

The Pittsburgh Legal Journal

This issue contains trial lists for Tuesday, Jan. 23 and Wednesday, Jan. 24, 2024.

FRIDAY
JANUARY 19, 2024
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The official newspaper for the publication of all public notices in Allegheny County

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

PNC Bank National Association vs D'Alessandro Paul L.; MG-24-000006; Mortgage Foreclosure; Confidential Information Form; 77054.90; Atty(s): Linn Geraldine M.

PNC Bank National Association vs Unknown Heirs of George P. Pender deceased; MG-24-000007; Mortgage Foreclosure; Confidential Information Form; 13027.65; Atty(s): Linn Geraldine M.

Keybank NA vs Faulisi Kenneth Thomas; MG-24-000008; Mortgage Foreclosure; Confidential Information Form; 11211.55; Atty(s): Linn Geraldine M.

U.S. Bank National Association vs Wofford Eshel P.; MG-24-000009; Mortgage Foreclosure; Confidential Information Form; 51871.22; Atty(s): Hong Kimberly J

NewRez LLC vs Maglicco Carmen V.; MG-24-000010; Mortgage Foreclosure; Complaint; 138153.47; Atty(s): Shire Kaitlin D.

Stacy Properties LLC vs Semke Jack; GD-24-000129; MDJ Transcript; Notice of Judgment Mailed; 2137.05; Atty(s): Pro Se

Midland Credit Management Inc. vs Carter Joshua; GD-24-000131; MDJ Transcript; Notice of Judgment Mailed; 1450.19; Atty(s): Homoleski Kristina, Bunce Martin

Morris Gregory vs West Nicole; GD-24-000132; MDJ Transcript; Notice of Judgment Mailed; 2060.94; Atty(s): Pro Se

Rankin Borough vs Galindo Home Solutions L.L.C.; GD-24-000134; Municipal Lien; Municipal Lien; 1376.82; Atty(s): Boehret Diane M.

Metropolitan Life Insurance Company vs Miller Andrew Michael; GD-24-000135; Quiet Title; Certificate of Location; Atty(s): Little Kristen D.

Bernstein Robert S. vs Arboretum Trail Brewing Company LLC, Steffen Benjamin, Schultz Daniel; GD-24-000136; Contract - Other; Complaint; 52997.41; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

Catalano Philip vs Hawthorne Stephen; GD-24-000137; MDJ Transcript; Notice of Judgment Mailed; 2252.08; Atty(s): Pro Se

Melton Sarah Emaline vs Mattress Factory Associates, The Mattress Factory Condominium Association, The Mattress Factory LTD, Luderowski Barbara, Olihnyk Michael D.; GD-24-000138; Other Tort; Praecipe for Writ of Summons; Atty(s): Mellett Michael G

Keybank National Association vs Arthur Christopher J.; GD-24-000139; DSB (for money commercial); Notice of Judgment & Documents; 161426.55; Atty(s): Kile Brian M

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

American Express National Bank vs Kubicek; AR-23-004760; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$7,654.79 and against Defendant. Defendant failed to appear at 10:08 a.m. Dated 01/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40310A

American Express National Bank vs Eisel; AR-23-004768; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$3,194.90 and against Defendant. Defendant failed to appear at 10:05 a.m. Dated 01/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40310A

American Express National Bank vs Cansillas, LLC, et al; AR-23-004769; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$3,750.73 and against Defendant. Defendant failed to appear at 10:04 a.m. Dated 01/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40310A

McCullough vs City of Pittsburgh; GD-18-016666; P-atty: Marc I. Simon; D-atty: John V. DeMarco; Award for Plaintiff and against Defendant in the amount of \$596.44. Dated 01/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40310B

Kodenkandeth vs Legacy Remodeling, Inc., et al; GD-22-007235; P-atty: Pro Se; D-atty: Timothy D. Appelbe; Award for Defendants Jeffery Moeslein and Legacy Remodeling, Inc. and against Plaintiffs. Dated 01/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40310

UHG I, LLC vs Musko; AR-23-000791; P-atty: Matthew Weston Pomy; D-atty: Pro Se; Award for Defendant in the amount of \$13,370.79. Dated 01/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40309

Discover Bank vs Rathbun; AR-23-001609; P-atty: Matthew Weston Pomy; D-atty: Dennis J. Morello; Award for Defendant Dated 01/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40310B

Carey vs Realty Solution; AR-23-004807; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/16/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

(Continued on Page 3, Column 1)

ORPHANS' COURT

Letters

Joanne Petriske, deceased; Anthony L. Rosner, Admr.; Atty: Anthony L. Rosner; 08169 of 2023.

Andre Lee Jackson, deceased; Leslie Jackson, Admr.; Atty: Kim A. Bodnar; 08175 of 2023.

Carmen Michelle Thomas, deceased; Joseph Thomas, Co-Admr., Ashley M. Thomas, Co-Admr.; Atty: Megan E. Loftis; 08178 of 2023.

(Continued on Page 12, Column 4)

BANKRUPTCY COURT

Western District

Paul William Whiteman, Sr. and Linda Marie Whiteman; SOMERSET-PA; 23-70435; Atty: Corey J. Sacca; Chapter: 7; Filed 12/16/2023; Judge Deller

Paul William Whiteman, Sr. and Linda Marie Whiteman; ERIE-PA; 23-10670; Atty: Shawn N. Wright; Chapter: 7; Filed 12/17/2023; Judge Melaragno

Paul William Whiteman, Sr. and Linda Marie Whiteman; ALLEGHENY-PA; 23-22693; Atty: Matthew M. Brennan; Chapter: 13; Filed 12/17/2023; Judge Bohm

ALLEGHENY COUNTY BAR ASSOCIATION Nominating Committee Solicitation of Candidates for 2024-2025 President-Elect, Treasurer, Governors and Members of the Judiciary Committee

The Nominating Committee of the Bar Association is seeking candidates for the positions of President-Elect, Treasurer (two-year term), five (5) Governor positions (three-year terms) and eleven (11) Judiciary Committee positions (three-year terms). Terms are to begin on July 1, 2024.

Qualifications:

President-Elect—Candidate must be a member of the Bar Association and a current or former member of the Board of Governors of the Bar Association. One seat is available for a one-year term, with the individual automatically ascending to the position of President and, subsequently, Immediate Past-President.

Treasurer—Candidate must be a member of the Bar Association and have served as a member of the Audit or Finance Committee for at least the year prior to taking office. One seat is available for a two-year term.

Governor—Candidate must be a member of the Bar Association and should have a history of active participation in one or more Committees, Divisions or Sections of the ACBA. Five (5) seats are available for three-year terms.

Judiciary Committee—Candidate must be a member of the Bar Association and should be actively practicing and appearing before judges of the Allegheny County Court of Common Pleas, PA Appellate Courts and/or Federal Courts. Eleven (11) seats with three-year terms will be filled by election to the Judiciary Committee. The following seats will be elected in 2024:

- Three (3) seats for members who are diverse as that term is defined by Section 1.3 of the ACBA By-Laws
- Five (5) seats representing practice-areas of the court system, with one seat available for members whose practices focus on each of the following: Appellate, Civil, Criminal, Family and Elder Law/Probate & Trust
- Two (2) At-Large seats which shall be available to any member(s) of the Association
- One (1) Young Lawyer seat (0 to 10 years of practice experience).

Anyone desiring to run for the above positions must submit a resume and completed ACBA Nomination Application Form (the Nomination Form can be downloaded from the ACBA website at ACBA.org or obtained by contacting David Blaner at 412-402-6601 / dblaner@acba.org).

The Nomination Application Form and resume are to be emailed to David A. Blaner, Executive Director, at dblaner@acba.org. **All applications with resumes must be received by 4:00 p.m. Friday, February 9, 2024.**

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Keybank National Association vs Carbide Capital Partners LLC; GD-24-000140; DSB (for money commercial); Notice of Judgment & Documents; 161426.55; Atty(s): Kile Brian M

Keybank National Association vs Battle Ryan A.; GD-24-000142; DSB (for money commercial); Notice of Judgment & Documents; 161426.55; Atty(s): Kile Brian M

Keybank National Association vs Carbide Capital Partners LLC; GD-24-000143; DSB (for money commercial); Notice of Judgment & Documents; 363126.38; Atty(s): Kile Brian M

Keybank National Association vs Battle Ryan A.; GD-24-000144; DSB (for money commercial); Notice of Judgment & Documents; 363126.38; Atty(s): Kile Brian M

Keybank National Association vs Arthur Christopher J.; GD-24-000145; DSB (for money commercial); Notice of Judgment & Documents; 336126.38; Atty(s): Kile Brian M

Bickford Gregory Douglas, Dunn-Bickford Tracy Lynn; GD-24-000146; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Schaffranek John M, Foster Tyler J.

McKees Rocks Borough vs Jones Frank R; GD-24-000147; Municipal Lien; Certificate of Location; 1364.12; Atty(s): Bryant Russell E.

Miller Janet, Miller Thomas vs Thomas Francis M.; GD-24-000148; Other Traffic Accident; Complaint; Atty(s): Shields Brandon M.

McKees Rocks Borough vs Webb Jamal; GD-24-000149; Municipal Lien; Municipal Lien; 1616.42; Atty(s): Bryant Russell E.

Rankin Borough vs Winstead Shelia; GD-24-000150; Municipal Lien; Municipal Lien; 1156.71; Atty(s): Bryant Russell E.

Pittsburgh Water & Sewer Authority vs Gonsowski William Daniel, Lundy Victoria Julia; GD-24-000151; Municipal Lien; Municipal Lien; 127.32; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs AU/AG Enterprises LLC; GD-24-000152; Municipal Lien; Municipal Lien; 124.66; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Bonnick Alesha; GD-24-000153; Municipal Lien; Municipal Lien; 122.31; Atty(s): Walaan Monica Samir, Farley Conor D.

U.S. Bank Trust Company National Association vs Hands On Realty Co.; GD-24-000154; Mortgage Foreclosure; Complaint; 161639.73; Atty(s): Marley Andrew John

Commonwealth of PA Department of Labor & Industry vs Nemeth Devon Lee; GD-24-100011; Unemployment Compensation Lien; Unemployment Compensation Lien; 2913.68

Commonwealth of PA Department of Labor & Industry vs Kotvas John F; GD-24-100012; Unemployment Compensation Lien; Unemployment Compensation Lien; 3466.17

McGlothlin III John Wesley; GD-24-000207; Petition for Change of Name; Petition to Change Name; Atty(s): Pro Se

Perry Terri vs Silvaggio Joseph F.; GD-24-000210; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Rosatelli Gregory M.

Discover Bank vs Randall Julian; GD-24-000211; MDJ Transcript; Notice of Judgment Mailed; 9373.67; Atty(s): Molczan William T

Markopoulos Sarah vs Markopoulos Angelo; GD-24-000212; Miscellaneous Petition; Petition to Issue Subpoena; Atty(s): Gorba Lydia A.

Suba William J., Suba Kristina vs Thomas Bryan K.; GD-24-000213; Intentional Tort; Confidential Information Form; Atty(s): Gaydos Jr. Joseph M

Class Heily vs SSC Coraopolis Management GP LLC, SSC Coraopolis Operating Company LP, Mariner Health Care of West Hills Inc.; GD-24-000214; Employment Discrimination; Praecept for Writ of Summons; Atty(s): Bahorich Justin Michael

Puzzo Richard, Crevar Carole vs Rymarowicz Jason Anthony; GD-24-000215; Judgment Roll; Notice of Judgment Mailed; 4603.22; Atty(s): Randolph Eric J

Tri Boro Federal Credit Union vs Williams Jazlynn; GD-24-000216; MDJ Transcript; Notice of Judgment Mailed; 2256.58; Atty(s): Pro Se

Gray Daveen vs King Cory; GD-24-000217; Ejectment; Complaint; Atty(s): Conley Catherine A

Semcoski Daniel vs Jefferson Hills Area Ambulance Association; GD-24-000218; Employment Discrimination; Praecept for Writ of Summons; Atty(s): Ward Joshua P.

Desimone Christine R. vs Jefferson Regional Medical Center, Allegheny Health Network; GD-24-000219; Medical/Hospital Liability; Complaint; Atty(s): Megrey Michael E.

Winmon Sherriye vs Mears M.D. Dana, Greater Pittsburgh Orthopaedic Associates, UPMC Presbyterian Shadyside, University of Pittsburgh Physicians; GD-24-000221; Medical/Hospital Liability; Complaint; Atty(s): Schweers Benjamin W.

Kaiser Richard vs Hines Shawnee; GD-24-000222; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Stiffler Andrew O.

Allegheny County vs Allegheny County Deputy Sheriff's Association; GD-24-000223; Petition to Vacate Arb. Award; Petition Initiating Case; Atty(s): Correa Diego

Stillwell Tale vs Brown Rochelle L.; GD-24-000224; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Hollis Todd J

Kusnirak-Garvin Robin vs Masonic Village at Sewickley; GD-24-000225; Employment Discrimination; Complaint; Atty(s): Casey Sean A.

Commonwealth of PA Department of Revenue vs Moore Robert David; GD-24-100022; Commonwealth Tax Lien; Personal Income Tax; 2768.37

U.S. Bank Trust National Association vs Maher David O, Ludwig Magen, United States Of America; GD-24-000012; Mortgage Foreclosure; Complaint; Atty(s): Marks Dana Noelle

CMG Mortgage Inc. vs Markovitz Jessica; MG-24-000013; Mortgage Foreclosure; Praecept for Appearance; 421805.92; Atty(s): Zeron Kayleigh

Carrington Mortgage Services LLC vs Roney Dylan H.; MG-24-000014; Mortgage Foreclosure; Complaint; 171094.26; Atty(s): Fein Jill M.

Bah Alpha vs Taylor Alice M.; GD-24-000226; MDJ Transcript; Notice of Judgment Mailed; 5042.00; Atty(s): Pro Se

Pittsburgh Water & Sewer Authority vs Sabarese Ronald; GD-24-000227; Municipal Lien; Municipal Lien; 1143.15; Atty(s): Walaan Monica Samir

Pittsburgh Water & Sewer Authority vs Sunset Properties LP; GD-24-000228; Municipal Lien; Municipal Lien; 137.41; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Georges Julia; GD-24-000229; Municipal Lien; Municipal Lien; 137.18; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs RGK Realty LP; GD-24-000230; Municipal Lien; Municipal Lien; 130.41; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Bhagavathi Rajath Shanbag, Bouabdallah Hicham; GD-24-000231; Municipal Lien; Municipal Lien; 129.53; Atty(s): Walaan Monica Samir, Farley Conor D.

Fibbe Georgiann vs Frazier Cierra Y.; GD-24-000232; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Floro Gianni

Bomboy Kaitlin vs Brophy James J.; GD-24-000233; Intentional Tort; Complaint; Atty(s): Mathieu Amy Elizabeth

Massie John vs Roudebush Gregory James, Bronder Technical Services Inc.; GD-24-000234; Motor Vehicle Accident; Complaint; Atty(s): Doebler Matthew

Orlando Michael, Orlando Stephanie N. vs Moon Area School District, Moon Area Youth Wrestling Association; GD-24-000235; Other Tort; Complaint; Atty(s): Mayer Jr. Paul G., Friday Peter D

Ray Shamara vs Hanning Amelia D., Hanning Laurie; GD-24-000236; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Hollis Todd J

Bellevue Borough vs Dream Homes Enterprises LLC; GD-24-000237; Against Property Owner; Praecept for Writ of Summons; 141000.00; Atty(s): Racunas Matthew D.

Allegheny Health Network vs Tracy Shane; GD-24-000238; Contract - Debt Collection; Complaint; 116248.29; Atty(s): Powlus Justice W., Audley Sean P

Lewis Miriam Asha; GD-24-000239; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Dray Jared vs Erie Insurance Exchange; GD-24-000240; Contract - Other; Complaint; Atty(s): Booth Patrick C., Chaffin Eric T, Flenner Andrew Thomas

Gasparik Cynthia, Gasparik Robert vs F O R Sto-Rox Neighborhood Health Council Inc.; GD-24-000242; Other Tort; Praecept for Writ of Summons; Atty(s): Pietrandrea Peter J

Zappa Christopher, Zappa Lauren vs Foster William H., American Construction Group LTD; GD-24-000243; Contract - Other; Complaint; Atty(s): Slomski W. David

Smartnick Kathryn vs Levine D.M.D. Benjamin A.; GD-24-000244; Dental Liability; Certificate of Merit; Atty(s): Berret Thomas D., Waldman Hal K

Wagner Maegan vs Coleman David; GD-24-000245; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Balzarini Jr. Edward J

Fisher Holly vs Ross Edward W.; GD-24-000246; MDJ Transcript; Notice of Judgment Mailed; 5204.60; Atty(s): Pro Se

Dipaolo Real Estate LLC vs Blue Libra Alliance LLC; GD-24-000247; DSB (for money commercial); Praecept for Writ of Execution; 214000.00; Atty(s): Blauth Louis C.

Allegheny Health Network vs White Zackary A.; GD-24-000248; Contract - Debt Collection; Exhibits; 78630.66; Atty(s): Powlus Justice W.

Neville Township; GD-24-000250; Annual Audit; Annual Audit & Financial Report; Atty(s): Mueller Emily J.

Mercy Surgical Dressing Group Inc. vs APM Medical Supplies Inc.; GD-24-000251; DSB (for money commercial); Notice of Judgment & Documents; 187292.34; Atty(s): Shapiro Ann

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

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Discover Bank vs Conklin; AR-23-004809; P-atty: Kirsten R. Armstrong; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$1,943.18 plus any costs. Defendant failed to appear at 10:00 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/16/24. Arbitration Board #40311

Mathur vs Mathur; AR-23-004821; P-atty: C. Scott Lautner; D-atty: Brian McKinley; Award for Plaintiff Girdhar Mathur and order the following items to be returned to the Plaintiff: 5b-Jodhpur necklace set earrings, bracelets worth \$20,000.00

U.S. Underwriters Insurance Company vs 2108 E Carson Street, LLC; AR-23-002316; P-atty: Daniel A. Wechsler; D-atty: Mark J. Homyak; Award for Plaintiff and against Defendants in the amount of \$13,020.51. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/16/24. Arbitration Board #40312

Blackmon, et al vs City Life Property Management, et al; AR-23-004504; P-atty: Pro Se; Non Jury Verdict Dated 01/16/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$10,000.00 plus costs. No Defendants appearing at 10:45 a.m. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Boscia, et al vs Banal; AR-23-004650; P-atty: Kenneth M. Baldonieri; D-atty: Pro Se; Award for Plaintiffs in the amount of \$6,197.76. Dated 01/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40311

Forsythe Finance, LLC vs Craig, et al; AR-23-004783; P-atty: Demetrios H. Tsarouhis; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$5,460.22 plus any costs. Defendant failed to appear at 10:06 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/16/24. Arbitration Board #40311

JPMorgan Chase Bank N.A. vs Press; AR-23-004794; P-atty: Julie E. Goodchild; Award Ex Parte in favor of Plaintiff and against Defendant for \$11,772.68. Defendant failed to appear at 10:40 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/16/24. Arbitration Board #40311

Craven vs Edge; AR-23-004438; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant Dated 01/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40314

Citibank N.A. vs Bodnar; AR-23-004837; P-atty: Michael Robert Lipinski; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$7,897.53. Defendant failed to appear at 10:16 a.m. Dated 01/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40314

Citibank N.A. vs Porter; AR-23-004846; P-atty: Michael Robert Lipinski; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$7,795.60. Defendant failed to appear at 10:15 a.m. Dated 01/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40314

COURT NOTICES

Court of Common Pleas
of Allegheny CountyJUVENILE COURT
MOTIONS SCHEDULE

February 2024

February 1 - Judge Sizemore
February 2 - Judge Sizemore
February 5 - Judge Cozza
February 6 - Judge Cozza
February 7 - Judge Cozza
February 8 - Judge Cozza
February 9 - Judge Cozza
February 12 - Judge Middleman
February 13 - Judge Middleman
February 14 - Judge Middleman
February 15 - Judge Middleman
February 16 - Judge Middleman
February 19 - Holiday
February 20 - Judge Woodruff
February 21 - Judge Woodruff
February 22 - Judge Woodruff
February 23 - Judge Woodruff
February 26 - Judge Spurgeon
February 27 - Judge Spurgeon
February 28 - Judge Spurgeon
February 29 - Judge Spurgeon

23-04950

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

February 2024

February 1 - McGough, J. in Courtroom 425 at 2:00 PM
February 2 - No Motions
February 5 - McCrady, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM
February 6 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
February 7 - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
February 8 - Sweeney, J. in Courtroom 425 at 2:00 PM *See below
February 9 - No Motions
February 12 - McGough, J. in Courtroom 425 at 2:00 PM
February 13 - Middleman, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM

February 14 - Korbel, J. in Courtroom 425 at 2:00 PM

February 15 - Woodruff, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM

February 16 - No Motions

February 19 - Court Holiday

February 20 - Eaton, J. in 814 City-County Building at 2:00 PM

February 21 - Sweeney, J. in Courtroom 425 at 2:00 PM *See below

February 22 - Costa, J. in Courtroom 425 at 2:00 PM

February 23 - No Motions

February 26 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

February 27 - Bubash, J. in Courtroom 425 at 2:00 PM

February 28 - Bush, J. in Courtroom 320 at 10:00 AM and Sweeney, J. in Courtroom 425 at 2:00 PM *See below

February 29 - Korbel, J. in Courtroom 425 at 2:00 PM

*Pending the publication of Judge Sweeney's Standard Operating Procedures please submit all Motions for Judge Sweeney to amy.ross@alleghenyCourts.us 48 hours prior to your intended submission date.

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 Korbel, 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

24-00156

Court of Common Pleas
of Allegheny CountyOrphans' Court Judges Motions
Schedule for the Month of
February 2024

Week of

February 1 - Judge O'Toole
February 12 - Judge Marmo
February 19 - Judge McCarthy
February 26 - Judge Williams

24-00084

COURT SCHEDULES

Daily Jury and
Non-Jury
Trial List

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

Monday
January 22, 2024

Jury Trials

(180) 204495 GD-19-8600
Savannah R. Runco, et al vs Marc E. Brozovich, M.D., et al; P-Atty: Sandra S. Neuman; D-Atty: Matthew Brian O'Connor; 1x

(188) AR-21-4489
Robert J. Timney vs Yanchik's Automotive, LLC; P-Atty: Joshua P. Ward, Justin M. Bahorich; D-Atty: Michael Santicola, Paul Robert Giba, Sheila Marie Burke; 1x

(188A) 204527 GD-22-11021
Warren Bates vs Air & Liquid Systems, et al; P-Atty: Holly L. Deihl; D-Atty: Concetta Angela Silvaggio; 1x

Non-Jury Trials

(189) 204849 GD-21-15210
Gina Marie Hiben vs Premier Laser Spa of Pittsburgh LLC, et al; P-Atty: Eric M. Hayhurst; D-Atty: Pro Se; 1x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Wednesday
January 24, 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-0005977-22; Davon Michael Blue; Criminal Homicide; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Milton E. Raiford

CR-0000207-22; Jay Martin Calfee; Agg. Ind. Assault W/O Consent; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Kelly McLaughlin

CR-0006077-23; Jawan Barnett Coachman; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Kevin Vance Horne

CR-0007278-22; Devon Fenell-Massey; Firearms Not To Be Carried W/O License; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Lee M. Rothman

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To learn more, see GetAPittsburghLawyer.com.

CR-000210-23; Dana Marie George; Identity Theft; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas William Sporrer Jr.**

CR-0005339-23; Lamar Robert Glover; Interference W/Custody Of Children; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0002275-23; Madalyn Elizabeth Schramm; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0006661-23; Tyana Wise; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor M. Staub**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0005331-23; Kedren Charles Broadus; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0001411-23; Alaysia Bryant; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0001412-23; Alaysia Bryant; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0001413-23; Alaysia Bryant; Stalking - Repeatedly Commit Acts To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0002263-23; Alaysia Bryant; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0008099-22; Jaijuan Nyere Henson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0006357-22; Jaijuan Nyere Henson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0005481-23; Renee Hinton; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0006225-23; Armand Taylor; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005588-23; Devin Lee West; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0007337-23; Jateyha Chan Williamson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

**Judge Thomas Flaherty
Courtroom 324**

CR-0005246-23; Michael Anthony Behanna; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

CR-0003049-23; Trevonn Otee Carter; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

CR-0006556-23; Alvin Chummar; Stalking - Repeatedly Commit Acts To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Larson**

CR-0005245-23; Simeon Pender; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

CR-0006868-23; Raekwon Raymond Spencer; Access Device Used To Obtain Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

CR-0003993-23; Sarah Anne Yost; Accidents Involving Death or Injury While Not Licensed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**Judge Elliot Howsie
Courtroom 533**

CR-0003554-23; Jaala Bivins; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0006211-23; Jules Jamar Crosby; Theft Property Lost Etc By Mistake; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0004767-23; Brea Taylor Lasagna; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Roger Howard**

CR-0006074-23; Michael Waite; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Roger Howard**

CR-0007223-22; Michael Waite; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

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

CR-0006667-23; Edwin Barquero Hernandez; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron David Sontz**

CR-0006735-23; Daniel H. Brice; Unlawful Restraint/Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Phillip Carlos Hong Barco**

CR-0003666-23; Patrick Neal Diggs Jr.; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Diferderfer**

CR-0002200-23; Keith Lewis Glover; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0002738-23; Keith Lewis Glover; Retail Theft-Take Mdse; ADA: **Ohara Hamlin;** D-atty: **Jonathan Coumes**

CR-0005898-23; Antoinette McBride; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph J. Chester**

CR-0005000-23; Howard James C. Mosby Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0005425-23; Howard James C. Mosby Jr.; Retail Theft-Take Mdse; ADA: **Shreya Desai;** D-atty: **Cory Shane Ricci**

CR-0005416-22; Darlene Schubert; Access Device Used To Obtain Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0005539-22; Darlene Schubert; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0007027-23; Darlene Schubert; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0006213-23; Leverne A. Shelstad; Robbery Of Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0006052-23; Ronald Clifford Snee; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

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

**Judge Jill E. Rangos
Courtroom 327**

CR-0006687-23; Santhiya Mahilkanthan; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Thomas Ness**

CR-0006987-23; Ricardo Rodriguez; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0006212-23; Nathaniel Taylor Rosso; Unlawful Contact With Minor - Sexual Offenses; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003949-23; Jason R. Stine; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tyler Wils Deluco**

CR-0001109-23; William Anthony Tranter; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

CR-001176-19; Tyree Anthony Williams; Poss/Sale/Use Display Documents; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0005633-23; Curtis Maurice Davis; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0005273-23; Amy Hutton; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0006998-23; Leon C. Mills; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

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

CR-0005991-23; Jessica Pesanski; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0007141-23; Mark Schaper; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

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

**Judge Jennifer Satler
Courtroom 527**

CR-0003138-23; Dakota Critchfield; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**

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

**Judge Randal B. Todd
Courtroom 310**

CR-0004372-19; Matthew Auffhammer; Open Lewdness; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0007769-21; Joseph Roy Butler; Access Device Used To Obtain Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0005866-23; Corday El-Kay Davis; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0006111-23; Raymond Lamont Dean Sr.; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0005927-23; Diane Patricia Doughty; Access Device Used To Obtain Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0006990-21; Tiffany Anne Feroce; Accident Involving Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0007097-21; Lonnie Green; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **James A. Wymard**

CR-0008087-20; Kristen Greenwald; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

CR-0010574-19; Jayvon Lee Johnson; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Frankie C. Walker II**

CR-0010575-19; Jayvon Lee Johnson; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Frankie C. Walker II**

CR-0002090-21; Jayvon Lee Johnson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Frankie C. Walker II**

CR-0006028-23; Leondre Johnson; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Michael Sherman**

CR-0000565-23; Shawnee Young; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

Arbitration Trial List

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

**Tuesday
January 23, 2024**

AR-23-005023; Portfolio Recovery Associates LLC vs Pham; P-atty: **Robert N. Polas, Jr.**

AR-23-005021; Swope vs Ford Motor Company; P-atty: **Robert A. Rapkin**; D-atty: **Rachel Monaghan**

AR-23-005015; American Express National Bank vs Hill; P-atty: **Martin E. Odstrchel**

AR-23-005010; State Farm Mutual Automobile Insurance Company vs Stiles; P-atty: **Travis L. McElhanev**

AR-23-005008; Arnold vs FCA US LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-23-005007; Discover Bank vs McKay; P-atty: **Andrew Loewy**

AR-23-005005; CKS Prime Investments LLC vs Brooks; P-atty: **Demetrios H. Tsarouhis**

AR-23-005004; CKS Prime Investments LLC vs Donnelly; P-atty: **Demetrios H. Tsarouhis**

AR-23-005003; CKS Prime Investments LLC vs Maxson; P-atty: **Demetrios H. Tsarouhis**

AR-23-004996; American Express National Bank vs Meyers; P-atty: **Martin E. Odstrchel**

AR-23-004994; Erie Insurance Exchange vs Ams Topco GP LLC, et al; P-atty: **Douglas G. Aaron**; D-atty: **Anthony G. Bruni, II**

AR-23-004992; Robbins vs Mitsubishi Motors North America Inc.; P-atty: **Robert A. Rapkin**; D-atty: **Daniel C. Smolsky, Jeffrey M. Stacko**

AR-23-004991; Shearer vs FCA US LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-23-004771; TD Bank USA N.A. vs Anzevino; P-atty: **Gregg L. Morris**; D-atty: **Shane L. Weaver**

AR-23-004757; Johnson vs Fisher's Landscape and Supply; P-atty: **Pro Se**; D-atty: **Pro Se**

AR-23-003987; McCane, et al vs Kutzavich; P-atty: **Laura E. Balzarini**; D-atty: **Nicholas J. Zidik**

AR-23-003830; Hommrich vs Don's Appliances Inc.; P-atty: **John Paul Senich**; D-atty: **Andrew G. Jenkins**

AR-23-003416; Allegheny County Southwest Tax Collection District vs Gillie; P-atty: **David L. Scherer**; D-atty: **Pro Se**

AR-23-002839; Homes By PK LLC vs Goat General and Contracting Services LLC; P-atty: **Benjamin D. Webb**; D-atty: **Matthew J. Morella**

AR-23-002740; Discover Bank vs Smida; P-atty: **Andrew Loewy, Kirsten R. Armstrong**

AR-23-002012; PNC Bank National Association vs Allen; P-atty: **Kirsten R. Armstrong, Andrew Loewy**

AR-23-001278; Allegheny County Southwest Tax Collection District vs Szuahay, et al; P-atty: **David L. Scherer**; D-atty: **Donald R. Calaiaro**

AR-23-000967; Portfolio Recovery Associates LLC vs Ratay; P-atty: **Robert N. Polas, Jr.**

AR-23-000864; Portfolio Recovery Associates LLC vs Labans; P-atty: **Robert N. Polas, Jr.**

AR-23-000863; Portfolio Recovery Associates LLC vs Galutzi; P-atty: **Robert N. Polas, Jr.**

AR-23-000468; State Farm Mutual Automobile Insurance vs Johnson; P-atty: **Robert W. Allen**; D-atty: **R. Sean O'Connell**

AR-22-003899; Arch Construction Group vs Davis; P-atty: **Danny P. Cerrone, Jr.**; D-atty: **Lanre Kukoyi**

AR-22-002825; PNC Bank National Association vs Marecic; P-atty: **Kirsten R. Armstrong, Thomas J. Nolan**

AR-22-000287; Kelley, et al vs Phillips, et al; P-atty: **Wayne M. Chiuazzzi**; D-atty: **Russell Giancola**

Arbitration Trial List

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

**Wednesday
January 24, 2024**

GD-22-001932; Beynon vs Giant Eagle Inc.; P-atty: **David M. Huntley**; D-atty: **James F. Rosenberg**

AR-23-005076; Portfolio Recovery Associates LLC vs Zouloufos, Jr.; P-atty: **Robert N. Polas, Jr.**

AR-23-005075; Portfolio Recovery Associates LLC vs Distin; P-atty: **Robert N. Polas, Jr.**; D-atty: **Gregory T. Artim**

AR-23-005070; Portfolio Recovery Associates LLC vs Diforia; P-atty: **Robert N. Polas, Jr.**

AR-23-005067; Discover Bank vs Jones, et al; P-atty: **Matthew Weston Pomy**

AR-23-005062; Netball America Inc. vs Kie Worldwide Inc., et al; P-atty: **Gusty A. E. Sunseri**; D-atty: **Pro Se**

AR-23-005060; Jackson vs Tesla Inc.; P-atty: **Michael Power**

AR-23-005058; JPMorgan Chase Bank N.A. vs Foster; P-atty: **Michael Robert Lipinski**; D-atty: **Robert D. Klingensmith**

AR-23-005057; State Farm Mutual Automobile Insurance Company vs Rideman LLC, et al; P-atty: **Robert W. Allen**

AR-23-005053; JPMorgan Chase Bank N.A. vs Mazurek; P-atty: **Michael Robert Lipinski**

AR-23-005052; JPMorgan Chase Bank N.A. vs Jandla; P-atty: **Michael Robert Lipinski**

AR-23-005050; U.S. Bank National Association vs Amorelli; P-atty: **Kirsten R. Armstrong**

AR-23-005047; JPMorgan Chase Bank N.A. vs Hay, III; P-atty: **Michael Robert Lipinski**

AR-23-005046; JPMorgan Chase Bank N.A. vs Jandla; P-atty: **Michael Robert Lipinski**

AR-23-005043; Allegent Community Federal Credit Union vs Bick; P-atty: **Matthew D. Urban**; D-atty: **Pro Se**

AR-23-005041; Allegent Community Federal Credit Union vs Dennis; P-atty: **Matthew D. Urban**; D-atty: **Pro Se**

AR-23-005036; Discover Bank vs Ricci; P-atty: **Andrew Loewy**

AR-23-005030; Lawyers Settlement & Abstract LLC vs Eichberg, et al; P-atty: **Brett A. Solomon**

AR-23-005028; Discover Bank vs Tardio; P-atty: **Andrew Loewy**

AR-23-005025; Agostinella vs FCA US LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-23-005024; Discover Bank vs Rozsa; P-atty: **Andrew Loewy**

AR-23-004899; Delsignore vs Doug Krusper Tree Service; D-atty: **Pro Se**

AR-23-004634; Chartiers Country Club vs Molinda; P-atty: **Donald S. Mazzotta**; D-atty: **Pro Se**

AR-23-004178; Thomas, et al vs Dean, et al; P-atty: **Neil J. Marcus**; D-atty: **Jeffrey C. Catanzarite**

AR-23-004122; Accelerated Inventory Management LLC vs Oravitz; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Barrie M. Denmark**

Summary Appeals Branch

Judge Nicola Y. Henry-Taylor
City-County Building
Room 821

**Wednesday
January 24, 2024**

Hearings

SA-0000595-23; Comm. of PA vs Samuel Auman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000228-23; Comm. of PA vs David Nathaniel Ballard, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001075-23; Comm. of PA vs Ronald Andrew Beasley, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001455-23; Comm. of PA vs Jamie Lynne Blohm; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000785-23; Comm. of PA vs Tempestt Monet Booker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001456-23; Comm. of PA vs William R. Dudra; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000666-23; Comm. of PA vs Aaron Isreal Duran; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001590-22; Comm. of PA vs Joseph Eyerman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000617-23; Comm. of PA vs Gregory Gerald Gasper; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000478-23; Comm. of PA vs Victoria Ann Harris; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000882-23; Comm. of PA vs Solomon Hickman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000371-21; Comm. of PA vs Ivori Hines; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000954-23; Comm. of PA vs Alexander Katan; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000513-23; Comm. of PA vs Thomas Kuznicki; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001235-23; Comm. of PA vs Matthew O'Malley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000993-23; Comm. of PA vs Wesley Allen Pollick; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

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

SA-0001454-23; Comm. of PA vs Alex Rodriguez-Castillo; P-atty: **Ashley Catherine Davies Clements**

SA-0000549-23; Comm. of PA vs Ronald J. Schamus; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000550-23; Comm. of PA vs Ronald J. Schamus; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000212-23; Comm. of PA vs Joshua Odysseus Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000846-23; Comm. of PA vs Warren Samuel Taylor; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001126-23; Comm. of PA vs Richard L. Williamson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, February 5, 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. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, FEBRUARY 1, 2021 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, FEBRUARY 2, 2021, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, FEBRUARY 8, 2021 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.

Amendment of the Code Second Class County New Chapter 485.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows:

Article XII

Sheriff's Sales

§475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The

written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

B. At the time of the sale the Sheriff shall collect all requisite filing costs, realty transfer taxes and fees necessary to properly record the deed.

C. Within seven days of receipt of written notice from the Sheriff, the Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located.

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must Record their own Deeds and pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 30 days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto, within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following: "This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

Baldwin Borough

27. Michael A. Babyak and Michelle L. Babyak
MG-22-001040—\$120,176.99
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 451 Charlotte Drive, Pittsburgh, PA 15236. Deed Book 12360, Page 389. Block and Lot Number 315-N-73.

Bell Acres

95. Chad Louis Letrick In His Capacity As Co-Administrator and Heir of the Estate of Linda L. Letrick a/k/a Linda Letrick a/k/a Linda Lee Letrick; Megan Alice Letrick, In Her Capacity As Co-Administratrix and Heir of the Estate of Linda L. Letrick a/k/a Linda Letrick a/k/a Linda Lee Letrick; and

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Linda L. Letrick a/k/a Linda Letrick a/k/a Linda Lee Letrick

MG-22-001038—\$195,348.97

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Having erected thereon a dwelling being known and numbered as 1747 Big Sewickley Creek Road, Sewickley, PA 15143. Deed Book Volume 12343, Page 541. Block and Lot 1198-D-00037-0000-00.

Bellevue

42. Kevin Watson and Tonya Watson a/k/a Tonya M. Watson

MG-22-000864—\$171,816.88

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 564 Dawson Avenue, Pittsburgh, PA 15202-3109. Deed Book Volume 11796, Page 199. Block and Lot Number 160-C-132.

Bethel Park

70. Ryan Lucido and Erin E. Lucido

MG-22-000715—\$287,043.45

Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 442 Limestone Drive, Bethel Park, PA 15102, Deed Book Volume 12500, Page 500, Block and Lot Number 0774-E-00020-0000-00.

94. Crestland Company

GD-23-009398—\$51,683.37

Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being Vacant Land, Known As Clifton Road, Bethel Park, PA 15102. Deed Book 4326, Page 421. Block and Lot Number 667-K-106.

Brentwood

13. Joseph Mackewich, individually and as Heir to the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Frank Raymond Mackewich, a/k/a Frank R. Mackewich, individually and as Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Unknown Heirs of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Unknown Administrators of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Mary Ann Adamik, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Frank Mackewich, Jr., Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Karen Stewart, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Susan Morris, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; David Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Robert Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Patricia Lammert, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Michael Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Stephen Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Theresa Zeiler, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich

MG-17-000922—\$123,354.72

Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 4037 Cloverlea Street, Pittsburgh, PA 15227. Deed Book Volume 11584, Page 082. Block and Lot Number 0188-N-00273-0000-00.

31. Sara Silvio, Known Heir of Anthony M. Silvio, deceased, Tricia Silvio, Known Heir of Anthony M. Silvio, deceased, Cheyenne Silvio, Known Heir of Anthony M. Silvio, deceased, Michael Silvio, Known Heir of Anthony M. Silvio, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Anthony M. Silvio, Deceased

MG-20-000170—\$179,272.13

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 115 Catskill Avenue, Pittsburgh, PA 15227. Deed Book Volume 11444, Page 359, Block and Lot 0137-L-00152-0000-00.

48. Janet M. Tarker

MG-22-000938—\$108,758.04

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 33 West Francis Avenue, Pittsburgh, PA 15227. Deed Book 10498, Page 251. Block and Lot Number 137-K-183.

Collier

36. Shawn W. McVay

MG-23-000797—\$99,392.04

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

In the Commonwealth of Pennsylvania, County of Allegheny, Collier Township: Having erected thereon a dwelling being known and numbered as 210 Brook Street, Carnegie, PA 15106 a/k/a 12 Main Street, Carnegie, PA 15106. Deed Book Volume 12480, Page 230. Block and Lot Number 147-E-2. Alternate Parcel Id 9905-X-572.

Dormont

35. Dominic Jeremiah Reese and Mackenzie Marie Ceraso

MG-23-000012—\$182,889.33

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story dwelling known and numbered as 3065 Latonia Ave., Pittsburgh, PA 15216. Deed Book 18361 and Page 1, Block & Lot No. 98-M-192.

Dravosburg

54. Hometown Rooter, LLC

GD-22-007569—\$11,058.78

Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a commercial structure being known and numbered as 314 Washington Avenue, Dravosburg, PA 15034. Deed Book 17406, Page 187. Block and Lot Number 309-M-188.

60. Ronald G. Holmes

GD-20-013179—\$4,262.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a two story two family house being known as 16 Park Avenue, Dravosburg, PA 15034. Deed Book Volume 6363, Page 37. Block & Lot 309-L-86.

Elizabeth Township**18. Latorre Investments, Inc. and Kathleen Latorre a/k/a Kathleen Latorre Compton**

GD-21-013736—\$27,860.51
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a small detached commercial building being known and numbered as 2030-2050 Hayden Blvd., Elizabeth, PA 15037. Deed Book 11589, Page 612. Block and Lot Number 1573-S-173.

80. Francis T. Gouker a/k/a Francis T. Gouker, III; and United States of America c/o Western District of Pennsylvania

MG-22-000867—\$77,779.04
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township:

Parcel I: Having erected thereon a Res Aux Building (no house) being known and numbered as 524 Lincoln Hall Rd., Elizabeth, PA 15037. Deed Book Volume 15372, Page 579. Block and Lot Number 0998-L-00152-0000-00.

Parcel II: Having erected thereon a dwelling being known and numbered as 524 Lincoln Hall Rd., Elizabeth, PA 15037. Deed Book Volume 15372, Page 579. Block and Lot Number 0998-G-00014-0000-00.

85. Brian M. Grice

GD-21-013735—\$21,063.80
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 201 Clover Dr., Elizabeth, PA 15037. Deed Book 17218, Page 47. Block and Lot Number 1130-R-275.

93. The Unknown Heirs of Irene A. Jones, deceased

GD-23-002405—\$77,630.60
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 506 Oak Avenue, Elizabeth, PA 15037-1634. Deed Book Volume 4637, Page 328. Block and Lot Number 1132-N-35.

Etna**2. Judith Bruder and John K. Bruder**

MG-23-000777—\$55,262.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 106 Grant Avenue, Pittsburgh, PA 15223. Deed Book 12671, Page 436. Block and Lot Number 221-H-122.

76. Gregory Vinski Known Surviving Heir of Nancy M. Vinski, Stephanie Kumphmiller a/k/a Stephanie Vinski Known Surviving Heir of Nancy M.**Vinski, Deborah A. Mangola Known Surviving Heir of Nancy M. Vinski, John Vinski Known Surviving Heir of Nancy M. Vinski, Lawrence N. Vinski, Jr. Known Surviving Heir of Nancy M. Vinski, Richard Thewes, Jr. Known Surviving Heir of Nancy M. Vinski, and Unknown Surviving Heirs of Nancy M. Vinski**

GD-19-013013—\$80,846.76
Christine L. Graham, 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 14 Spring Street, Pittsburgh, Pennsylvania 15223. Deed Book Volume 4060, Page 74. Block and Lot Number 0222-N-00274-0000-00.

Glassport**84. Intissar, LLC**

GD-23-000997—\$12,394.11
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family dwelling being known and numbered as 726 Hemlock Aly, Glassport, PA 15045. Deed Book 15306, Page 98. Block and Lot Number 558-F-38.

Harmar**50. Martin P. Callender**

MG-22-000176—\$110,837.93
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a dwelling being known and numbered as 38 Highbury Road, Cheswick, PA 15024. Deed Book Volume 13810, Page 423. Block and Lot 0622-J-00066-0000-00.

91. All Known and Unknown Heirs of the Estate of David A. Fedock a/k/a David Fedock

MG-23-000255—\$21,457.45
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a dwelling known and numbered as 835 Guys Run Road, Pittsburgh, PA 15238. Deed Book Volume 10618, Page 613, Block and Lot# 0441-E-22.

Harrison**46. Kerri Hazlett and Phillip E. Pirozzi**

MG-23-000599—\$99,266.23
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1014 Gordon Street, Natrona Heights, Pennsylvania 15065. Deed Book Volume 18452, Page 69. Block and Lot Number 1679-E-00248-0000-00.

51. Christopher L. Rutkowski and Jamie Marie Z. Rutkowski

MG-23-000118—\$64,498.36
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1304 8th Ave., Natrona Heights, PA 15065. Deed Book Volume 17620, Page 157. Block and Lot 1368-J-00008-0000-00.

77. Lawrence Naccarato, Sr., solely as heir of Matthew Naccarato, deceased, Laurie Naccarato a/k/a Laurie Miller Pino, solely as heir of Matthew Naccarato, deceased, Lawrence Naccarato, Jr., solely as heir of Matthew Naccarato, deceased, Anthony Naccarato, solely as heir of Matthew Naccarato, deceased Unknown Heirs, Devises, and/or Personal Representatives of Matthew Naccarato, deceased, Tami Lynn Naccarato, solely as heir of Matthew Naccarato, deceased, R. N., solely as heir of Matthew Naccarato, deceased, L. N., solely as heir of Matthew Naccarato, deceased, J. N., solely as heir of Matthew Naccarato, deceased and M. N., solely as heir of Matthew Naccarato, deceased

MG-22-000275—\$80,143.30
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a dwelling being known and numbered as 16 Pine Street, Natrona Heights, PA 15065. Deed Book Volume 18031, Page 18, Block and Lot Number 1368-R-00178-0000-00.

Indiana**9. Jonathan C. Hall, Trustee for the 2009 Irrevocable Trust for Jonathan C. Hall**

GD-22-009783—\$16,895.55
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana:

Parcel One: Having erected thereon a dwelling E being known and numbered as 100 Lazy W. Lane, Cheswick, PA 15024. Deed Book 14133, Page 24. Block and Lot Number 1081-D-188.

Parcel Two: Having erected thereon a dwelling being known and numbered as 108 Lazy W. Lane, Cheswick, PA 15024. Deed Book 14133, Page 24. Block and Lot Number 1081-H-012.

Parcel Three: Having erected thereon vacant land being known and numbered as Lazy W. Lane, Cheswick, PA 15024. Deed Book 14133, Page 24. Block and Lot Number 1081-H-095.

26. Unknown Heirs of Anna L. Scialabba, Deceased, Melissa Salmon, Solely in Her Capacity as Heir of Anna L. Scialabba, Deceased

MG-19-001382—\$10,835.99
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 27 Rowe Street, Rural Ridge, PA 15075. Deed Book 10608, Page 455. Block and Lot Number 957-F-109.

Leet**78. Paul Bukoskey, III and Tracy Bukoskey**

GD-22-000523—\$3,498.46
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Leet: Having erected thereon a one and one half story frame house known as 129 Willow Street, Ambridge, PA 15003. Deed Book Volume 15354, Page 159. Block & Lot No. 934-F-101.

Lincoln**5. Louis Campano a/k/a Louis Campano, III and Rebecca M. Campano**

MG-23-000269—\$155,957.60
KML Law Group, P.C.
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 4694 West Smithfield Street, McKeesport, PA 15135. Deed Book 12616, Page 528. Block and Lot Number 761-P-240.

City of McKeesport**4. Michael A. Nahas Administrator of the Estate of Albert J. Pozzuto, Deceased**

MG-23-000655—\$40,290.65
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 406 31st Street, McKeesport, PA 15132. Deed Book 11655, Page 065. Block and Lot Number 464-F-26.

62. James S. Wilson

GD-23-006339—\$3,960.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a one story commercial garage being known as 427 Eden Park Boulevard, McKeesport, PA 15132. Deed Book Volume 10774, Page 472. Block & Lot 464-S-70.

102. John A. Mayer, with Notice to Heirs and Assigns

GD-23-007450—\$3,671.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Being thereon vacant residential land known as Union Avenue, McKeesport, PA 15132. Deed Book Volume 7399, Page 256. Block & Lot No. 307-L-106.

103. Garriton Jones, with Notice to Heirs and Assigns

GD-23-007448—\$5,210.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Being thereon vacant residential land known as Union Avenue, McKeesport, PA 15132. Deed Book Volume 7234, Page 455. Block & Lot No. 307-L-110.

McKees Rocks**8. DGST Enterprises, LLC**

GD-23-000531—\$67,324.38
Brett Solomon, Esq.
412-406-8946

In the Commonwealth of Pennsylvania, County of Allegheny, County of Allegheny, Borough of McKees Rocks: Having erected thereon a two-family dwelling known as 419 Broadway Avenue, McKees Rocks, PA 15136. Deed Book 17964, Page 308. Block and Lot Number 72-H-172.

59. Olga Goyda, With Notice to Heirs and Assigns

GD-23-004936—\$4,029.58
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a two story frame house being known as 15 Shingiss Street, McKees Rocks, PA 15136. Deed Book Volume 3905, Page 235. Block & Lot No. 43-D-53.

Monroeville**37. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Geraldine M. Ross, Deceased**

GD-23-009644—\$117,686.92

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling house being known and numbered as 1184 Colgate Drive, Monroeville, PA 15146. Deed Book Volume 12691, Page 244. Block and Lot Number 857-S-183.

63. James R. Thrift

AR-22-003933—\$7,556.37
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a Haymaker Pointe Homeowners' Association dwelling being known and numbered as 130 Horizon Drive, Monroeville, Pennsylvania 15146. Deed Book 17827, Page 12. Block and Lot Number 0860-E-00022-0000-00.

98. The Unknown Heirs of Charles J. Tagg, Deceased & The Unknown Heirs of Laura L. Tagg, Deceased

GD-23-006003—\$11,611.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant residential land known as 3767 Evergreen Drive, Monroeville, PA 15146. Deed Book Volume 5012, Page 465. Block & Lot No. 742-R-80.

Mt. Lebanon

20. Edwards Realty & Associates, LP, a Pennsylvania Limited Partnership

GD-22-002866—\$13,964.34
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 950 Margaretta Avenue, Pittsburgh, Pennsylvania 15234, Deed Book Volume 15070, Page 505, Block and Lot 250-E-234.

Mt. Oliver

58. Denise F. Grisham

GD-12-011100—\$3,670.72
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two story frame house being known as 107 John Street, Pittsburgh, PA 15210. Deed Book Volume 12484, Page 405. Block & Lot No. 14-L-249-A.

Munhall

24. Chantel Ayers a/k/a Chantel L. Ayers and Mary Banks a/k/a Mary Maxine Banks

GD-23-003665—\$174,049.96
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 832 East 10th Avenue, Homestead, PA 15120. Deed Book 18801, Page 191. Block and Lot Number 179-J-56.

38. Charles A.J. Halpin, III; Esquire, Personal Representative of the Estate of Elizabeth M. Stack, Deceased

GD-23-009639—\$8,545.24
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame

dwelling being known and numbered as 303 West Miller Avenue, Homestead, PA 15120. Deed Book Volume 10333, Page 182. Block and Lot Number 132-L-151.

North Braddock

104. Onasni Property Group, LLC

GD-18-000995—\$4,085.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house being known as 508 Price Avenue, Braddock, PA 15104. Deed Book Volume 12693, Page 380. Block & Lot No. 301-J-91.

North Versailles

3. The Unknown Heirs of Charles S. Knox, Deceased, Breianna Knox a/k/a Breianna Henaghan Solely in Her Capacity as Heir of Charles S. Knox, Deceased, Charles Knox, Jr. a/k/a C.J. Knox, Jr. Solely in His Capacity as Heir of Charles S. Knox, Deceased, Denise Knox Solely in Her Capacity as Heir of Charles S. Knox, Deceased and Tyler Knox Solely in His Capacity as Heir of Charles S. Knox, Deceased

MG-21-000140—\$60,614.03
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 125 Central Avenue, North Versailles, PA 15137. Deed Book 9963, Page 48. Block and Lot Number 457-C-58.

10. Lauren Noel Douglas

GD-23-010047—\$97,265.46
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 192 Maryellen Drive, North Versailles, PA 15137. Document Number 2013-19199, Deed Book Volume 15304, Page 91. Block and Lot Number 0645-N-00183-0000-00.

79. The Unknown Heirs, Executors and/or Administrators of the Estate of Helen P. Grosskopf a/k/a Helen Grosskopf

MG-23-000800—\$75,456.43
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling house known as 704 Ridgeway Place, North Versailles, PA 15137. Deed Book Volume 12169, Page 536, Block and Lot Number 458-N-68.

100. Edward E. Bucko, III

GD-23-000977—\$5,430.17
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 frame house being known as 1034 Logan Road, North Versailles, PA 15137. Deed Book Volume 16211, Page 328. Block & Lot No. 751-F-163.

101. Bassam Khalil

GD-15-002790—\$4,522.39
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as Logan Road, North Versailles, PA 15137. Deed Book Volume 13728, Page 205. Block & Lot No. 751-F-162.

Penn Hills

7. Robert A. Satryan, Sr.

MG-22-000933—\$48,445.15
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 11738 Joan Dr., Pittsburgh, PA 15235. Deed Book Volume 10556, Page 458. Block and Lot 0450-E-00304-0000-00.

17. PHO Real Estate, LLC

GD-23-000527—\$52,423.41
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a commercial convenience store/gas station being known and numbered as 4689 Verona Road, Verona, PA 15147. Deed Book 17279, Page 363. Block and Lot Number 367-J-330. And

Parcel 2: Being all that vacant commercial land known and numbered as Sandy Creek Road, Verona, PA 15147. Deed Book 17279, Page 363. Block and Lot Number 367-J-316.

21. Justin C. Glunt

MG-23-000450—\$56,111.05
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 302 McCutcheon Lane, Pittsburgh, PA 15235. Deed Book Volume 15748, Page 263. Block and Lot Number 0295-M-00307-0000-00.

25. The Unknown Heirs of Herman C. Hill a/k/a Herman Hill, Deceased, Lisa Wilson a/k/a Lisa Hill a/k/a Lisa Y. Wilson, Solely in Her Capacity as Heir of Herman C. Hill a/k/a Herman Hill, Deceased

MG-22-000051—\$59,350.92
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 644 Southern Avenue, Pittsburgh, PA 15235. Deed Book 9411, Page 450. Block and Lot Number 296-M-196.

55. Richard J. Klinger, III

MG-23-000207—\$41,637.78
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 108 Hazel Road, Pittsburgh, PA 15235. Deed Book Volume 16688, Page 180. Block and Lot Number 539-A-26.

71. Kiavi Funding, Inc.

MG-23-000610—\$219,421.39
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having erected thereon a four family two-story dwelling being known and numbered as 5725 Verona Road, Verona, PA 15147. Deed Book Volume 18839, Page 513, Instrument Number 2022-9394. Block and Lot Number 0366-L-00021-0000-00.

75. Jimmy Hertzog a/k/a James Herzog, Known Surviving Heir of Virginia May Hertzog, Dave Hertzog a/k/a David Hertzog, Known Surviving Heir of Virginia May Hertzog, Sue Hertzog a/k/a

Susan Hertzog, Known Surviving Heir of Virginia May Hertzog, Jeanie Hertzog, Known Surviving Heir of Virginia May Hertzog, and Unknown Surviving Heirs of Virginia May Hertzog

GD-23-000405—\$94,004.42
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1820 Loretta Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 3708, Page 357. Block and Lot Number 0632-K-00134-0000-00.

83. Carmine C. Laughlin

GD-23-002343—\$14,326.87
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 7957 Aber Rd., Verona, PA 15147. Deed Book 17848, Page 553. Block and Lot Number 230-H-377.

88. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anita L. Upshaw a/k/a Anita Louise Upshaw, Deceased; and Raymond D. Brown, III, In His Capacity As Heir of Anita L. Upshaw a/k/a Anita Louise Upshaw, Deceased

MG-23-000576—\$119,367.86
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 224 Key Dr., Pittsburgh, PA 15235. Deed Book Volume 17242, Page 558. Block and Lot Number 0539-A-00224-0000-00.

92. Joseph W. Young

GD-23-001777—\$72,234.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 117 Johnston Road, Pittsburgh, PA 15235. Deed Book Volume 5647, Page 481. Block and Lot Number 295-R-390.

Plum

56. Anna Hill, with Notice to Heirs and Assigns & Grant Hill, with Notice to Heirs and Assigns & Shirley M. Brown, with Notice to Heirs and Assigns

GD-23-008154—\$28,690.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Being thereon vacant residential land known as Hemphill Hollow Road, New Kensington, PA 15068. Deed Book Volume 3020, Page 443. Block & Lot 1096-L-252.

57. Odessa Bennett, with Notice to Heirs and Assigns

GD-23-008153—\$11,110.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Being thereon vacant residential land known as Greensburg Road, New Kensington, PA 15068. Deed Book Volume 4002, Page 532. Block & Lot 1096-M-154.

97. Matthew Fulmer and Karen McLean

MG-23-000733—\$211,058.00
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough Of Plum: Having erected thereon a dwelling being known and numbered as 5060 Hialeah Drive, Pittsburgh, PA 15239. Deed Instrument Number 2006-43314, Block and Lot 1238-G-00029-0000-00.

Port Vue

44. Cathy Petrucci, Administratrix of the Estate of Joseph S. Szalko
GD-23-008555—\$138,419.63
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 207 Dersam Street, McKeesport, Pennsylvania 15133. Deed Book Volume 18587, Page 213. Block and Lot Number 0383-L-00222-0000-00.

82. Suzanne N. Lis
MG-23-000497—\$91,012.78
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 909 Morton Ave., McKeesport, PA 15133. Deed Book Volume 13339, Page 41. Block and Lot Number 0383-F-00319-0000-00.

Rankin

99. Josephine Summers
GD-08-016277—\$5,776.65
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a two story brick town house being known as 207 Rankin Boulevard, Braddock, PA 15104. Deed Book Volume 5187, Page 81. Block & Lot No. 236-E-53.

105. Shelia A. Winstead
GD-04-002580—\$11,683.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a two story brick town house being known as 205 Rankin Boulevard, Braddock, PA 15104. Deed Book Volume 6331, Page 938. Block & Lot No. 236-E-52.

Reserve

29. The Unknown Heirs of Mary Ellen Dulgeroff a/k/a Mary Dulgeroff, Deceased, Ronald Newman Solely in His Capacity as Heir of Mary Ellen Dulgeroff a/k/a Mary Dulgeroff, Deceased
GD-23-002256—\$76,681.84
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 2612 Mount Troy Road, Pittsburgh, PA 15212. Deed Book 13775, Page 175. Block and Lot Number 78-S-178.

Robinson

39. Jason G. Asturi
AR-20-000360—\$8,825.50
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a Sanguild of Robinson Condominium Association

dwelling being known and numbered as 2706 Leona Lane, Coraopolis, PA 15108. Deed Book 12930, Page 244. Block and Lot Number 0270-P-00001-B006-00.

Scott

74. David A. Lacey, Jr. and Brandy M. Padgelek
MG-20-000173—\$222,804.79
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Scott: Having erected thereon a dwelling being known and numbered as 323 Glenn Avenue, Carnegie, PA 15106. Deed Book Volume 17244, Page 17. Block and Lot Number 0102-P-00136-0000-00.

Sewickley

49. Julie Guss and John R. Guss
MG-22-000659—\$421,923.08
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 620 Maple Lane, Sewickley, PA 15143. Deed Book 10554, Page 47. Block and Lot Number 506-M-60.

South Fayette

40. Ruth A. Lovett
AR-23-000484—\$3,825.12
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 2007 Clearfork Road, Bridgeville, PA 15017. Deed Book 11425, Page 616. Block and Lot Number 0481-R-00038-0000-00.

64. Jeffrey Patrick and Patricia L. Sharpe
AR-22-003050—\$2,325.48
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge Community Services Association, condominium dwelling, being known and numbered as 2467 Brook Ledge Road, 24B, Bridgeville, PA 15017. Deed Book 18614, Page 93. Block and Lot Number 0481-R-00474-024B-00.

96. C. Scott Compton
MG-23-000481—\$85,648.01
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 740 Wheatland Cir., Bridgeville, PA 15017. Deed Book Volume 14077, Page 448. Block and Lot 0482-S-00022-0000-00. Alternate ID: 9946-X-82667-0000-00.

South Park

14. Monica Meyers a/k/a Monica Ann Meyers a/k/a Monica A. Meyers
MG-23-000837—\$44,903.52
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 6327 Crestview

Drive, South Park, PA 15129. Deed Book 9199, Page 38. Block and Lot Number 887-K-26.

68. Robert David Moore a/k/a Robert D. Moore and the United States of America c/o the United States Attorney for the Western District of PA

MG-20-000345—\$171,722.50
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 1889 Riggs Rd., South Park, PA 15129. Deed Book Volume 9762, Page 473. Block and Lot Number 0885-S-00142-0000-00.

81. Ethan J. Sorochman and Stephanie Marie Harden
MG-23-000579—\$212,994.58
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 6332 Crestview Dr., South Park, PA 15129. Deed Book Volume 18289, Page 293. Block and Lot Number 0887-K-00042-0000-00.

Springdale

1. Mary E. Miller and Robert L. Miller
GD-23-008024—\$83,413.38
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Borough of Springdale: Having erected thereon a dwelling being known and numbered as 334 Moyhend Street, Springdale, PA 15144. Deed Book Volume 4726, Page 429. Block and Lot Number 732-K-255.

Stowe

89. Joseph R. Hardy
MG-23-000796—\$21,268.44
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling known and numbered as 1151 Stowe Avenue, McKees Rocks, PA 15136. Deed Book Volume 9123, Page 182, Block / Lot #73-H-188.

Turtle Creek

15. Erica Yesko, in Her Capacity as Heir of Sharon K. Yesko; Ronald Yesko, in His Capacity as Heir of Sharon K. Yesko; Jamal Yesko, in His Capacity as Heir of Sharon K. Yesko; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sharon K. Yesko
MG-22-000666—\$15,050.84
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 373 Stewart St., Turtle Creek, PA 15145. Deed Book Volume 10671, Page 389. Block and Lot 0455-K-00063-0000-00.

61. J Key Housing, LLC
GD-22-000218—\$16,633.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle

Creek: Having erected thereon a two story commercial apartment building being known as 415 Mercer Street, Turtle Creek, PA 15145. Deed Book Volume 17986, Page 328. Block & Lot No. 455-M-290.

Upper St. Clair

69. Thomas A. Bennett and Misty D. Bennett
MG-18-000769—\$384,100.54
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2123 Clairmont Drive, Pittsburgh, PA 15241. Deed Book Volume 14979, Page 261. Block and Lot Number 0321-P-00022-0000-00.

West Deer

34. The Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Dorothy J. Campbell, Deceased

MG-23-000550—\$155,858.23
Jill M. Fein, Esq.
Hill Wallack LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one story dwelling known and numbered as 15 Deer Hollow Lane, Tarentum, PA 15084. Deed Book 11620 and Page 582, Block & Lot No. 1220-J-239.

43. James V. Harbison a/k/a James V. Harbison, III and Marcia L. Harbison
MG-23-000116—\$149,472.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Township of West Deer: Having erected thereon a dwelling being known and numbered as 1066 Deer Creek Road, Gibsonia, PA 15044-7013. Deed Book Volume 13122, Page 276. Block and Lot Number 2010-A-168.

West Mifflin

12. Dennis Bloom
GD-23-006309—\$30,601.87
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 408 Curry Hollow Road, West Mifflin, PA 15122. Document Number 106924, Deed Book Volume 8557, Page 96. Block and Lot Number 0311-S-00087-0000-00.

22. Bruce G. Gavlik
MG-23-000328—\$76,041.03
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 2832 Skyline Dr., West Mifflin, PA 15122. Deed Book Volume 12674, Page 474. Block and Lot Number 0241-N-00028-0000-00.

30. Eve Mirt and Corey V. Mirt
MG-23-000291—\$122,549.53
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4615 Home

Street, West Mifflin, PA 15122. Deed Book Volume 16627, Page 431, Block and Lot 0181-S-00092-0000-00.

65. Known and Unknown Heirs of Mary Maureen Baker a/k/a Mary M. Baker
MG-22-000708—\$30,680.06
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 1735 Vermont Avenue, West Mifflin, PA 15122. Deed Book Volume 6100, Page 849. Block / Lot #306-B-148.

90. John S. Demeri and Linda A. Demeri
MG-22-000798—\$33,977.40
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 2536 Old Elizabeth Road, West Mifflin, PA 15122. Deed Book Volume 12116, Page 475, Block & Lot #312-S-178.

Whitaker

47. Marianne Hirkulich, Denis Hirkulich, Paul Plichta, Joseph Kazan and All Unknown Heirs of John Troha, Deceased
GD-22-002114—\$48,886.03
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a single family bungalow dwelling being known and numbered as 131 Arkansas Avenue, Homestead, PA 15120. Deed Book DE-18928, Page 232. Block and Lot 180-H-43.

Wilkinsburg

16. Latoya M. Hamm
GD-23-002228—\$11,977.46
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 1809 Montier St., Pittsburgh, PA 15221. Deed Book 13441, Page 285. Block and Lot Number 232-M-24.

53. Loretta A. Jarrett a/k/a Loretta Jarrett, in Her Capacity as Executrix and Known Heir of the Estate of Logretta Myers; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Logretta Myers
MG-22-000819—\$23,312.49
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1326 Sherman Street, Pittsburgh, PA 15221. Deed Book Volume 3908, Page 378. Block and Lot 0232-G-00069-0000-00.

66. Known and Unknown Heirs of Earl Clark a/k/a Earl L. Clark
MG-22-000927—\$61,305.97
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling known and numbered as 904 Coal Street, Pittsburgh, PA 15221. Deed Book Volume 11560, Page Number 540. Block / Lot #233-A-182.

72. Nicole D. Jordan, as Believed Heir of the Estate of Donna D. Still, a/k/a Donna S. Jordan; Unknown Heirs of the Estate of Donna D. Still, a/k/a Donna S. Jordan; and Unknown Administrators of the Estate of Donna D. Still, a/k/a Donna S. Jordan
GD-23-005977—\$22,145.16
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1706 Turner Avenue, Pittsburgh, PA 15221. Deed Book Volume 6635, Page 336. Block and Lot Number 0296-P-00162-0000-00.

86. Rosemarie Mahone
GD-23-004576—\$14,985.29
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 704 Whitney Ave., Pittsburgh, PA 15221. Deed Book 8406, Page 177. Block and Lot Number 176-M-202.

87. Chris Younger a/k/a Christine Younger
GD-22-002170—\$35,533.01
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 2104 Chalfant Street, Pittsburgh, PA 15221. Deed Book 18300, Page 373. Block and Lot Number 297-B-187.

Pittsburgh—10th Ward

45. Jeffrey Kearns, Known Surviving Heir of Carol A. Kearns, Jeremy Kearns, Known Surviving Heir of Carol A. Kearns, Justin Kearns, Known Surviving Heir of Carol A. Kearns, and Unknown Surviving Heirs Of Carol A. Kearns
GD-23-007884—\$76,987.52
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5706 Butler Street, Pittsburgh, Pennsylvania 15201. Deed Book Volume 11257, Page 265. Block and Lot Number 0120-J-00155-0000-00.

Pittsburgh—14th Ward

28. David Lefl a/k/a David A. Lefl and Deborah J. Lefl
GD-23-006772—\$22,901.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3 Flotilla Way, Pittsburgh, PA 15221. Deed Book 8609, Page 118. Block and Lot Number 176-A-146.

Pittsburgh—15th Ward

52. William Snow
GD-22-012492—\$28,453.34
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 566 Greenfield Ave., Pittsburgh, PA 15207. Deed Book Volume 12370, Page 416. Block and Lot 0054-R-00028-0000-00.

Pittsburgh—19th Ward

6. Ronald Lee Lewis as Administrator of the Estate of Joshua Lee Lewis, Deceased
MG-23-000744—\$197,821.93
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh:

Parcel One: Having erected thereon a dwelling being known and numbered as 1870 Kiralfy Avenue, Pittsburgh, PA 15216. Deed Book Volume 18998, Page 12, Block and Lot Number 35-R-228.

Parcel Two: Having thereon a vacant land being known as Kiralfy Avenue, Pittsburgh, PA 15216. Deed Book Volume 18998, Page 12, Block and Lot Number 35-R-229.

Pittsburgh—20th Ward

11. Eric Lippert, as Believed Heir of the Estate of Earla Connors; Rachel Rizzo, as Believed Heir of the Estate of Earla Connors; Steven Lippert, as Believed Heir of the Estate of Earla Connors; David Lippert, as Believed Heir of the Estate of Earla Connors; Joseph Sullen, as Believed Heir of the Estate of Earla Connors; (if any); Unknown Administrators of the Estate of Earla Connors (if any)
MG-22-000653—\$62,790.28
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 20:

Parcel 1: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00043-0000-00.

Parcel 2: Having erected thereon a dwelling being known and numbered as 1222 Lakewood Street, Pittsburgh, PA 15220 a/k/a 1222 Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00045-0000-00.

Parcel 3: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00047-0000-00.

Parcel 4: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00048-0000-00.

Parcel 5: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00049-0000-00.

19. Rashayla Johnson
MG-23-000884—\$163,305.78
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling known and numbered as 3727 Chartiers Ave., Pittsburgh, PA 15204. DBV 18907, PG 100, B/L #71-G-36.

Pittsburgh—25th Ward

23. Robin Little, as Believed Heir to the Estate of Carolyn J. Pittman; Unknown Heirs, to the Estate of Carolyn J. Pittman; and Unknown Administrators, to the Estate of Carolyn J. Pittman
GD-23-009954—\$19,377.54
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 25: Having erected thereon a dwelling being known and numbered as 2116 Perrysville Avenue, Pittsburgh, PA 15214. Document Number 1997-014894, Deed Book Volume 10065, Page 657. Block and Lot Number 0046-P-00028-0000-00.

Pittsburgh—28th Ward

33. Marsha L. Wilson-Barber a/k/a Marsha L. Wilson, known Heir of Jean Wilson, deceased, Cynthia Wilson Brockington, known Heir of Jean Wilson, deceased, Lisa Burden, known Heir of Jean Wilson, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jean Wilson, deceased

MG-23-000596—\$28,346.52
LOGS Legal Group LLP
610-278-6800

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 424 Fairwood Street, Pittsburgh, PA 15205. Deed Book Volume 5383, Page 119, Block and Lot 0070-E-00036-0000-00.

67. Carey G. King and Harmonie M. Sites
MG-22-000724—\$45,937.19
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh:

Parcel One: Having erected thereon a dwelling being known and numbered as 232 Hollywood Street, Pittsburgh, PA 15205. Deed Book 10643, Page 404. Block and Lot 0040-C-00248-0000-00.

Parcel Two: Vacant land being known as Hollywood Street, Pittsburgh, PA 15205. Deed Book 10643, Page 404. Block and Lot 0040-D-00081-0000-00.

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

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

All calls are confidential.

See [ACBA.org/OfficerAssignments](https://www.acba.org/OfficerAssignments) for details.

Pittsburgh—29th Ward

41. Justine A. Bibey and Kimberly J. Bibey
MG-17-001510—\$51,153.09
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1628 Leolyn Street, Pittsburgh, PA 15210. Deed Book Volume 12903, Page 241. Block and Lot Number 60-M-118.

73. Adrian Auden Sanchez Fierro
MG-23-000850—\$175,814.92
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 29: Having erected thereon a dwelling being known and numbered as 133 Duffland Street, Pittsburgh, PA 15210. Document Number 2022-29064, Deed Book Volume 19047, Page 101. Block and Lot Number 0095-D-00370-0000-00.

Pittsburgh—31st Ward

32. Eric Dorsch
MG-23-000602—\$102,904.23
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1063 Elwell Street, Pittsburgh, PA 15207. Deed Book Volume 12151, Page 369, Block and Lot 0185-M-00028-0000-00.

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
Jan 11, 2024
Jan 12, 19, 26, 2024

LEGAL ADS

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:

Briggs, Lisa J., deceased, of Penn Hills, PA. No. 06405 of 2023. Casey Monique Briggs-Morris, Admrx., c/o James F. Donohue, Esq., Joe Pometto Law, 27 W. Main Street, Carnegie, PA 15106.
24-00164 Jan 19, 26; Feb 2, 2024

Colletti, John P., deceased, of Bridgeville, PA. No. 07736 of 2023. Steve Colletti, Extr., 944 Western Ave., Hickory, PA 15340.
24-00100w Jan 19, 26; Feb 2, 2024

Dailey, Leona Eunice a/k/a Leona E. Dailey, deceased, of Penn Hills, PA. No. 07318 of 2023. Casey Monique Briggs-Morris, Admrx., c/o James F. Donohue, Esq., Joe Pometto Law, 27 W. Main Street, Carnegie, PA 15106.
24-00165 Jan 19, 26; Feb 2, 2024

Horn, Richard I., deceased, of New Kensington, PA. No. 00047 of 2024. Leslie D. Shuman, Extr., 1151 Kahite Trail, Vonore, TN 37885 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
24-00169 Jan 19, 26; Feb 2, 2024

Hunter, David L., deceased, of Pittsburgh, PA. No. 8698 of 2023. Brandon D. Hunter, Co-Extr., 135 Oak Meadow Drive, Oakmont, PA 15139 and Kent H. Hunter, Co-Extr., 2659 Richmar Drive, Beavercreek, OH 45434 or to Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.
24-00161 Jan 19, 26; Feb 2, 2024

Kleinfelder, Olga J. a/k/a Olga Julia Kleinfelder, deceased, of Pittsburgh, PA. No. 8701 of 2023. Mark E. Kleinfelder, Extr., 4772 King Road, Allison Park, PA 15101 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
24-00162 Jan 19, 26; Feb 2, 2024

Lohr, Linda L. a/k/a Linda Lee Lohr, deceased, of Pittsburgh, PA. No. 0119 of 2024. Amy B. Gregory, Co-Extr., 13659 Oxford Road, Germantown, OH 45327 and Michael J. Lohr, Co-Extr., 1280 Desiderio Boulevard, Clairton, PA 15025 or to Daniel P. Johnson, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
24-00099w Jan 19, 26; Feb 2, 2024

Ludwig, Margaret, deceased, of Ohio Township, PA. No. 08353 of 2023. Thomas G. Ludwig, Extr., c/o Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.
24-00158 Jan 19, 26; Feb 2, 2024

Martin, Elaine N., deceased, of South Park, PA. No. 06695 of 2023. Lisa Ann Schorr, Extr., 1015 Irwin Drive, Pittsburgh, PA 15236.
24-00104w Jan 19, 26; Feb 2, 2024

McCallen, Marie J., deceased, of Pittsburgh, PA. No. 08652 of 2023. Celeste Holt, Admrx., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.
24-00167 Jan 19, 26; Feb 2, 2024

Mormur, Deborah a/k/a Deborah Arbutus Mormur, deceased, of Plum Borough, PA. No. 08547 of 2023. Gerald Daniel Franklin Mormur, Extr., 4049 Sardis Road, Pittsburgh, PA 15239 or to Raymond W. Bitar, Sr., Esq., Bitar Law Firm PLLC, Feldarelli Square, 2300 Freepport Rd., Ste. 10, New Kensington, PA 15068.
24-00160 Jan 19, 26; Feb 2, 2024

Rhodes, Brian P., deceased, of Mt. Lebanon, PA. No. 08472 of 2023. Stifel Trust Company, Extr., c/o Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.
24-00157 Jan 19, 26; Feb 2, 2024

Snodgrass, Marlene H. a/k/a Toni Marlene Snodgrass, deceased, of Mt. Lebanon, PA. No. 08414 of 2023. Stewart R. Snodgrass, III, Extr., 861 Lovington Drive, Pittsburgh, PA 15216 or to Linda Rhone Enion, Esq., Fox Rothschild LLP, BNY Mellon Center, 500 Grant St., Ste. 2500, Pittsburgh, PA 15219.
24-00170 Jan 19, 26; Feb 2, 2024

Stanley, Christopher J., deceased, of Monroeville, PA. No. 08278 of 2023. Lori Stanley, Extr., 124 Hidden Valley Road, Monroeville, PA 15146 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
24-00168 Jan 19, 26; Feb 2, 2024

Tepe, Connie, deceased, of Pittsburgh, PA. No. 00149 of 2024. Douglas J. Tepe, Extr., 2835 N. Birch Run, Erie, PA 16506.
24-00095w Jan 19, 26; Feb 2, 2024

Yagesh, Helen D., deceased, of Pittsburgh, PA. No. 08173 of 2023. Loretta Y. Crum, Extr., 109 Gadshill Place, Pittsburgh, PA 15237 or to David W. Tyree, Esq., David W. Tyree, PC, 3371 Babcock Blvd., Pittsburgh, PA 15237.
24-00098w Jan 19, 26; Feb 2, 2024

Conlan, James J. a/k/a James John Conlan, deceased, of Pittsburgh, PA. No. 08217 of 2023. Timothy J. Conlan, Extr., 128 Gensler Road, Pittsburgh, PA 15236.
24-00087 Jan 12, 19, 26, 2024

Howard-Jackson, Kathryn a/k/a Kathryn Howard a/k/a Kathryn Jackson a/k/a Kathryn H. Jackson, deceased, of Blairsville, PA. No. 00105 of 2024. Michelle Hornick Crowley, Extr., 244 Highland Terrace Way, Boiling Springs, PA 17007 or to Richard F.

Orders Being Accepted for Opinions Compilation

The ACBA is accepting orders for the 2023 Pittsburgh Legal Journal Opinions, Volume 171, which is published in digital .pdf format.



The Pittsburgh Legal Journal Opinions is published every other week and contains timely, precedent-setting, full-text opinions, from various divisions of the Court of Common Pleas of Allegheny County. That publication can be found online at www.ACBA.org/opinions and is viewable at no cost to ACBA members. This publication is a compilation of the opinions that appeared on that website during 2023.

Since this document is now provided in a .pdf searchable format, the 2023 edition will not contain a case or a subject matter index. The keyboard shortcut to use the search feature of .pdf documents is "CTRL F".

The price for the 2023 Pittsburgh Legal Journal Opinions, Volume 171, .pdf is \$107 (including tax). To purchase, contact Meredith Shumsky at mshumsky@acba.org.

Boyle, Jr., Esq., Mears, Smith, Houser & Boyle, P.C., 127 North Main St., Greensburg, PA 15601.

24-00039w Jan 12, 19, 26, 2024

Kamin, John M., deceased, of Pittsburgh, PA. No. 8364 of 2023. Diana C. Kamin, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.

24-00092 Jan 12, 19, 26, 2024

Kelly, Loretta A., deceased, of Allison Park, PA. No. 08208 of 2023. Cynthia K. Raring, Extr., 202 Chadborne Ct., Wexford, PA 15090.

24-00066 Jan 12, 19, 26, 2024

Laballe, Edward Lloyd Martin a/k/a Edward L. Laballe a/k/a Edward Lloyd Laballe, deceased, of Verona, PA. No. 08211 of 2023. Charles T. Webb, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00044w Jan 12, 19, 26, 2024

Lorch, Katelin Li Xin, deceased, of Pittsburgh, PA. No. 07653 of 2023. Robert W. Lorch, Admr., 239 Cheryl Dr., Sewickley, PA 15143 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.

24-00065 Jan 12, 19, 26, 2024

Lynn, Anna C., deceased, of Pittsburgh, PA. No. 08666 of 2023. Ann Bruscum, Extr., 534 Carriage Circle, Pittsburgh, PA 15205 or to John M. Smith, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.

24-00094 Jan 12, 19, 26, 2024

Munroe, Sherry R., deceased, of Pittsburgh, PA. No. 08360 of 2023. Madison Rae Deery, Extr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

24-00090 Jan 12, 19, 26, 2024

Spenser, Marjorie Dorst, deceased, of Pittsburgh, PA. No. 07914 of 2023. M. Serena Spenser, Admr., 214 Main Street, Pittsburgh, PA 15201 or to Elizabeth A. Ensminger, Esq., 108 Blackhawk Street, Pittsburgh, PA 15218.

24-00091 Jan 12, 19, 26, 2024

Verbish, John M., deceased, of Pittsburgh, PA. No. 08670 of 2023. Lawrence Robert Richards, Extr., 147 West 24th Street, Erie, PA 16502 or to Andrew J. Sisinni, Esq., 1314 Griswold Plaza, Erie, PA 16501.

24-00041w Jan 12, 19, 26, 2024

Wagner, Arlene S., deceased, of Pittsburgh, PA. No. 00055 of 2024. John R. Wagner, Extr., 1660 Murray Avenue, Unit 21, Pittsburgh, PA 15217 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-00088 Jan 12, 19, 26, 2024

Wegrzyn, Richard T., deceased, of Plum, PA. No. 08428 of 2023. Evelyn M. Wegrzyn, Extr., 217 Shasta Drive, Plum, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-00089 Jan 12, 19, 26, 2024

White, Beatrice M., deceased, of Pittsburgh, PA. No. 08628 of 2023. Jenice Murray, Admr., c/o James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

24-00093 Jan 12, 19, 26, 2024

Belin, Daniel L., deceased, of Pleasant Hills, PA. No. 08002 of 2023. Brittany Devlin, Admr., 125 Little Deer Creek Valley Road, Cheswick, PA 15024 or to Timothy P. Dawson, Esq., Law Office of Timothy P.

Dawson, Esq., 189 Main Street, P.O. Box 430, Adamsburg, PA 15611.

23-02393w Jan 5, 12, 19, 2024

Bellisario, Alicia, deceased, of Bridgeville, PA. No. 08688 of 2023. Ronald Bellisario, Extr., 6343 Oyster Bay Court, Bridgeville, PA 15017 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.

23-02390w Jan 5, 12, 19, 2024

Lackner, Therese A., deceased, of Pittsburgh, PA. No. 00493 of 2023. Christine DeSimone, Admr., 648 Penn Avenue, Baldwin, PA 15210 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

23-05020 Jan 5, 12, 19, 2024

Laffey, Brendan J. a/k/a Brendan James Laffey, deceased, of Pittsburgh, PA. No. 08452 of 2023. Jacqueline M. Laffey, Admr., 1212 Richmond St., Pittsburgh, PA 15218 or to Theodore M. Trbovich, Esq., 511 Greenfield Ave., Pittsburgh, PA 15207.

23-05022 Jan 5, 12, 19, 2024

McDonald, Andrea, deceased, of Pittsburgh, PA. No. 6242 of 2023. John McDonald, Admr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

23-02391w Jan 5, 12, 19, 2024

Mewkalo, Dolores E., deceased, of Duquesne, PA. No. 08557 of 2023. David C. Mewkalo, Extr., 155 Woodhaven Drive, Pittsburgh, PA 15228.

23-02396w Jan 5, 12, 19, 2024

Montgomery, Martin W. a/k/a M. Wesley Montgomery, deceased, of Penn Hills Twp., PA. No. 08350 of 2023. Michael Wesley Montgomery, Admr., 17047 W. Bridlington Lane, Surprise, AZ 85374 or to Kevin M. Hanley, Esq., 367 Indian Ridge Drive, Moon Township, PA 15108.

23-05021 Jan 5, 12, 19, 2024

Pratt, Catherine B., deceased, of Pittsburgh, PA. No. 08603 of 2023. Jo Ann Pratt, Extr., c/o David Nagel, Esq., WPENNLAW PLLC, 100 W. Station Square, Suite 205, Pittsburgh, PA 15219.

23-05028 Jan 5, 12, 19, 2024

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on January 3, 2024, with respect to a nonprofit corporation, Project Algerine, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-00101w Jan 19, 2024

Articles of Incorporation Professional Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Close Urgent Care, P.C.

24-00155 Jan 19, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-11597. In re: Petition of Kimberly N. Ortiz, for change of name to Kimberly N. Ortiz De Sousa. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 31, 2024, at 9:30

a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-00103w Jan 19, 2024

Revocable Trust Notice

The Trustees named below give notice of the death of John M. Ursin on May 20, 2023 at the Municipality of Monroeville, Allegheny County, Pennsylvania.

The said Decedent was the Settlor of the John M. Ursin Revocable Trust under a Restated Trust Agreement dated March 7, 2014.

The Trustees request all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Virginia E. Ursin, 3401 Ridgewood Drive, Pittsburgh, PA 15235, Cheryl L. Wood, 9413 Nicholson Way, Dublin, OH 43017, and Kim Diane Ursin, 2523 Lindenwood Drive, Wexford, PA 15090

or to
Scott P. Magnuson, Esquire, 2651 Monroeville Boulevard, Suite 101, Monroeville, PA 15146.

24-00159 Jan 19, 26; Feb 2, 2024

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In the Court of Common Pleas of Washington County, Pennsylvania
Orphans' Court Division

In Re: Elaynah White a/k/a Elaynah

Peyton White

D.O.B. November 19, 2021

Male Child Of: Any Unknown Father

NO: 63-23-01502

Take notice that a Petition for Involuntary Termination of Parental Rights of Any Unknown Father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on February 6, 2024, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, Suite 300, Washington, PA 15301, Telephone: (724) 228-6884. Nicole Wenzel, Caseworker, Washington County Children & Youth, Social Service Agency, 95 West Beau Street, Suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

24-00166 Jan 19, 2024

ORPHANS' COURT

Letters

(Continued from Page 1, Column 3)

Lucille Underwood, deceased; Larry K. Underwood, Admr.; Atty: Colin Adair Morgan; 08179 of 2023.

Philip M. Romah, deceased; Philip Romah, Jr., Admr.; Atty: Mark C. Joseph; 01354 of 2022.

James M. Long, deceased; Michael A. Long, Admr.; Atty: Barbara J. Shah; 01282 of 2023.

Clifton Bowie, deceased; Stephanie Bowie, Admr.; Atty: Kate E. McCarthy, Edwin W. Russell; 07416 of 2023.

Jacqueline D. Pennix, deceased; Robert Pennix, Admr.; Atty: Eric J. Randolph; 08188 of 2023.

Lois J. Scarfone, deceased; Anthony J. Scarfone, III, Admr.; Atty: George C. Entenmann; 08189 of 2023.

Margaret Estok, deceased; Ann Estok, Admr.; Atty: Eric J. Randolph; 08205 of 2023.

Joseph Edwards Saunders, deceased; Janette R. Saunders, Admr.; 08210 of 2023.

Scott Alan Falkner, deceased; Cindylee Lewis, Admr.; 08212 of 2023.

Jason Robert Koehler, deceased; Tara R. Koehler, Admr.; Atty: Gregory A. Evashavik; 08213 of 2023.

Jean P. Stefano, deceased; Jeanne Marie Marquette, Admr.; Atty: Jeanne Marie Marquette; 08215 of 2023.

Debbie G. Glover, deceased; Deborah Glover Jozwiak, Admr.; Atty: Leroy L. Metz, II; 08219 of 2023.

Patricia Ann Skiles, deceased; Danielle Craska, Admr.; Atty: Deborah Liotus; 05836 of 2021.

Akbar Motlagh, deceased; Hengameh Fazli, Admr.; Atty: Trevor R. Fleming; 01906 of 2022.

Gwendolyn Crawford, deceased; Myra Aronson, Admr.; Atty: James R. Mall; 04075 of 2022.

Ava Elizabeth Dorrance, deceased; Stephen Dorrance, II, Admr.; Atty: Grey Douglas Pratt; 05906 of 2023.

Norman W. Young, deceased; Keith L. Young, Admr.; Atty: Dale P. Frayer; 08249 of 2023.

Annie Jones, deceased; Christine Noel, Admr.; Atty: Robert Cowburn; 08251 of 2023.

Homer Wilson McClelland, Jr., deceased; Darcy Monteverde Dayton, Admr.; Atty: Darcy Monteverde Dayton; 08257 of 2023.

Stephanie Jolene Myers, deceased; Joanne L. Myers, Admr.; Atty: James Manolis; 08263 of 2023.

Eileen L. Walsh, deceased; Thomas E. Walsh, Admr.; Atty: Charles A. Merchant; 08266 of 2023.

Theresa Kaczmarek, deceased; Paul J. Kaczmarek, Admr.; Atty: John R. Cook; 07753 of 2023.

Christopher J. Stanley, deceased; Lori Stanley, Admr.; Atty: Molly M. Creenan; 08278 of 2023.

Paul John Branagan, deceased; Paul J. Branagan, II, Admr.; Atty: Lloyd A. Welling; 08293 of 2023.

Robert A. Haywood, Sr., deceased; Robert A. Haywood, Jr., Admr.; Atty: Amy D. Rees; 08294 of 2023.

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