warren Greenleaf; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0008938-22; Warren Greenleaf; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

CR-0006856-23; Leon Anthony Gross; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0007506-20; Richard Rhoades; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0006061-23; Emiley Marie Sheedy; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Phillip Pane Dilucente**

CR-0006065-23; Jonathan David West; 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-0003212-23; Jerrell Whitlock; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael B. Kalocay**

CR-0003213-23; Jerrell Whitlock; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael B. Kalocay**

CR-0000173-24; Jackiel Young; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009071-23; Elijah Terro Youngblood; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ryan Matthew Tuteria**

**Judge Jennifer Satler
Courtroom 527**

CR-0009222-23; John Westly Degourette; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

CR-0008106-22; Scott Lazor; Possess Control Subs, Contraband/Inmate; ADA: **Jessica Lynn Bove;** D-atty: **Taylor Marie Corn**

CR-0006878-23; Brison D. Logan; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0005769-23; Shawn Marie Miller; DUI: High Rte of Alc (BAC .10 - <.16) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin David Okun**

CR-0000692-22; Shawn Marie Miller; DUI: Gen Imp (BAC .08 - .10) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin David Okun**

CR-0007050-23; Jaelin Opara; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Art Ettinger**

CR-0000832-24; Tasheena Marie Pendleton; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009216-23; Deondre Gerald Smith; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

CR-0008128-23; Robert C. Smith; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric James Randolph**

CR-0001059-24; Destiny Cybil Taylor; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**
**Judge Randal B. Todd
Courtroom 310**

CR-0001809-20; Shawn Stanley; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

Arbitration Trial List

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

**Wednesday
June 12, 2024**

GD-22-015921; Perman vs Lanz; P-atty: **William M. Kozich, Samsher S. Dhaliwal;** D-atty: **Sharon L. Bliss**

GD-16-007196; Small vs Get Go, et al; P-atty: **Michael P. Petro;** D-atty: **James F. Rosenberg**

GD-16-004453; Small vs Giant Eagle, Inc.; P-atty: **James Villanova, John R. Cook, Theodore J. Kukunas;** D-atty: **James F. Rosenberg**

AR-24-001523; Clearview Federal Credit Union vs Holmes; P-atty: **Matthew D. Urban;** D-atty: **Brittany Nicole Weston**

AR-24-001522; Absolute Resolutions Investments, LLC vs Giannuzzi; P-atty: **Ian M. Lauer;** D-atty: **Vincent G. Trott**

AR-24-001521; Clearview Federal Credit Union vs Colbert; P-atty: **Matthew D. Urban**

AR-24-001517; Absolute Resolutions Investments, LLC vs Bouchard; P-atty: **Ian M. Lauer**

AR-24-001509; JPMorgan Chase Bank, N.A. vs Turko; P-atty: **Ian M. Lauer**

AR-24-001506; Discover Bank vs Patriquin; P-atty: **Matthew Weston Pomy;** D-atty: **Pro Se**

AR-24-001504; Discover Bank vs Jennings; P-atty: **Matthew Weston Pomy;** D-atty: **Pro Se**

AR-24-001494; Donegal Mutual Insurance Company vs Todd, et al; P-atty: **Eugene Bederman**

AR-24-000980; Bailey vs Geiser; P-atty: **Linda C. Plum;** D-atty: **Katrina M. Eichstaedt**

AR-24-000629; Nirvana Capital, LLC vs Jaimeson Ellis Architects, Inc.; P-atty: **Allan J. Opsitnick;** D-atty: **James W. Bentz**

AR-24-000364; Philadelphia Indemnity Insurance Company vs Rozier; P-atty: **Robert W. Allen;** D-atty: **R. Sean O'Connell, William C. Robinson, III**

AR-23-005847; Blaine Hill Volunteer Fire Company vs Sabolcik, et al; P-atty: **Andrew M. Kuzma;** D-atty: **John E. Bumbaugh**

AR-23-004465; Johnson vs Eichenlaub, Inc.; P-atty: **Adam Daniel Shorr;** D-atty: **Kenneth T. Newman, Jeffrey M. Olszewski**

AR-20-001571; Cledsdata, Inc. vs Computer Enterprises, Inc.; P-atty: **Joseph F. Rodkey, Jr.;** D-atty: **Jon Sion**

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, at the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, July 1, 2024 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. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, JULY 1, 2024 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, JULY 2, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE.

Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JULY 8, 2024 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 AND 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 475.

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:

SUBSECTION 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 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 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:

NOTICE: The undersigned, as evidenced by the signature(s) to this notice and the acceptance and recording of this deed, (is/are) fully cognizant of the fact that the undersigned may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966, as amended 1980, Oct. 10, P.L. 874, No. 156 § 1.

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

Avalon

79. William J. Sangaila-Borlak, in His Capacity as Administrator Pendente Lite and Heir of the Estate of William J. Borlak a/k/a William J. Borlak, Sr.; Claire V. Borlak a/k/a Claire Borlak, in Her Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr.; Erin Borlak a/k/a Erin Uhig, in Her Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr.; Unknown Heirs, Successors, Assigns, and All Persons,

Firms, or Associations, Claiming Right, Title, or Interest From or Under William J. Boriak a/k/a William J. Boriak, Sr.

MG-23-000258—\$106,520.54

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 734 California Ave., Pittsburgh, PA 15202. Deed Book Volume 7625, Page 201. Block and Lot 0159-D-00041-0000-00.

Baldwin Borough

33. Keith D. O'Kelly and Jamella R. O'Kelly
MG-22-000400—\$490,564.63
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 1236 Camarta Dr., Pittsburgh, PA 15227. Deed Book 17004, Page 152. Block and Lot Number 0093-B-00062-0000-00.

Brentwood

29. Michelle McClory
GD-23-014267—\$18,315.50
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 3235 Bookman Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 15759, Page 292, Block and Lot 137-K-144.

Carnegie

23. Susan Marie Crouse
MG-23-000081—\$94,931.57
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 548 Boquet Street, Carnegie, PA 15106. Deed Book Volume 13206, Page 547. Block and Lot Number 103-S-356.

35. Mindful Building Concepts, LLC
GD-23-014279—\$3,904,887.84
Charles N. Shurr, Jr., Esq.
Kozloff Stoudt
610-670-2552

In the Commonwealth of Pennsylvania, County of Allegheny, Carnegie Borough: Parcel 1: Having erected thereon a two-unit townhome (incomplete) being known as 238-240 Hidden Lane, Carnegie, Pennsylvania 15106. Deed Book Volume 18732, Page 519. Block & Lot No. 0102-D-00302-0000.

Parcel 2: Having erected thereon a two-unit townhome (incomplete) being known as 234-236 Hidden Lane, Carnegie, Pennsylvania 15106. Deed Book Volume 18732, Page 519. Block & Lot No. 0102-D-00304-0000.

Parcel 3: Having erected thereon a two-unit townhome (incomplete) being known as 230-232 Hidden Lane, Carnegie, Pennsylvania 15106. Deed Book Volume 18732, Page 519. Block & Lot No. 0102-D-00306-0000.

Parcel 4: Having erected thereon a two-unit townhome (incomplete) being known as 226-228 Hidden Lane, Carnegie, Pennsylvania 15106. Deed Book Volume 18732, Page 519. Block & Lot No. 0102-D-00308-0000.

Parcel 5: Having erected thereon a two-unit townhome (incomplete) being known as 222-224 Hidden Lane, Carnegie, Pennsylvania 15106 (a/k/a 826 Washington

Avenue, Carnegie, Pennsylvania 15106). Deed Book Volume 18732, Page 519. Block & Lot No. 0102-D-00310-0000.

Cheswick

75. Debbie Sakala, in Her Capacity as Heir of Rose Ann Butera; Timothy Butera, in His Capacity as Heir of Rose Ann Butera; Melissa Renwick, in Her Capacity as Heir of Rose Ann Butera; Samuel Butera, in His Capacity as Heir of Rose Ann Butera; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Rose Ann Butera
MG-23-000293—\$81,785.22

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Cheswick: Having erected thereon a dwelling being known and numbered as 221 South Atlantic Avenue, Cheswick, PA 15024. Deed Book Volume 13747, Page 585. Block and Lot 0628-A-00133-0000-00.

City of Clairton

11. Mavis E. Booker a/k/a Mavis Booker
MG-23-000529—\$41,740.78
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 354 Wylie Avenue, Clairton, PA 15025. Document Number 054807, Deed Book Volume 11602, Page 276. Block and Lot Number 0879-S-00004-0000-00.

77. Calpenn Ventures LLC
GD-23-009920—\$93,754.33
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, the 2nd Ward of the City of Clairton: Having erected thereon a three story frame building being known and numbered as 502 Mitchell Avenue, Clairton, PA 15025. Deed Book 18750, Page 91. Block & Lot Number 879-M-140.

Coraopolis

18. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barbara A. Thompkins a/k/a Barbara Ann Thompkins
GD-23-010692—\$108,728.36

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 410 Kendall Street, Coraopolis, PA 15108. Deed Book Volume 15700, Page 470. Block and Lot 0419-D-00252-0000-00.

Crescent

64. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Emma F. Marshall a/k/a Emma Frances Cutright a/k/a Emma Frances Marshall, Deceased
GD-24-001182—\$98,738.96

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Crescent Township: Having erected thereon a frame dwelling house being known and numbered as 1291-1293 Maple Street, Crescent, PA 15046. Deed Book Volume 3553, Page 749. Block and Lot Number 703-K-248.

Elizabeth Township

58. Joanne C. Aurette
GD-21-011567—\$5,259.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one story brick house known as 5915 Smithfield Street, McKeesport, PA 15135. Deed Book Volume 16307, Page 337. Block & Lot No. 653-G-266.

Etna

82. Richard T. Boscia, Sr. and Carol J. Boscia
MG-23-000074—\$154,459.83
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 116 Grant Avenue, Pittsburgh, Pennsylvania 15223. Deed Book Volume 8036, Page 517. Block and Lot Number 0221-H-00132-0000-00.

Frazer

91. Sheryl D. McBride
MG-23-001066—\$90,199.05
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 135 Miller Drive, Tarentum, PA 15084. Deed Book Volume 10763, Page 33, Block and Lot # 1674-F-00119-0000-00. Parcel No. 2: Vacant land being known as Miller Drive, Tarentum, PA 15084. Deed Book Volume 10763, Page 33, Block and Lot # 1674-F-00109-0000-00.

Green Tree

41. Thomas M. Selepec
GD-22-014376—\$15,948.53
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a single family dwelling being known and numbered as 1068 Greenlawn Drive, Pittsburgh, PA 15220. Deed Book 16373, Page 134. Block and Lot Number 36-A-138.

Harrison

81. Domenico Lopreiato and Tarrah L. Lopreiato n/k/a Tarrah Jackson
MG-22-000575—\$165,958.72
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a dwelling being known and numbered as 1300 Union Avenue, Natrona Heights, PA 15065. Deed Book Volume 17207, Page 370. Block and Lot Number 1367-H-00265-0000-00.

Heidelberg

52. Share O'Luck Homes Corporation
GD-23-006903—\$11,502.90
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Being thereon vacant residential land known as Collier Avenue, Carnegie, PA 15106. Deed Book Volume 3501, Page 369. Block & Lot No. 101-J-160.

Jefferson Hills

13. John Latine and Cindy Latine, Known Heirs of Salvador Latine a/k/a Salvatore Latine and Ruth Latine, Deceased
GD-14-020090—\$25,083.66
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling, known as 1157 State Route 885, Clairton, PA 15025. Deed Book 2987, Page 487. Block and Lot Number 0659-H-00063.

74. Steven Siemon a/k/a Steven E. Siemon
MG-23-000703—\$65,934.63
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Jefferson Hills Borough: Having erected thereon a dwelling being known and numbered as 1155 Alice Avenue, Clairton, Pennsylvania 15025 a/k/a 1155 Alice Avenue, Jefferson Hills, Pennsylvania 15025. Deed Book Volume 10049, Page 005. Block and Lot Number 1421-C-00084-0000-00.

Town of McCandless

46. Desde A. Palmer
GD-23-011141—\$18,513.62
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: (Parcel 1): Having erected thereon a single family dwelling being known and numbered as 8880 Highland Road, Pittsburgh, PA 15237. Deed Book 17912, Page 523. Block and Lot Number 714-A-259.

And (Parcel 2): Being all that vacant land known and numbered as Highland Road, Pittsburgh, PA 15237. Deed Book 17912, Page 533. Block and Lot Number 714-A-252.

71. Janice Q. Russell and the United States of America

MG-19-000471—\$523,534.06
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 10476 Olde Villa Drive, Gibsonsia, PA 15044. Deed Book Volume 13976, Page 467. Block and Lot Number 1209-A-9.

78. Bonnie B. Robinson and Thomas D. Robinson

MG-16-001174—\$956,060.50
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 10492 Olde Villa Drive, Gibsonsia, PA 15044. Deed Book Volume 9089, Page 259. Block and Lot 1352-N-00016-0000-00.

City of McKeesport

40. Teresa Ploskina
GD-23-004831—\$26,346.98
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Parcel One: Having erected thereon a commercial structure being known and numbered as 2634 5th Avenue, McKeesport, PA 15132. Deed Book 12766, Page 185. Block and Lot Number 379-S-399.

Parcel Two: Having erected thereon a commercial structure being known and numbered as 510 Fawcett Avenue, McKeesport, PA 15132, but previously known as 508 Fawcett Avenue, McKeesport,

PA 15132. Deed Book 12766, Page 179. Block and Lot Number 460-N-289.

Parcel Three: Having erected thereon a commercial structure being known and numbered as 510 Fawcett Avenue, McKeesport, PA 15132. Deed Book 12766, Page 179. Block and Lot Number 460-N-288.

51. Richard Alan Watson, Jr.

GD-23-005750—\$5,025.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 7: Having erected thereon a two story commercial building being known as 3212 Versailles Avenue, McKeesport, PA 15132. Deed Book Volume 17353, Page 254. Block & Lot 381-C-248.

55. Susan A. Roach

GD-17-010697—\$4,479.37
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 7: Having erected thereon a two story brick house being known as 1515 Manor Avenue, McKeesport, PA 15132. Deed Book Volume 6791, Page 65. Block & Lot No. 382-C-274.

57. Maya Restaurants Inc.

GD-23-005363—\$9,007.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 12: Parcel #1: Having erected thereon a two story commercial building known as 623 Long Run Road, McKeesport, PA 15132. Deed Book Volume 15627, Page 442. Block & Lot No. 554-E-225.

Parcel #2: Having erected thereon a two story commercial building known as 623 Long Run Road, McKeesport, PA 15132. Deed Book Volume 15627, Page 442. Block & Lot No. 554-E-233.

62. Erin Sweeney

MG-23-000764—\$62,460.43
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 McKeesport: Having erected thereon a dwelling being known and numbered as 417 Diehl Drive, McKeesport, PA 15132. Deed Book Volume 14723, Page 237. Block and Lot Number 463-P-8.

66. The Unknown Heirs of Beth A. O'Connor, Deceased

MG-23-001089—\$55,205.86
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

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 3422 Steele Street, McKeesport, PA 15132. Deed Book Volume 18061, Page 576. Block and Lot Number 381-L-112.

85. Susan A. Himich, Individually and as Remaining Joint Tenant of David J. Himich, Deceased

GD-23-005184—\$10,494.01
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 2901 Lafayette Street, McKeesport, PA 15132. Deed Book 11947, Page 437. Block and Lot Number 464-G-305.

Monroeville

15. Susan D. Janocko; Clifford R. Hines; and Kimberlee A. Janocko

MG-23-000977—\$228,546.38
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 2546 Haymaker Road, Monroeville, PA 15146. Deed Book Volume 18474, Page 167. Block and Lot 0857-M-00142-0000-00.

68. Julie Lou Mathias a/k/a Julie Mathias a/k/a Julie L. Mathias and Mark J. Defelice and Fremont J. Mathias, Jr. a/k/a Fremont J. Mathias, Jr. a/k/a Fremont Mathias, Jr.

MG-22-001005—\$144,013.62
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Monroeville, formerly the Borough of Monroeville: Having erected thereon a dwelling being known and numbered as 325 Noel Drive, Monroeville, PA 15146. Deed Book Volume 14413, Page 202. Block and Lot Number 976-H-020.

Moon

88. Unknown Heirs of Rebecca McCartney and Unknown Heirs of Harriet McCartney

GD-23-009630—\$12,942.09
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Being vacant land, known as Jackson Road, Coraopolis, PA 15108. Book 251, Volume 13, Page 459. Block and Lot Number 925-K-100.

Mt. Lebanon

50. The Unknown Successor Trustee(s) of the William Herman Trust

GD-23-005852—\$3,975.00
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two story brick house being known as 32 Fernwood Avenue, Pittsburgh, PA 15228. Deed Book Volume 11293, Page 413. Block & Lot No. 141-D-305.

Neville

80. Patrick M. Norris

MG-23-000370—\$25,545.08
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Neville: Having erected thereon a dwelling being known and numbered as 114 1st Street, Pittsburgh, PA 15225. Deed Book Volume 12943, Page 534. Block and Lot 0211-F-00008-0000-00.

North Fayette

30. Lauren Shoup

GD-24-001623—\$139,043.96
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a dwelling being known and numbered as 1601 Timber Trl., Imperial, PA 15126. DBV 18355, PG. 281, B/L #691-R-73.

North Versailles

16. Barry Harcum

MG-22-000968—\$154,921.72
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North

Versailles: Having erected thereon a dwelling being known and numbered as 308 Cedarhurst Dr., North Versailles, PA 15137. Deed Book Volume 12302, Page 103. Block and Lot 0459-P-00263-0000-00.

24. Carole Buczek, Individually and as Surviving Spouse of Richard E. Buczek, Deceased

GD-22-013201—\$51,801.85
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 302 Clavale Drive, North Versailles, PA 15137. Deed Book 5817, Page 41. Block and Lot Number 547-M-280.

25. Golden Ark Home for the Elderly, Inc., a Pennsylvania Corporation and the United States of America

GD-22-013170—\$393,077.54
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a commercial building being known and numbered as 353 Dixon Avenue, North Versailles, PA 15137. Deed Book 10016, Page 148. Block and Lot Number 457-B-148.

26. David W. Smirga and Michelle I. Smirga

GD-23-009036—\$59,695.60
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 42 Central Avenue, North Versailles, PA 15137. Deed Book 8771, Page 282. Block and Lot Number 546-E-345.

28. Burrell Leon Alford, Eileen Alford and Gerald Alford, Deceased, as Known Heirs of Burrell Lee Alford and Laura Alford, Deceased and All Unknown Heirs of Gerald Alford, Burrell Lee Alford and Laura Alford, Deceased

GD-23-002980—\$33,219.70
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 3815 Foster Road, North Versailles, PA 15137. Deed Book 6368, Page 694. Block and Lot Number 548-R-033.

54. Thomas L. Boyd, With Notice to Heirs and Assigns

GD-23-009878—\$4,450.88
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story commercial garage being known as 100 Berardi Court, North Versailles, PA 15137. Deed Book Volume 12781, Page 339. Block & Lot No. 548-D-234.

86. Clinton J. Gura and Jayme R. Gura

GD-23-012408—\$48,499.53
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 516 Arlington Avenue, North Versailles, PA 15137. Deed Book 5801, Page 439. Block and Lot Number 459-D-310.

O'Hara

49. Carolyn A. Fanto

GD-23-004145—\$5,010.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a one and one half story frame

house being known as 147 Riverview Avenue, Pittsburgh, PA 15238. Deed Book Volume 10482, Page 354. Block & Lot No. 291-R-143.

Penn Hills

2. Shanell Lee

GD-23-010678—\$21,864.45
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 130 Orchard Dr., Pittsburgh, PA 15235. Deed Book 11887, Page 178. Block and Lot Number 449-H-89.

9. Christine L. Burton

MG-17-000051—\$91,596.10
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1069 Universal Road, Pittsburgh, PA 15235. Document Number 2003-31222, Deed Book Volume DE VL-11778, Page 373. Block and Lot Number 0539-G-00335-0000-1.

42. Jeffrey J. Ruperto and Michele Ruperto

GD-22-016169—\$13,655.27
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 267 Hillary Drive, Verona, PA 15147. Deed Book 12682, Page 191. Block and Lot Number 447-E-344.

61. Michael L. Hampton

MG-22-000140—\$108,917.42
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 337 Idlewood Road, Pittsburgh, PA 15235. Deed Book Volume 17125, Page 512. Block and Lot Number 539-B-254.

90. William E. Wright and Ronnika J. Wright

GD-22-010052—\$18,338.39
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 154 Rosewood Drive, Pittsburgh, PA 15235. Deed Book 17791, Page 498. Block and Lot Number 370-D-333.

Pitcairn

6. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under David E. Lewis, Deceased

MG-23-000617—\$28,827.34
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 213 Highland Avenue, Pitcairn, Pennsylvania 15140. Deed Book Volume 11893, Page 525. Instrument No. 2003-44086, Block and Lot Number 747-B-70-1.

Plum

21. Raymond Beatty

MG-23-000986—\$160,869.74
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 662 Regency Drive, Pittsburgh, PA 15239. Deed Book 15693, Page 550. Block and Lot Number 738-N-18.

Reserve

65. Steven Brittner, solely in his capacity as known heir of Frank W. Brittner, III, deceased and the Unknown Heirs of Frank W. Brittner, III and the Unknown Heirs of Scott W. Brittner

GD-23-009176—\$122,516.49
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Reserve: Having erected thereon a dwelling being known and numbered as 2719 Edison Street, Pittsburgh, PA 15212. Deed Book Volume 4185, Page 194. Block and Lot Number 078-M-076.

69. Christine M. Pilyih a/k/a Christine Pilyih and Shawn J. Pilyih a/k/a Shawn Pilyih

MG-22-000859—\$79,164.27
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 349 Kohlman Drive, Pittsburgh, Pennsylvania 15214. Deed Book Volume 11472, Page 004. Block and Lot Number 0117-J-00005-0000-00.

Ross

22. Patricia Radford, in Her Capacity as Heir of Nancy L. Matthews a/k/a Nancy Matthews a/k/a Nancy Louise Matthews, Deceased; Corey Melia, in His Capacity as Beneficiary of the Testamentary Trust of the Estate of Nancy L. Matthews a/k/a Nancy Matthews a/k/a Nancy Louise Matthews, Deceased; B.H., a Minor, in His Capacity as Devisee of the Estate of Nancy L. Matthews a/k/a Nancy Matthews a/k/a Nancy Louise Matthews, Deceased; K.H., a Minor, in His Capacity as Devisee of the Estate of Nancy L. Matthews a/k/a Nancy Matthews a/k/a Nancy Louise Matthews, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Nancy L. Matthews a/k/a Nancy Matthews a/k/a Nancy Louise Matthews, Deceased

MG-18-000874—\$267,083.02
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 104 Amherst Ave., Pittsburgh, PA 15229. Deed Book Volume 09305, Page 084. Block and Lot Number 0279-A-00048-0000-00.

South Fayette

32. Travis G. Harkal a/k/a Travis G. Harakal

MG-23-001061—\$178,874.29
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 319 Ridge Point Cir., Bridgeville, PA 15017. Deed Book Volume 18872, Page 344. Block and Lot Number 0572-B-00005-0000-00.

92. Jeremy Berty and Linda Berty

GD-24-003021—\$178,796.26
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a single-family dwelling known as 4132 Battle Ridge Road, McDonald, PA 15057, Deed Book Volume 16335, Page 43, Block & Lot No. 402-D-6.

South Park

19. Anshu Yemala; and Praveen Kumar Burkanarayana

GD-23-009773—\$298,261.04
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 1240 Snee Drive, Pittsburgh, PA 15236. Deed Book Volume 15673, Page 512. Block and Lot 0473-B-00172-0000-00.

Swissvale

37. Kyle E. Siverling; and Nicole E. Siverling

MG-23-000786—\$76,641.59
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 8108 Saint Lawrence Avenue, Pittsburgh, PA 15218. Document Number 2015-540, Deed Book Volume 15851, Page 94. Block and Lot Number 0234-J-00047-0000-00.

60. Tradin' Places, LLC, Bryce Peters Financial Corporation, Mukash Patel Corporation, Alfred Benchmark and Associates Corporation

GD-23-013769—\$39,046.59
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 7311 Florence Avenue, Pittsburgh, PA 15218. Deed Book Volume 15675, Page 416. Block & Lot No. 178-G-37.

87. Richard Goldman and Kimberly A. Goldman

GD-19-002746—\$7,632.16
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7314 Church Street, Pittsburgh, PA 15218. Deed Book 12415, Page 586. Block and Lot Number 178-B-257.

Tarentum

43. Stephen M. Stedrak

MG-24-000135—\$105,435.07
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling known and numbered as 422 W. 8th Avenue, Tarentum, PA 15084. DBV 18929, PG. 528, B/L #1087-D-328.

West Deer

34. Leah M. Lassinger; Luke Clawson; Margaret Clawson; and Unknown Heirs, Personal Representatives, and Devisees to Lowry Clawson, Deceased

MG-19-001334—\$147,768.41
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being

known and numbered as 803 Little Deer Creek Valley Road, Russellton, PA 15076. Deed Book Volume 17284, Page 496. Block and Lot Number 1361-H-00257-0000-00.

83. Lisa Darrah

MG-23-000671—\$188,748.41
James R. Norris, Esq.
Norris Legal Services
412-694-2634

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having agricultural land known and numbered as 71 Norris Lane, Tarentum, Pennsylvania, 15084 in Deed Book Volume 11408, Page 10, (Block and Lot Number 2013-D-349).

West Mifflin

3. Pennywise Realty LLC and Tamla Irwin

GD-24-001551—\$86,140.19
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 6710 Buchanan Avenue, West Mifflin, PA 15122. Deed Book 18962, Page 1. Block and Lot Number 243-R-163.

10. Janet L. Stanczak

MG-22-000164—\$101,293.86
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 150 Bost Drive, West Mifflin, PA 15122. Document Number 05173, Deed Book Volume 7716, Page 640. Block and Lot Number 0311-P-00088-0000-00.

Whitaker

5. Sandy Swartz Morgan, solely in capacity as heir of Joanne L. Swartz a/k/a Joanne Swartz, Deceased, Allen Swartz, solely in capacity as heir of Joanne L. Swartz a/k/a Joanne Swartz, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Joanne L. Swartz a/k/a Joanne Swartz, Deceased

MG-23-000947—\$44,989.56
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 137 River View Blvd., Homestead, Pennsylvania 15120 a/k/a 137 Riverview Street, Homestead, Pennsylvania 15120. Deed Book Volume 6609, Page 520, Parcel 180-D-323.

Whitehall

4. Paul L. D'Alessandro a/k/a Paul Louis D'Alessandro a/k/a Paul L. Dalessandro a/k/a Paul L. D'Adlessandro

MG-24-000006—\$77,593.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 126 Audbert Drive, Pittsburgh, PA 15236. Deed Book 10727, Page 595. Block and Lot Number 315-G-96.

Wilkins

70. Glenn J. Myers

GD-23-007483—\$146,274.02
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 602 Brown Avenue, Turtle Creek, PA 15145. Deed Book Volume 10533, Page 352. Block and Lot Number 373-D-214.

Wilkinsburg

1. The Unknown Heirs of Helen McClellan a/k/a Helen McClellan, Deceased

GD-21-014435—\$52,505.42
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 1486 Mill St., Pittsburgh, PA 15221. Deed Book 4079, Page 653. Block and Lot Number 232-K-34.

72. David L. Fields

GD-22-004147—\$13,023.04
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 1627 Mill St., Pittsburgh, PA 15221. Deed Book 11440, Page 119. Block and Lot Number 232-E-180.

89. Kevin A. King

GD-22-0012743—\$20,112.57
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: (Parcel One): Having erected thereon a single family dwelling being known and numbered as 1365 Laketon Road, Pittsburgh, PA 15221. Deed Book 11586, Page 355. Block and Lot Number 232-L-117.

And

(Parcel Two): Having erected thereon a rowhouse dwelling being known and numbered as 324 West Street, Pittsburgh, PA 15221. Deed Book 11905. Page 254. Block and Lot Number 176-G-76.

Pittsburgh—10th Ward

36. Sade Swan, as Known Heir of the Estate of Mary F. Arrington; Unknown Heirs of the Estate of Mary F. Arrington (if any); and Unknown Administrators of the Estate of Mary F. Arrington (if any)

GD-23-010333—\$35,661.94
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 10: Having erected thereon a dwelling being known and numbered as 1154 Woodbine Street, Pittsburgh, PA 15201. Document Number 152874, Deed Book Volume 9591, Page 560. Block and Lot Number 0081-G-00250-0000-00.

Pittsburgh—12th Ward

45. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Fred R. Sandridge

MG-23-000895—\$26,308.47
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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 636 Thompson St., Pittsburgh, PA 15206. Deed Book Volume 5866, Page 183. Block and Lot 0124-K-00203-0000-00.

Pittsburgh—13th Ward

14. Unknown Heirs, Devisees, and/or Personal Representatives of Agnes E. Jones, Deceased; and Marcia J. Cross, Solely as Heir of Agnes E. Jones, Deceased
MG-22-00056—\$36,107.69

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

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 1222 Pineridge St., Pittsburgh, PA 15208. Deed Book Volume 19221, Page 466. Block and Lot 0174-G-00277-0000-00.

Pittsburgh—17th Ward

84. Kathleen M. Plummer

GD-19-016050—\$28,620.70
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of Pittsburgh: Having thereon a vacant land being known as South 18th Street, Pittsburgh, PA 15203. Deed Book 9659, Page 25. Block and Lot Number 12-P-141.

Pittsburgh—18th Ward

63. Christopher M. Kramer

GD-21-008869—\$80,143.70
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 320 Millbridge Street, Pittsburgh, PA 15210. Deed Book Volume 13657 and Page 238, at Instrument Number 2008-18711. Block and Lot Number 0014-E-00264-0000-00.

Pittsburgh—19th Ward

47. Timothy R. Baker

MG-23-001035—\$135,942.31
David B. Bassi, Esq.
Bassi, Vreeland & Associates, P.C.
724-228-7000

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon, a two story old style dwelling being known and numbered as 127 LaBelle Street, Pittsburgh, PA 15211. Deed Book 14331, Page 75. Block and Lot Number 1-N-49.

67. Victoria Hanna

MG-23-001134—\$58,558.45
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1320 Methyl St., Pittsburgh, PA 15216. Deed Book Volume 11024, Page 221. Block and Lot Number 016-P-178.

Pittsburgh—20th Ward

8. David L. Rickerd, III and Nicole A. Rickerd

MG-22-000132—\$94,603.59
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3263 Thayer St., Pittsburgh, PA 15204. Deed Book Volume 16299, Page 124. Block and Lot Number 0071-S-00235-0000-00.

20. Susan J. Besselman as Administratrix of the Estate of Mary Besselman a/k/a Mary Ellen Besselman, Deceased

MG-23-000297—\$34,093.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 900 Wilhelm Street, Pittsburgh, PA 15220. Deed Book 11642, Page 275. Block and Lot Number 20-R-208.

Pittsburgh—21st Ward

44. Clarence L. Avery, III

MG-22-000056—\$83,936.49
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1245 Island Avenue, Pittsburgh, PA 15212. Deed Book 16137, Page 104. Block and Lot Number 45-P-102.

Pittsburgh—24th Ward

59. Unknown Heirs of Darryl Miller a/k/a Darryl A. Miller and the United States of America

GD-23-013532—\$48,875.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 24: Parcel #1: Being thereon vacant residential land known as Voskamp Street, Pittsburgh, PA 15212. Deed Book Volume 9407, Page 66. Block & Lot No. 24-G-76.

Parcel #2: Being thereon vacant residential land known as Voskamp Street, Pittsburgh, PA 15212. Deed Book Volume 9670, Page 80. Block & Lot No. 24-G-73.

Pittsburgh—26th Ward

31. Marsha L. Britt

MG-23-000606—\$46,383.59
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 122 W. McIntyre Avenue, Pittsburgh, PA 15214. Deed Book Volume 10602, Page 236. Block and Lot Number 0046-F-00101-0000-00.

39. Unknown Heirs of Pamela J. Bennett, Deceased, Lacey J. Bennett Solely in Their Capacity as Heir of Pamela J. Bennett, Deceased, and Unknown Heirs of Michael J. Horner, Deceased

MG-23-000414—\$31,066.13
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 4100 Grizella Street, Pittsburgh, PA 15214. Deed Book 10227, Page 528. Block and Lot Number 162-S-298.

Pittsburgh—27th Ward

73. Lys Deslouches

GD-23-011422—\$277,915.79
Emmanuel J. Argentieri, Esq.
856-384-1515

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

dwelling being known and numbered as 3537 California Avenue, Pittsburgh, PA 15212. Deed Book Volume 18445, Page 327. Block and Lot Number 075-F-007.

Pittsburgh—28th Ward

76. Tina M. Lynch and Henry E. Lynch, II

MG-22-000382—\$10,905.90
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1651 Steuben St., Pittsburgh, PA 15205. Deed Book Volume 10492, Page 52. Block and Lot 0041-R-00074-0000-00.

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

Jun 6, 2024

Jun 7, 14, 21, 2024

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:

Hancock, Leon H. a/k/a Leon Harding Hancock, deceased, of Avalon Borough, PA. No. 3004 of 2024. Maria Hancock, Extr., 382 S. Miraleste Drive, Unit 445, San Pedro, CA 90732 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

24-02118 Jun 7, 14, 21, 2024

Owens, Carol, deceased, of Pittsburgh, PA. No. 02562 of 2024. Tonya Davis, Extr., 2085 Innsfail Drive, Snellville, GA 30078.

24-01067w Jun 7, 14, 21, 2024

Remsberg, David P., deceased, of Bethel Park, PA 15102. No. 02990 of 2024. John R. Lucas, Extr., 5061 Don Street, Finleyville, PA 15332 or to Joseph M. Loy, Esq., 5824 Library Rd., Bethel Park, PA 15102.

24-01070w Jun 7, 14, 21, 2024

Stover, Charles T., deceased, of Pittsburgh, PA. No. 03309 of 2024. Richard Stover, Extr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.

24-02119 Jun 7, 14, 21, 2024

Westwood, Terrence Henry, deceased, of Monroeville, PA. No. 02560 of 2024. Todd H. Westwood, Admr., 110 Autumn Way, Venetia, PA 15367 or to Stephen L. Barsotti, Esq., Barsotti Law Office, P.O. Box 356, Ingomar, PA 15127.

24-01072w Jun 7, 14, 21, 2024

Ashbaugh, Zillah S., deceased, of Verona, PA. No. 0147 of 2024. Albert Leroy Simmers, Jr., Admr., 602 2nd Street, Verona, PA 15147 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

24-01994 May 31; Jun 7, 14, 2024

Camp, Gertrude B., deceased, of Monroeville, PA. No. 04970 of 2024. Raymond T. Hilko, Extr., 407 Bear Creek Road, Sarver, PA 16055-9220 or to Patricia Carlson Koehler, Esq., 337 Freepport Rd., Aspinwall, PA 15215-3109.

24-02028 May 31; Jun 7, 14, 2024

Clark, Lawrence W., deceased, of Pittsburgh, PA. No. 03137 of 2024. Constance L. Clark, Admr., 365 Jacks Run Road, Pittsburgh, PA 15202 or to John R. Cook, Esq., Cook Law & Mediation Services, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.

24-01990 May 31; Jun 7, 14, 2024

Fox, Thomas Joseph, deceased, of Pleasant Hills, PA. No. 01455 of 2024. Terrence L. Fox, Extr., c/o Taressa J. Wills, Esq., The Wills Law Firm, PC, 720 Acorn Lane, Jefferson Hills, PA 15025.

24-02024 May 31; Jun 7, 14, 2024

Gary-White, Robin, deceased, of Verona, PA. No. 01275 of 2024. Lisa Augustin, Co-Extr., 7134 Meade Street, Pittsburgh, PA

Find out what's happening in the Pittsburgh Legal Community

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

ACBA.org/calendar

15208 and Marlene Gary-Hogan, Co-Extr., 307 Richey Drive, Verona, PA 15147 or to Sheila M. Ford, Esq., 6419 Stanton Avenue, Pittsburgh, PA 15206.

24-00984w May 31; Jun 7, 14, 2024

Gionvannitti, Frank, deceased, of Pittsburgh, PA. No. 3489 of 2024. Anthony R. Sosso, Jr., Extr. and Atty., 1310 Freeport Rd., Pittsburgh, PA 15238.

24-01015w May 31; Jun 7, 14, 2024

Kaylor, Crispin G. a/k/a Cris Kaylor a/k/a Cris G. Kaylor a/k/a Crispin Kaylor, deceased, of Ross Township, PA. No. 03322 of 2024. Paul Allen Kaylor, Admr., 9244 Woodcrest Road, Pittsburgh, PA 15237 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-01020w May 31; Jun 7, 14, 2024

Kowalski, Laura J. a/k/a Laura Jane Kowalski, deceased, of Brackenridge, PA. No. 01826 of 2024. Walter Kowalski, Extr., 846 McIntire Way, Brackenridge, PA 15014 or to Damian J. Tofte, Esq., 3058 Leechburg Road #11, Lower Burrell, PA 15068.

24-01991 May 31; Jun 7, 14, 2024

Laurie, Deborah, deceased, of Pittsburgh, PA. No. 03108 of 2024. Matthew Laurie, Admr., 1250 Hawthorne Circle, No. 14, Oakdale, PA 15071 or to Jillian F. Zacks,

Esq., Zacks Trust & Estate Law LLC, 4927 William Flinn Hwy., Allison Park, PA 15101.

24-01016w May 31; Jun 7, 14, 2024

Marsico, Rita F. a/k/a Rita Marsico a/k/a Rita Frances Marsico, deceased, of Aspinwall, PA. No. 03311 of 2024. Gene R. Marsico, Co-Extr. and Linda Balog, Co-Extr., c/o Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

24-01992 May 31; Jun 7, 14, 2024

McGuire, Alberta E. a/k/a Alberta E. Fedorchak, deceased, of Pittsburgh, PA. No. 03125 of 2024. Robert T. Fedorchak, Admr., 408 Becker Drive, Pittsburgh, PA 15237 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-02029 May 31; Jun 7, 14, 2024

Mihm, Susan S. a/k/a Susan Stryker Mihm, deceased, of Pittsburgh, PA. No. 03173 of 2024. Frank W. Mihm, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-01985 May 31; Jun 7, 14, 2024

Pfeifer, John T. a/k/a John Todd Pfeifer, deceased, of Pittsburgh, PA. No. 03272 of 2024. Markay Pfeifer, Admr., 114 Queens Court, Pittsburgh, PA 15237 or to Patricia

Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.

24-02025 May 31; Jun 7, 14, 2024

Porter, Christine, deceased, of McKeesport, PA. No. 01165 of 2004. Dean Pope, Admr. 260 Mohawk Drive, McKeesport, PA 15135.

24-01979 May 31; Jun 7, 14, 2024

Salmon, Althea B., deceased, of Pittsburgh, PA. No. 03305 of 2024. Amos L. Salmon, Admr., 1822 Bedford Avenue, Pittsburgh, PA 15219 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

24-01995 May 31; Jun 7, 14, 2024

Smith, Lynda R., deceased, of Pittsburgh, PA. No. 01337 of 2024. Rodney D. Shepherd, Extr. and Atty., 2403 Sidney St., Ste. 208, Pittsburgh, PA 15203.

24-01996 May 31; Jun 7, 14, 2024

Taylor, Kathleen A., deceased, of Bethel Park, PA. No. 3286 of 2024. Patricia L. Connell, Extr., 310 Parkwood Drive, Chambersburg, PA 17201 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

24-01993 May 31; Jun 7, 14, 2024

Thomas, Gail B., deceased, of Pittsburgh, PA. No. 1921 of 2024. Constance R. White, Admr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

24-01021w May 31; Jun 7, 14, 2024

Zaborowski, Nancy A. a/k/a Nancy Zaborowski a/k/a Nancy Ann Zaborowski, deceased, of Shaler Township, PA. No. 03048 of 2024. Patricia Palmer, Extr., 612 Seifried Lane, Pittsburgh, PA 15215.

24-01013w May 31; Jun 7, 14, 2024

Zidek, Eileen a/k/a Eileen R. Zidek, deceased, of Baldwin, PA. No. 02815 of 2024. Rosanne Loeffler, Extr., 2807 Tischler Road, Bethel Park, PA 15102.

24-01984 May 31; Jun 7, 14, 2024

Alexander, William R., deceased, of Pittsburgh, PA. No. 07949 of 2023. William M. Alexander, Extr., c/o Sechler Law Firm, LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066 or to Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

24-00987w May 24, 31; Jun 7, 2024

Angelou, Thomas A., deceased, of West Mifflin, PA. No. 02757 of 2024. Andrew Kuzma, Extr. and Atty., 200 N. Second Avenue, Elizabeth, PA 15037.

24-01875 May 24, 31; Jun 7, 2024

Antonucci, Dorothy B., deceased, of Pittsburgh, PA. No. 03112 of 2024. Daniel M. Antonucci, Co-Extr. and Nancy Cutone, Co-Extr., 1021 Berkshire Ave., Pittsburgh, PA 15226 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-01874 May 24, 31; Jun 7, 2024

Fabec, Jennie J. a/k/a Jen Fabec, deceased, of Pittsburgh, PA. No. 03070 of 2024. William Joseph Fabec, Admr., 1638 Paseo de la Palma, Palm Springs, CA 92264.

24-01871 May 24, 31; Jun 7, 2024

Feyes, Kenneth W., deceased, of Monroeville, PA. No. 3813 of 2024. Jamie Lynn Feyes, Admr., 709 Bittersweet Rd., Monroeville, PA 15146 or to Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222.

24-01870 May 24, 31; Jun 7, 2024

Lucia, Junior, deceased, of Oakmont, PA. No. 02596 of 2024. Joseph Asturi, Extr., 1010 Windy Oak Dr., Pittsburgh, PA 15239.

24-01869 May 24, 31; Jun 7, 2024

Sapanara, Matthew a/k/a Matthew Sapanara, Jr., deceased, of Penn Hills, PA.

No. 02424 of 2024. Carol Ann Sapanara, Admr., c/o David E. Schwager, Esq., 183 Market Street, Suite 100, Kingston, PA 18704-5444.

24-01868 May 24, 31; Jun 7, 2024

Schnauffer, Gyla M. a/k/a Gyla Schnauffer, deceased, of Gibsonia, PA. No. 03304 of 2024. Larry Schnauffer, Extr., 6760 SW 206 Avenue, Dunnellon, FL 34431 or to Beata I. Gray, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-00990w May 24, 31; Jun 7, 2024

Still, Lynn R., deceased, of Churchill Borough, PA. No. 03182 of 2024. Carla D. Jackson, Admr., 432 Cypress Hill Drive, Pittsburgh, PA 15235 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-01872 May 24, 31; Jun 7, 2024

Vita, Dorothy Jean, deceased, of Pittsburgh, PA. No. 02410 of 2024. Cynthia A. Vita, Extr., 117 Reaghard Dr., Cheswick, PA 15024.

24-00986w May 24, 31; Jun 7, 2024

Wiseman, William J., deceased, of Pittsburgh, PA. No. 3026 of 2024. Nancy Conway, Extr., 6930 Greenwood Street, Pittsburgh, PA 15206 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

24-01873 May 24, 31; Jun 7, 2024

Notice of Trust

The Marianne Rose DeFazio Revocable Living Trust dated 6/13/2018

Notice is hereby given that Karen A. Flynn, Robert L. DeFazio and Frank A. DeFazio, Jr. are the Trustees of the above-named Trust. All persons indebted to Marianne Rose DeFazio are requested to make payment and all those having claims against Marianne Rose DeFazio are directed to present the same without delay to: The Marianne Rose DeFazio Revocable Living Trust dated 6/13/2018, Karen A. Flynn, Robert L. DeFazio and Frank A. DeFazio, Jr., Trustees, c/o James R. Fenichel, II, Esq., Fenichel Law Offices, 472 Constitution Blvd., New Brighton, PA 15066.

24-02116 Jun 7, 14, 21, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-008507. Notice is hereby given to Joseph Bushmen, and all other parties of interest, that a judgment has been entered in the amount of \$8,459.85 for the property located at 373 James Street, Springdale, Allegheny County, Pennsylvania 15144, known as lot/block 732-J-307. This notice acts as service of the Praecepte to Enter Judgment for Want of an Answer pursuant to the December 5, 2023 Order of Court.

24-02140 Jun 7, 2024

Notice

Articles of Amendment

The Borough of Sewickley Water Authority

Notice is hereby given that Articles of Amendment are to be filed with the Department of State of the Commonwealth of Pennsylvania by The Borough of Sewickley Water Authority located at 900 Ohio River Boulevard, Sewickley, Pennsylvania 15143 in order to amend its Articles of Incorporation to extend its life by a term of fifty (50) years and to change its name to Sewickley Water Authority under Section 5605 of the Pennsylvania Municipal Authorities Act on July 3, 2024.

Fred Wolfe, Esquire, Tucker Arensberg, P.C., Attorneys, 1500 One PPG Place, Pittsburgh, PA 15222.

24-02141 Jun 7, 2024



When you need to refer a client – choose WesBanco

We've been a trusted fiduciary partner for over 100 years.

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

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

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

- INVESTMENT MANAGEMENT
- IRAS & PENSION PLANS
- TRUSTS
- CHARITABLE TRUSTS
- GUARDIANSHIPS
- SPECIAL/SUPPLEMENTAL NEEDS TRUSTS
- ESTATE ADMINISTRATION
- ESCROW AGENT


WesBanco
Trust and Investment Services

WesBanco Bank, Inc. is a Member FDIC. WesBanco Trust and Investment Services may invest in insured deposits or nondeposit investment products. Nondeposit investment products are not insured by the FDIC or any other government agency, are not deposits or other obligations of, or guaranteed by any bank, and are subject to investment risks, including the potential loss of principal. wesbanco.com

Trust Notice

Trust of Wilma C. Pittino Revocable Living Trust dated 12/05/2023

Wilma C. Pittino, Deceased
Late of: Ross Township, Allegheny County, Pennsylvania, deceased.

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Amanda J. Jones, 1180 Red Tail Hollow, Washington, PA 15301

Or to:

Thomas J. Boris, Esq., Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017

24-01980 May 31; Jun 7, 14, 2024

Notice of Trust

Advertising Trust Termination due to the death of Esther H. Dugoni 01/05/2024.

Claims against said Trust may be filed as follows and sent to:

PNC Bank, National Association

Attn: Sharon L. Whitney
300 Fifth Ave., 31st Floor
Pittsburgh, PA 15222

And/or:

Linda Rhone Enion, Esq.

Fox Rothschild LLP

BNY Mellon Center

500 Grant Street, Suite 2500

Pittsburgh, PA 15219-2510

24-01983 May 31; Jun 7, 14, 2024

Notice of Trust

Re: Theresa Martin Revocable Trust

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

Mark Martin, Trustee, 11438 Tanbank Drive, Reston, VA 20191

Or to:

Edwin W. Russell, Esquire, Meyer Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222

24-02026 May 31; Jun 7, 14, 2024

Notice of Trust

Re: Faye E. Reidbord Revocable Living Trust

Notice is hereby given that Bank of America Private Bank is the Trustee of the above-named Trust. All persons indebted to Faye E. Reidbord are requested to make payment and all those having claims against Faye E. Reidbord are directed to present the same without delay to:

Bank of America Private Bank, Trustee, c/o Mr. Andrew L. Thomas, Mail Code: TATG2, P.O. Box 653071, Dallas, TX 75265-3071

Or to:

Edwin W. Russell, Esquire, Meyer Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222

24-02027 May 31; Jun 7, 14, 2024

Notice

Petition to Determine Title to 128 Lehr Avenue, Pittsburgh, PA 15223, formerly owned by Mary Ellen Belich, deceased, filed July 12, 2023 by Dale H. McQuaid, No. 4923 of 2023. Peter B. Lewis, Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.

24-02106 May 31; Jun 7, 14, 2024

Notice

Notice is Hereby Given that the East Allegheny School District has filed a Petition in the Court of Common Pleas of Allegheny County, Pennsylvania at Docket No. GD-24-5463, wherein the East Allegheny School

District seeks Court approval for a private sale of a parcel of land in the municipality of North Versailles, Allegheny County, Pennsylvania, and more particularly known as 3290 Crestview Drive and being designated as block and lots 459-B-375 and 459-C-1. The School District seeks approval to sell the Property to GVA Development Co., LLC for the sum of \$395,000.00.

The Court of Common Pleas of Allegheny County has set a hearing for June 28, 2024 at 9:30 a.m. Courtroom 703, Allegheny County Courthouse, 703 City-County Building, 414 Grant Street, Pittsburgh, PA 15219, before the Motions Judge (or such other Judge and courtroom as the Court may assign), which hearing shall be open to the public. Andrews & Price, LLC, Solicitors, 1500 Ardmore Boulevard, Suite 506, Pittsburgh, PA 15221.
24-01890 May 24, 31; Jun 7, 2024

Voluntary Dissolution Business Corporation

Notice is hereby given by Barbara Ann's, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-01019w May 31; Jun 7, 2024

CIVIL DIVISION**New Arbitration Suits**

(Continued from Page 1, Column 3)

Accelerated Inventory Management LLC vs Schoonover Scott; AR-24-003308; Contract - Debt Collection; Request for Production; 2862.43; Atty(s): Tsarouhis Demetrios H.

Westlake Services LLC vs Ballow Aujanæ; AR-24-003309; Contract - Debt Collection; Exhibits; 6050.19; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Chess Dylan

Pennsylvania State Employees Credit Union vs Ostrander Dallis; AR-24-003310; Replevin; Complaint; Atty(s): Urban Matthew D.

Municipality of Monroeville vs Mock & CO LLC, Mock Michael Anthony; AR-24-003312; Contract - Other; Complaint; 19382.51; Atty(s): Wratcher Robert J, Gold Mallory P.

TD Bank USA N.A. vs Delacruz April; AR-24-003313; Contract - Credit Card; Exhibits; 1022.27; Atty(s): Pomy Matthew Weston

Longo Christopher vs Shadyside Presbyterian Church; AR-24-003311; Employment Dispute - Other; Complaint; 2640.00; Atty(s): Self-Represented

Portfolio Recovery Associates LLC vs White Christine L.; AR-24-003314; Contract - Debt Collection; Exhibits; 3767.48; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Hopkins Sean; AR-24-003315; Contract - Debt Collection; Exhibits; 2564.40; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Richardson Sheena; AR-24-003316; Contract - Debt Collection; Exhibits; 1464.97; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Davis Katie; AR-24-003317; Contract - Debt Collection; Exhibits; 2599.00; Atty(s): Polas Jr. Robert N.

Portfolio Recovery Associates LLC vs Doody David; AR-24-003318; Contract - Debt Collection; Exhibits; 3789.35; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Walter Dawn; AR-24-003319; Contract - Debt Collection; Exhibits; 3116.92; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Uhron Matt; AR-24-003320; Contract - Debt Collection; Exhibits; 1929.60; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Green Raychelle; AR-24-003321; Contract - Debt Collection; Exhibits; 7374.36; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Roseboro Brenda; AR-24-003322; Contract - Debt Collection; Exhibits; 1300.50; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Ardolino Michelle A.; AR-24-003323; Contract - Debt Collection; Exhibits; 16281.96; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Zemann Jamie M.; AR-24-003324; Contract - Debt Collection; Exhibits; 4921.11; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Shanahan Justin; AR-24-003325; Contract - Debt Collection; Exhibits; 3196.76; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Marcinick Jeffrey; AR-24-003326; Contract - Debt Collection; Exhibits; 3978.35; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Capital One N.A. vs Didonato Louis; AR-24-003327; Contract - Credit Card; Exhibits; 16049.59; Atty(s): Baroska III Robert L.

Capital One N.A. vs Drossart David; AR-24-003328; Contract - Credit Card; Exhibits; 14943.02; Atty(s): Baroska III Robert L.

Capital One N.A. vs Jodikinos Nicole C.; AR-24-003329; Contract - Credit Card; Exhibits; 13043.04; Atty(s): Baroska III Robert L.

Velocity Investments LLC vs Dubinsky Barbara; AR-24-003330; Contract - Other; Exhibits; 5211.21; Atty(s): Tsarouhis Demetrios H.

Westlake Services LLC vs Parker Brittany N; AR-24-003331; Contract - Debt Collection; Exhibits; 19017.00; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Chess Dylan

JPMorgan Chase Bank N.A. vs Bryan Katie M; AR-24-003332; Contract - Debt Collection; Exhibits; 7267.70; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Chess Dylan

JPMorgan Chase Bank N.A. vs Barton Jennifer D.; AR-24-003333; Contract - Debt Collection; Exhibits; 8135.21; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Chess Dylan

Erie Insurance Exchange vs Alzamili Hussein; AR-24-003334; Other Tort; Exhibits; 13223.13; Atty(s): Aaron Douglas G.

Cox Richard Mark vs General Motors LLC; AR-24-003335; Contract - Other; Complaint; Atty(s): Silverman Robert M

State Farm Mutual Automobile Insurance Company vs Garcia Gabriella; AR-24-003336; Motor Vehicle Accident; Complaint; 7628.16; Atty(s): Allen Robert W.

Erie Insurance Group vs Flynn James P.; AR-88-004639; Pre-computer case; Satisfaction; Atty(s): Self-Represented

Pro Medica Shadyside Skilled Nursing and Rehabilitation Center vs Humphries Essie; GD-24-005852; Other Tort; Complaint; 65345.85; Atty(s): Conn Mary C.

CPNHMC LLC vs Conway Mysty S., Brightside Academy Inc., Brightside Academy Pittsburgh LLC; GD-24-005853; Other Tort; Complaint; Atty(s): Plakosh Jason M

Portfolio Recovery Associates LLC vs Smedley Monica; AR-24-003347; Contract - Debt Collection; Exhibits; 1479.28; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Booth Louis; AR-24-003348; Contract - Debt Collection; Exhibits; 2084.38; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Milliner Janice; AR-24-003349; Contract - Debt Collection; Exhibits; 2121.92; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Jones Kevin A; AR-24-003350; Contract - Debt Collection; Exhibits; 1336.48; Atty(s): Polas Jr. Robert N.

Portfolio Recovery Associates LLC vs Kominsky Michael; AR-24-003351; Contract - Debt Collection; Exhibits; 3706.69; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Waldholtz Joseph P; AR-24-003352; Contract - Debt Collection; Exhibits; 5759.88; Atty(s): Polas Jr. Robert N.

Portfolio Recovery Associates LLC vs Gitzen Mark; AR-24-003353; Contract - Debt Collection; Exhibits; 6561.48; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Straughters Sharmyn; AR-24-003354; Contract - Credit Card; Exhibits; 3615.26; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Citibank N.A. vs Oliveri Shelby; AR-24-003355; Contract - Credit Card; Plaintiff's Appeal of MDJ; 1847.57; Atty(s): Urban Matthew D.

Blatnik Jonnie vs Shaughnessy Carol; AR-24-003356; Against Property Owner; Complaint; Atty(s): Smith Ryan R

First Commonwealth Bank vs Clear Choice Transcription LLC; AR-24-003358; Contract - Debt Collection; Complaint; 21672.31; Atty(s): Bauer Bethany

CONTINUING LEGAL EDUCATION *from the* ALLEGHENY COUNTY BAR ASSOCIATION

Register today at
[ACBA.org/calendar](https://www.acba.org/calendar).



The Pa. CLE Board may take up to 45 days to post credits.

Mental Health and Illness Recovery in Injuries Involving Chronic Pain

Wednesday, June 19 | 4 p.m. | Olive or Twist
1 Substantive credit

A Look at Tangled Title

Thursday, June 20 | Noon | Koppers Building
2 Substantive credits

Savvy Social Security Planning: What Attorneys and Other Professionals Need to Know About Social Security Claiming Strategies

Tuesday, June 25 | Noon | Koppers Building
1 Substantive credit

Volunteer Lawyers for the Arts Training Program

Tuesday, June 25 | 4 p.m. | Koppers Building
1 Substantive credit

An Introduction to the Regulation of Olympic Sports

Thursday, June 27 | Noon | Koppers Building
1 Substantive credit

Handling Pennsylvania Guardianships

Thursday, June 27 | 4 p.m. | Engineers' Society of Western Pennsylvania
1 Substantive credit

**Reception to immediately follow CLE courtesy of Shorebridge Wealth Management*

Bridge the Gap

Tuesday, July 9 | 9 a.m. | Live Webinar
4 Ethics credits

National Association of REALTORS Class Action Settlement – What Is, and What Is Not Expected to Change in PA

Thursday, July 11 | Noon | Live Webinar
1 Substantive credit

The Dawning of a New Era: Combining Extractive and Generative AI for New Possibilities

Wednesday, August 7 | Noon | Koppers Building
1 Ethics credit
**Free CLE courtesy of LexisNexis*

Effective Communications: Resonating Your Message Across Different Generations

Thursday, August 8 | Noon | Live Webinar
1 Substantive credit

Economic Damages: Considerations for Civil Litigation

Tuesday, August 13 | Noon | Koppers Building
1 Substantive credit

Establishing Entitlement to a Loss of Productivity Claim

Tuesday, August 27 | Noon | Live Webinar
1 Substantive credit

A Lawyer's Guide to Managing Difficult Clients and Colleagues with Ease

Thursday, September 12 | Noon | Live Webinar
1 Ethics credit

Mindset as a Business Strategy for Lawyers

Wednesday, September 18 | Noon | Live Webinar
1 Substantive credit

Criminal Defense Counsel's Ethical Obligations Surrounding the Client File

Tuesday, September 24 | Noon | Koppers Building
1 Substantive and 1 Ethics credits

The Ethics of Social Media in Litigation and Court

Wednesday, September 25 | Noon | Live Webinar
1 Ethics credit

Behavioral Finance: Why and How to Avoid Emotional Investment Decision-Making

Tuesday, October 1 | Noon | Koppers Building
1 Substantive credit

Allegheny County Property Reassessment Update

Thursday, October 10 | Noon | Live Webinar
1 Substantive credit

ACBA Bench-Bar Conference

June 13-15 | Seven Springs Mountain Resort

*INCLUDES 21 CLE PROGRAMS TO CHOOSE FROM
OPPORTUNITY TO EARN AS MANY AS 8.5 CLE CREDITS*

www.ACBA BenchBar.com

The ACBA has hundreds of
**PREVIOUSLY
RECORDED CLEs**

in dozens of practice areas ready to be viewed 24/7 from anywhere at
cle.acba.org.

Navigating EEOC, PHRC and Pittsburgh Commission on Human Relation
1 Substantive credit

Tips for Better Fee Agreements
1 Substantive credit

Technical Surveillance Countermeasures
1 Substantive credit

Corporate Transparency Act and Trusts and Estates
1 Substantive credit

Untangling the Ethics of AI and Cyber Liability
1 Ethics credit

Clearing Criminal Records in Pennsylvania
1 Substantive credit

Alternative Dispute Resolution in Family Law Matters
1 Substantive credit

Virtual Isolation
1 Ethics credit

2024 Tax Update
1 Substantive credit

Chemistry of Consent -- Navigating Drug Involvement in Sexual Assault
1 Substantive credit

Pillar Two: Computational and Other Practical Tax Issues
1 Substantive credit

What You Need to Know About Allegheny County Tax Assessment Appeals
2 Substantive credits

Out-of-State Subpoenas Under the Uniform Interstate Depositions and Discovery Act
1 Substantive credit

View the rest of the CLEs at
CLE.ACBA.ORG

View anytime, anywhere.