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## CIVIL DIVISION

### General Docket

**Pittsburgh Water & Sewer Authority** vs Hogan Edward; GD-24-007634; Municipal Lien; Certificate of Location; 438.28; Atty(s): Walaan Monica Samir

**Pittsburgh Water & Sewer Authority** vs Pistelli Daniel, Pistelli Mary; GD-24-007636; Municipal Lien; Certificate of Location; 430.44; Atty(s): Walaan Monica Samir, Farley Conor D.

**RHP Partners Capital LLC** vs Miller Julienne N, Unknown Occupants and/or Tenants; GD-24-007637; Replevin; Affidavit; 39028.52; Atty(s): Demers David J.

**Pittsburgh Water & Sewer Authority** vs Kobeda David; GD-24-007638; Municipal Lien; Certificate of Location; 430.13; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Anderson Darnell; GD-24-007639; Municipal Lien; Certificate of Location; 442.85; Atty(s): Walaan Monica Samir, Farley Conor D.

**Allegheny County** vs Boling Jack; GD-24-007640; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1076.13; Atty(s): McCabe Michael G.

**Pittsburgh Water & Sewer Authority** vs Universal Entropy LLC; GD-24-007641; Municipal Lien; Certificate of Location; 442.86; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Davison Sandra; GD-24-007642; Municipal Lien; Certificate of Location; 424.57; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Campbell Bernard, Campbell Judy Ann; GD-24-007643; Municipal Lien; Certificate of Location; 438.69; Atty(s): Walaan Monica Samir

**Allegheny County** vs Congress Property LLC; GD-24-007644; Sci Fa sur Tax Lien; Certificate of Location; 1725.64; Atty(s): McCabe Michael G.

**Pittsburgh Water & Sewer Authority** vs Gully Nicole; GD-24-007645; Municipal Lien; Municipal Lien; 433.95; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Smalls David, Smalls Theresa; GD-24-007646; Municipal Lien; Certificate of Location; 434.64; Atty(s): Walaan Monica Samir, Farley Conor D.

**Allegheny County** vs Ellis Property Options LLC; GD-24-007647; Sci Fa sur Tax Lien; Certificate of Location; 1157.22; Atty(s): McCabe Michael G.

## CIVIL DIVISION

### Statutory Appeals

**Commonwealth of PA Department of Transportation** vs Yildiz Sezer; SA-24-000404; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Yildiz Sezer; SA-24-000405; Operator License Suspension; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Pace Twanna Jean; SA-24-000406; Operator License Suspension; Appeal from OLS; Atty(s): Machen Michael, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Thomas Malik Angel Kariem; SA-24-000407; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Edmonds Zakiiyah Marquita; SA-24-000408; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Upper St. Clair Township** vs Zoning Hearing Board of The Township of Upper St. Clair; SA-24-000409; Land Use Appeal; Certificate of Location; Atty(s): Robb Gavin A, Firman Irving S, Mongillo David J.

**Commonwealth of PA Department of Transportation** vs Simmons Donna M.; SA-24-000410; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Dixon Chonel; SA-24-000411; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Marshall Tre Won Nyiell; SA-24-000412; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Peterson Bobbe Jean; SA-24-000413; Operator License Suspension; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Yerboluly Ruslan; SA-24-000414; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Steele Darnaya; SA-24-000415; Operator License Suspension; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

## ORPHANS' COURT

### Wills

**Sandra L. Kirkman, deceased;** Joseph Moutz, Co-Extr., Jennifer McPherson, Co-Extr.; Atty: Andrew M. Kuzma; 04434 of 2024.

**Blanche V. Weinheimer, deceased;** Stephen K. Weinheimer, Co-Extr., Jean Richter, Co-Extr.; Atty: Ashley E. Sharek; 03462 of 2024.

**Annette McLaughlin, deceased;** Ashley Iddings, Extr.; Atty: Daniel F. Bekavac, Sr.; 04436 of 2024.

**Joanne N. Alder, deceased;** Michael G. Finnell, Extr.; Atty: John A. D'Onofrio; 04437 of 2024.

**Frances T. Blumling, deceased;** Mary Miner, Extr.; Atty: Timothy J. Giltinan; 04439 of 2024.

**Kathleen Bocka, deceased;** Carrie Ellen Hollowood, Extr.; Atty: Lisa J. Buday; 04440 of 2024.

**Kathleen T. Machtley, deceased;** Stephen Machtley, Extr.; Atty: Rodger J. Blissman; 04441 of 2024.

**Frances J. Berdis, deceased;** Joseph B. Berdis, Extr.; Atty: Aaron M. Tomczak; 04442 of 2024.

**Margaret L. Mills, deceased;** Mary E. Seesholtz, Extr.; Atty: Nicole L. Phatak; 04443 of 2024.

**Edward L. Lewandowski, Jr., deceased;** Mary Jayne Kupperman, Extr.; Atty: David J. Nagel; 04446 of 2024.

**Denise Marie Towns, deceased;** William Towns, Jr., Extr.; Atty: Eric J. Randolph; 04447 of 2024.

**Samuel Leinhardt, deceased;** Gaea Leinhardt, Extr.; Atty: Matthew F. Schwartz; 04450 of 2024.

**Margaret R. Berger, deceased;** Jennifer Berger Cohen, Extr.; Atty: Edwin W. Russell; 04459 of 2024.

**Mary C. Altmyer, deceased;** Donald J. Altmyer, Extr.; Atty: James F. Nowalk; 04460 of 2024.

**Diane L. Beron, deceased;** Laura B. Harper, Extr.; Atty: Louise R. Vuono; 04461 of 2024.

**Steven J. Werber, deceased;** Cheryl Bautista Werber, Extr.; Atty: David J. Nagel; 04465 of 2024.

**Sondra Sara Turner, deceased;** Justin Wade, Extr.; 04466 of 2024.

**Alphonse Murdock, deceased;** Sharon D. Ford, Extr.; Atty: Laura M. Horton; 03691 of 2004.

**Gloria Goetz, deceased;** Mark L. Goetz, Extr.; Atty: Michele McPeak Cromer; 04478 of 2024.

**Jesse Bargas, deceased;** Diane Christopher, Extr.; Atty: Andrew M. Kuzma; 04480 of 2024.

## BANKRUPTCY COURT

### Western District

**Nicholas Joseph DePasquale and Debra Ann DePasquale;** WASHINGTON-PA; 24-21634; Atty: Daniel J. Boger; Chapter: 7; Filed 07/03/2024; Judge Taddonio

**Kristen L. Crosby;** BUTLER-PA; 24-21635; Atty: Kenneth Steidl; Chapter: 7; Filed 07/03/2024; Judge Taddonio

**Angela Malecki;** WESTMORELAND-PA; 24-21636; Atty: Ryan J. Cooney; Chapter: 7; Filed 07/03/2024; Judge Bohm

**Catherine C. Snyder;** ALLEGHENY-PA; 24-21637; Atty: Kenneth Steidl; Chapter: 7; Filed 07/03/2024; Judge Deller

**Cynthia T. Lewis;** CAMBRIA-PA; 24-70270; Atty: Kenneth P. Seitz; Chapter: 13; Filed 07/03/2024; Judge Deller

**Karen Marie Luttrell;** JEFFERSON-PA; 24-10364; Atty: Vicki Ann Piontek; Chapter: 7; Filed 07/04/2024; Judge Melaragno

**James M. Kuzel and Kimberly S. Kuzel;** MERCER-PA; 24-10365; Atty: Kenneth Steidl; Chapter: 13; Filed 07/05/2024; Judge Melaragno

**Gary Stromyer;** CLARION-PA; 24-10366; Atty: Lawrence W. Willis; Chapter: 7; Filed 07/05/2024; Judge Melaragno

**Neal Penton and Heather Mignone;** VENANGO-PA; 24-10367; Atty: Lawrence W. Willis; Chapter: 7; Filed 07/05/2024; Judge Melaragno

**Bryan Maglicco;** WESTMORELAND-PA; 24-21638; Atty: Amy L. Zema; Chapter: 7; Filed 07/05/2024; Judge Bohm

**Thomas R. Blanck and Toni L. Blanck;** ALLEGHENY-PA; 24-21639; Atty: Gino F. Peluso; Chapter: 7; Filed 07/05/2024; Judge Taddonio

**Leslie A. Thomas;** BEAVER-PA; 24-21640; Atty: Kenneth Steidl; Chapter: 7; Filed 07/05/2024; Judge Bohm

**Jeffrey W. Stettenbenz and Kelly L. Stettenbenz;** WASHINGTON-PA; 24-21641; Atty: Kenneth Steidl; Chapter: 13; Filed 07/05/2024; Judge Bohm

**Mary-Jo Difloria;** ALLEGHENY-PA; 24-21642; Atty: Lawrence W. Willis; Chapter: 7; Filed 07/05/2024; Judge Melaragno

**Paige Herrera;** BEAVER-PA; 24-21643; Atty: Lawrence W. Willis; Chapter: 7; Filed 07/05/2024; Judge Taddonio

**Daniel Tvarozna;** CAMBRIA-PA; 24-70271; Atty: Lawrence W. Willis; Chapter: 7; Filed 07/05/2024; Judge Deller

**Kristy L. Boyle;** ALLEGHENY-PA; 24-21644; Atty: Max C. Feldman; Chapter: 7; Filed 07/07/2024; Judge Bohm

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## CIVIL DIVISION

## General Docket

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**Pittsburgh Water & Sewer Authority** vs Monroe Brian; GD-24-007648; Municipal Lien; Certificate of Location; 433.95; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Latimer Kelly, Latimer Angelique, Latimer Jamie Todd; GD-24-007649; Municipal Lien; Certificate of Location; 414.37; Atty(s): Walaan Monica Samir, Farley Conor D.

**Allegheny County** vs Griffin Laschalle; GD-24-007650; Sci Fa sur Tax Lien; Certificate of Location; 1188.31; Atty(s): McCabe Michael G.

**Scheers Anthony** vs Jones Joan; GD-24-007651; Motor Vehicle Accident; Complaint; Atty(s): Bush Jordan Taylor

**Pittsburgh Water & Sewer Authority** vs Hooper Andrea; GD-24-007652; Municipal Lien; Certificate of Location; 426.54; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Crusa Tom, Crusa Beverly; GD-24-007653; Municipal Lien; Certificate of Location; 409.46; Atty(s): Walaan Monica Samir, Farley Conor D.

**Allegheny County** vs King Solomon Properties LLC; GD-24-007654; Sci Fa sur Tax Lien; Certificate of Location; 1459.98; Atty(s): McCabe Michael G.

**Pittsburgh Water & Sewer Authority** vs Freeman Dana; GD-24-007655; Municipal Lien; Certificate of Location; 424.23; Atty(s): Walaan Monica Samir, Farley Conor D.

**Allegheny County** vs Mack Joseph Deshawn; GD-24-007656; Sci Fa sur Tax Lien; Certificate of Location; 1747.38; Atty(s): McCabe Michael G.

**Allegheny County** vs Next Level Development LLC; GD-24-007658; Sci Fa sur Tax Lien; Certificate of Location; 1197.04; Atty(s): McCabe Michael G.

**Pittsburgh Water & Sewer Authority** vs Miller Mark; GD-24-007659; Municipal Lien; Certificate of Location; 405.79; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Palashoff Ronald; GD-24-007660; Municipal Lien; Certificate of Location; 403.35; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Goldbach Kenneth, Goldbach Ella Mae; GD-24-007661; Municipal Lien; Certificate of Location; 401.95; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Blakey William Russell; GD-24-007663; Municipal Lien; Certificate of Location; 9585.32; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Marciniak Loucreacie; GD-24-007664; Municipal Lien; Certificate of Location; 7173.35; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs BMV Associates LLC; GD-24-007665; Municipal Lien; Certificate of Location; 5321.51; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Witherspoon Yarudin; GD-24-007666; Municipal Lien; Certificate of Location; 4032.48; Atty(s): Walaan Monica Samir, Farley Conor D.

**Allegheny County** vs Phuong Tiffany Tam; GD-24-007667; Sci Fa sur Tax Lien; Certificate of Location; 1128.80; Atty(s): McCabe Michael G.

**Pittsburgh Water & Sewer Authority** vs Watkins Shawn; GD-24-007668; Municipal Lien; Certificate of Location; 8355.84; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs McNemar Mario; GD-24-007669; Municipal Lien; Certificate of Location; 2983.19; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Kyles Augusta, Kyles Valerie; GD-24-007670; Municipal Lien; Certificate of Location; 2988.87; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Dietrich William, Dietrich Susan; GD-24-007671; Municipal Lien; Certificate of Location; 8479.13; Atty(s): Walaan Monica Samir

**Pittsburgh Water & Sewer Authority** vs Barricella Loretta; GD-24-007672; Municipal Lien; Certificate of Location; 1231.07; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Pijanowski Jr. Zygmunt; GD-24-007673; Municipal Lien; Certificate of Location; 3656.62; Atty(s): Walaan Monica Samir, Farley Conor D.

**Allegheny County** vs Santiago Rafael A.; GD-24-007674; Sci Fa sur Tax Lien; Certificate of Location; 1151.37; Atty(s): McCabe Michael G.

**Allegheny County** vs Webb Lyndrena; GD-24-007675; Sci Fa sur Tax Lien; Certificate of Location; 1438.41; Atty(s): McCabe Michael G.

**Allegheny County** vs Young Terence; GD-24-007676; Sci Fa sur Tax Lien; Certificate of Location; 1958.06; Atty(s): McCabe Michael G.

**Allegheny County** vs Culp Deborah Jean, Culp Drake Allan; GD-24-007677; Sci Fa sur Tax Lien; Certificate of Location; 1882.52; Atty(s): McCabe Michael G.

**Allegheny County** vs King Solomon Properties LLC; GD-24-007678; Sci Fa sur Tax Lien; Certificate of Location; 1584.84; Atty(s): McCabe Michael G.

**County Of Allegheny** vs Price Cynthia J., Price James; GD-24-007679; Sci Fa sur Tax Lien; Certificate of Location; 2240.73; Atty(s): McCabe Michael G.

**Crowe Monique T.** vs Bonano-Fanfan Carmen L.; GD-24-007680; Motor Vehicle Accident; Complaint; Atty(s): Murray Patrick W, Stewart Jonathan M

**Allegheny County** vs Marzok Richard J, Marzok Stella; GD-24-007681; Sci Fa sur Tax Lien; Certificate of Location; 1506.95; Atty(s): McCabe Michael G.

**Shoreham Bank** vs Boosidan Gil; GD-24-007682; Contract - Debt Collection; Complaint; 5175773.82; Atty(s): Kobeski Jeremy, Joyce John B

**Allegheny County** vs Clark John W., Clark Pamela L.; GD-24-007683; Sci Fa sur Tax Lien; Certificate of Location; 2286.17; Atty(s): McCabe Michael G.

**Allegheny County** vs Hankins Tanya A., Poindexter Breeaunna N.; GD-24-007686; Sci Fa sur Tax Lien; Certificate of Location; 1033.45; Atty(s): McCabe Michael G.

**Dollar Bank Federal Savings Bank** vs O'Leary Joanne; MG-24-000544; Mortgage Foreclosure; Certificate of Location; 21833.43; Atty(s): Anthou Kristine M.

**USX Federal Credit Union** vs Coppola Jessica; GD-24-007635; MDJ Transcript; Notice of Judgment Mailed; 2607.33; Atty(s): Self-Represented

**Bonsu Amanquah K.;** GD-24-007657; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Yandrich Eric J

**Stuchel Daniel;** GD-24-007662; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Hughston Robin** vs Patterson Lane; GD-24-007684; MDJ Transcript; Notice of Judgment Mailed; 7150.00; Atty(s): Self-Represented

**Phillips Robin** vs Unsworth Thomas; GD-24-007685; MDJ Transcript; Notice of Judgment Mailed; 1895.00; Atty(s): Self-Represented

**Sims-Zampogna Susan Lynn;** GD-24-007690; Petition for Change of Name; Petition to Change Name; Atty(s): Self-Represented

**Redevelopment Authority of Allegheny County** vs Sowinski Edward Francis, Sowinski Marcia Ellen; GD-24-007693; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

**Redevelopment Authority of Allegheny County** vs Guercio Christopher; GD-24-007694; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

**Redevelopment Authority of Allegheny County** vs Rodabaugh Joan Denise; GD-24-007695; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

**Redevelopment Authority of Allegheny County** vs Nesbeth Marciano; GD-24-007696; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

**Redevelopment Authority of Allegheny County** vs D'Zuriak Matthew P., D'Zuriak Cheryl A.; GD-24-007697; Declaration of Taking; Bond Posted; Atty(s): Merchant William G

**Redevelopment Authority of Allegheny County** vs Estate of Josephine Maurer Deceased; GD-24-007698; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

**Viego Catherine Marie;** GD-24-007708; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Murin Kellie A.** vs Detman-Sawyer Kimberly; GD-24-007719; Other Tort; Praecipe for Writ of Summons; Atty(s): Mayer Jr. Paul G.

**Shaler Township** vs Tsvetkoff Jordan W.; GD-24-007721; Municipal Lien; Certificate of Location; 269.50; Atty(s): McCabe Michael G.

**McKeesport Area School District, White Oak Borough** vs Yobst Patti S.; GD-24-007722; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

**Patko Gregory** vs Otterman Patricia M.; GD-24-007723; Motor Vehicle Accident; Complaint; Atty(s): Ernsberger Richard T.

**Liberty Borough** vs Miller Chad W., Miller Thomas W.; GD-24-007724; Sci Fa sur Tax Lien; Certificate of Location; 1754.40; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

**AIMS Group** vs University of Pittsburgh Commonwealth System of Higher Ed, Oxford Development Company; GD-24-007725; No Lien Agreement; Certificate of Location; Atty(s): Albert Brian M

**Glaab Joseph** vs Tyrell Amanda; GD-24-007726; Motor Vehicle Accident; Praecipe for Writ of Summons; Atty(s): Stiffer Andrew O.

**Liberty Borough** vs Tabanli Stacey Lea; GD-24-007727; Sci Fa sur Tax Lien; Certificate of Location; 1833.60; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

**McKeesport Area School District, City of McKeesport** vs Corner Stone 901 Properties LLC; GD-24-007728; Sci Fa sur Tax Lien; Certificate of Location; 4527.08; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

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

**COURT NOTICES**

**Court of Common Pleas  
of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE**

**August 2024**

- August 1 - Judge Woodruff
- August 2 - Judge Woodruff
- August 5 - Judge Cozza
- August 6 - Judge Cozza
- August 7 - Judge Cozza
- August 8 - Judge Cozza
- August 9 - Judge Cozza
- August 12 - Judge Sizemore
- August 13 - Judge Sizemore
- August 14 - Judge Sizemore
- August 15 - Judge Sizemore
- August 16 - Judge Sizemore
- August 19 - Judge Middleman
- August 20 - Judge Middleman
- August 21 - Judge Middleman
- August 22 - Judge Middleman
- August 23 - Judge Middleman
- August 26 - Judge Bush
- August 27 - Judge Bush
- August 28 - Judge Bush
- August 29 - Judge Bush
- August 30 - Judge Bush

24-02463

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**DAILY JURY AND NON-JURY  
TRIAL LIST  
4 WEEK PERIOD**

**JANUARY 13, 2025 THROUGH  
FEBRUARY 7, 2025**

You are hereby notified of the publication of the jury and non-jury trial list for the weeks commencing **January 13, 21, 27, February 3, 2025**. The Call of the List will take place at **9:00 a.m.** each day in **Courtroom No. 711, on the 7th Floor of the City-County Building**.

The call of the list for jury and non-jury trials commencing on **Monday, January 13, 2025**, will be held on **Monday, January 13, 2025, at 9:00 a.m., in Courtroom 711**. Counsel and *pro se* parties must appear for the Call of the List for jury as well as non-jury trials.

Jury selection will take place on **Monday, January 13, 2025**, for trials commencing on January 13, 2025.

Publication of this list constitutes a representation by counsel to the Court that the identities of trial counsel are correct; that the names of all counsel have been listed and that no cases have been consolidated except those shown on the list.

Listed counsel or substitute counsel must report any changes to the Calendar Control Office within five (5) days after publication of this notice, and not later.

All Discovery to be completed by **September 23, 2024**. All other requirements of PA R.C.P. 212 (including pre-trial statements) must be met by plaintiff on or before **October 7, 2024**, and by all other parties on or before **October 21, 2024**. Mediation needs to be completed by **November 27, 2024** in accordance with Local Rule 212.7. **Summary Judgment or Judgment on the Pleadings Motions need to be filed on or before October 28, 2024, to be heard prior to the January 2025 Trial Term.** Motions in Limine are to be filed electronically and served on all counsel of record at least 5 days prior to trial and delivered to the trial judge the day of trial.

PLEASE SEE LOCAL RULE 212.2 GOVERNING PRE-TRIAL STATEMENTS. EACH PARTY MAY SET FORTH IN THE PRE-TRIAL STATEMENT A VERBATIM *VOIR DIRE* STATEMENT OF 200 OR FEWER WORDS, AND MAY PROPOSE UP TO FIVE (5) ADDITIONAL *VOIR DIRE* QUESTIONS. FAILURE TO PROVIDE A *VOIR DIRE* STATEMENT OR PROPOSED ADDITIONAL *VOIR DIRE* IN A TIMELY FILED PRE-TRIAL STATEMENT WILL CONSTITUTE WAIVER.

FOLLOWING THE CALL OF THE LIST, COUNSEL SHALL BE PREPARED TO CONCILIATE THE CASE BEFORE THE TRIAL JUDGE. PLEASE BRING AN ADDITIONAL COPY OF THE “*VOIR DIRE* STATEMENT” AND THE “PROPOSED ADDITIONAL *VOIR DIRE*” FOR THE TRIAL JUDGE.

Except for good cause shown or by agreement of counsel to the contrary, the date for completion of discovery contained in the notice of publication of this list will be interpreted to mean that discovery must be completed by such date. The party initiating the discovery must do so within such time as to permit the responding party the full time allowed for response by the Rules of Civil Procedure so that the response may be served on or before the date set for completion of discovery.

No trial will be delayed because of failure to comply with R.C.P. 212.

If any party is not ready when a case is called for trial, Local Rule 214 will be strictly enforced.

The specific date on which a given case is listed is a close estimate as to when the case will be reached for trial. If the case does not settle, a jury will be selected and trial will begin thereafter.

Counsel must appear at the call of the list on the day the case is listed for trial.

You must notify the Calendar Control Judge’s Staff or the Calendar Control Office immediately when a case on a trial list is settled. The failure to notify results in unnecessary jurors being called, causing inconvenience to them and costs to the County. Sanctions will be imposed on all counsel for failure to notify timely.

**TRIAL POLICY**

The following rules will be applied to all cases published:

- (1) When the list of cases is first published each firm must ascertain the

readiness of its cases as to bills, reports, etc., and the availability of witnesses, doctors, experts, etc., involved in the case.

(2) When it is ascertained that any person necessary for the trial of the case may not be available during the trial term, the deposition of that person for use at trial must be taken forthwith.

(3) Continuances may not be granted to accommodate counsel, clients, or witnesses for business trips, vacations, or any absence during trial terms or for failure to comply with any of the trial policy rules.

(4) Counsel, as listed for the case, must be available and ready to try the case at the time it is called.

(5) If listed counsel is not available, absent compelling reasons, substitute counsel must be available.

(6) A law firm not having sufficient trial counsel must obtain substitute trial counsel.

(7) If listed counsel is not available and substitute counsel is not provided, the case will proceed without counsel.

(8) When called to select a jury, counsel must appear within 30 minutes. If counsel is not present when called, a clerk will select the jury and the case will be ordered to trial without counsel.

(9) The trial policy rules will be applied regardless of the directions or desires of clients.

**PRE-TRIAL MOTIONS**

All Pre-Trial/Calendar Control Motions as defined under Local Rule 208.3(a)(3) shall be presented to the Honorable Patrick M. Connelly. Please refer to Judge Connelly’s Calendar Control Motions Procedures found online at [https://www.allegheycourts.us/downloads/Civil/Connelly\\_Calendar\\_Control\\_Standard\\_Operating\\_Procedures1-27-21.pdf](https://www.allegheycourts.us/downloads/Civil/Connelly_Calendar_Control_Standard_Operating_Procedures1-27-21.pdf), or on the information sheet outside Courtroom 711, City-County Building, as to the filing, scheduling and presentation of said motions. (This list appears on pages 6 to 10 of the Monday, July 15, 2024 publication and at the Court website at [www.allegheycourts.us](http://www.allegheycourts.us)).

**PATRICK M. CONNELLY  
CALENDAR CONTROL JUDGE  
CIVIL DIVISION  
24-02536**

**Court of Common Pleas  
of Allegheny County**

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

**August 2024**

- August 1 - Woodruff, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
- August 2 - No Motions

**August 5** - Sizemore, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM

**August 6** - Bush, J. in Courtroom 320 at 10:00 AM

**August 7** - Cozza, J. in Courtroom 320 at 9:30 AM and Sweeney, J. in Courtroom 425 at 2:00 PM

**August 8** - Eaton, J. in 814 City-County Building at 2:00 PM

**August 9** - No Motions

**August 12** - Costa, J. in Courtroom 425 at 2:00 PM

**August 13** - Korbelt, J. in Courtroom 425 at 2:00 PM

**August 14** - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

**August 15** - Sweeney, J. in Courtroom 425 at 2:00 PM

**August 16** - No Motions

**August 19** - Korbelt, J. in Courtroom 425 at 2:00 PM

**August 20** - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

**August 21** - McGough, J. in Courtroom 425 at 2:00 PM

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

**August 23** - No Motions

**August 26** - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

**August 27** - Middleman, J. in Courtroom 320 at 9:30 AM and Eaton, J. in 814 City-County Building at 2:00 PM

**August 28** - Korbelt, J. in Courtroom 425 at 2:00 PM

**August 29** - McGough, J. in Courtroom 425 at 2:00 PM

**August 30** - No Motions

- 000 Senior Judge Mulligan,
- 001 Judge Bush, 002 Judge Costa,
- 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough,
- 006 Administrative Judge Eaton,
- 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbelt,
- 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

24-02547

**Court of Common Pleas  
of Allegheny County**

**Orphans’ Court Judges Motions  
Schedule for the Month of August 2024**

**Week of**

- August 5 - Judge Williams
- August 12 - Judge Marmo
- August 19 - Judge McCarthy
- August 26 - Judge O’Toole

24-02550

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

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

## COURT SCHEDULES

## Criminal Division

Allegheny County Courthouse  
9:00 a.m.Wednesday  
July 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 Alexander P. Bicket  
Courtroom 321

CR-0005322-23; John Wayne Baron; Ethnic Intimidation; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Charles Phillip Hoebler**

CR-0004434-23; Charles Bell; Burglary - Not Adapted for Overnight Accommodation, Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Coumes**

CR-0004527-22; Alan John Campbell; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

Judge Kelly Bigley  
Courtroom 525

CR-0007621-23; Nishimwe Amos; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Max James Iverson**

CR-0007950-23; Michele Engberg; DUI: High Rte of Alc (Bac.10 - < .16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Dewitt Barry**

CR-0007339-23; August Lashea Poole; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Milton E. Raiford**

CR-0008606-23; Donald Joel Wilds Jr.; DUI: High Rte of Alc (BAC .10 - < .16) 4th Off or Subsequent; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Coumes**

Judge Thomas P. Caulfield  
Courtroom 521

CR-0007235-23; William Charles Haddad; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

Judge Elliot Howsie  
Courtroom 533

CR-0001055-24; Gregory Michael Calig; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0009499-23; Eli Daniels; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0000884-24; Shona Demus; Hinder App/Prosec-False Info To Leo; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

CR-0006774-23; William Hatfield; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

CR-0000048-24; Eric Hemingway; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Wendy Lynne Williams**

CR-0006755-18; Jeffrey L. Hutchinson; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0001678-24; Joseph Paulik; Use/Poss Of Drug Paraph; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0000614-24; Joseph Paulik; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0001552-24; Joseph Paulik; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0000435-24; Joseph Paulik; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0009442-23; Gregory Stewart Sr.; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

Judge Beth A. Lazzara  
Courtroom 306A

CR-0002231-24; Anthony David Boatright Jr.; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0002354-24; Aarao Cornelio Jr.; False Alarm To Agency Of Public Safety; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008836-23; Alexis Dowling; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Heather Spence**; D-atty: **Jaime Marie Hickton**

CR-0009200-23; Todd Darwin Griffin Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Michael Sherman**

CR-0009322-23; Sean Jackson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Michael Sherman**

CR-0000484-24; Fred Oneal; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Gregory Francis Stein**

CR-0001917-24; Mario Robinson; Financial Exploitation of Older Adult or Care Dependent Person; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Fred Gordon Rabner**

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

CR-0000041-24; Monishon Thapa; Kidnapping For Ransom; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis W. Emmi**

CR-0000042-24; Monishon Thapa; Stalking - Repeatedly Commit Acts To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis W. Emmi**

CR-0008397-23; Ronald Vahosky; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William C. Kaczynski**

CR-0007216-23; Rachad Anderson Ward; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0009384-23; Peyton Welch; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Heather Spence**; D-atty: **Fred Gordon Rabner**

CR-0002435-23; Ryan John Zier; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jaime Marie Hickton**

CR-0002644-24; Ryan John Zier; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jaime Marie Hickton**

Judge Jill E. Rangos  
Courtroom 327

CR-0002886-22; Tyler James Johnson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samantha Elizabeth Smyth**

Judge Kevin G. Sasinowski  
Courtroom 506

CR-0001637-24; Bevis Inez Dawson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0007108-23; Matthew J. Geubtner; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Nelson Zuckerman**

CR-0009444-23; Clinton Robert Mellott Jr.; Accidents Involving Death or Injury While Not Licensed; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Charles John Porter**

Judge Jennifer Satler  
Courtroom 527

CR-0001402-24; Blake Balsama; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Justin John-Earl Ketchel**

CR-0002001-24; Travis Darick Brazell; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009139-23; Timothy Al Henderson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Ashley Marie Cagle**

CR-0009140-23; Timothy Al Henderson; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Ashley Marie Cagle**

CR-0001260-24; Donald Hines; Evading Arrest or Detention on Foot; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Natalie Lynn Snyder**

CR-0001187-24; Tina Page; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Nelson Zuckerman**

CR-0003268-22; Timothy Patrick Roberts; DUI: Gen Imp (BAC .08 - .10) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Coumes**

CR-0008399-23; Timothy Patrick Roberts; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brian Patrick McDermott**

CR-0006099-23; Robert E. Sizemore; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0005521-23; Chaz White; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Anthony Orie**

Judge Randal B. Todd  
Courtroom 310

CR-0000526-24; Amil Darji; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0007586-23; William Charles Haddad; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

CR-0000535-21; Janet Nicole Hite; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Melissa Ann Leech**

CR-0009331-23; Anthony Earl Howard; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bradley Thomas Marscher**

CR-0006265-23; Shaunessa Ingraham; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mychal Evans**

CR-0007596-23; Yan Carlos Pichardo Cepeda; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Elizabeth Mary Lynne Laforgia**

CR-0000472-24; Jason Ranegar; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008665-23; Jerald Simpson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0007416-23; Trevon Taylor; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachael C. Arianna Santoriella**

Summary  
Appeals BranchJudge Kathleen R. Mulligan  
City-County Building  
Room 313Wednesday  
July 24, 2024

## Hearings

SA-0000615-24; Comm. of PA vs Tara Antonucci; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000233-24;** Comm. of PA vs Gregory Tyler Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000350-24;** Comm. of PA vs Tony Lamont Dawson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000261-23;** Comm. of PA vs Tyler Dorn; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000561-24;** Comm. of PA vs Ilan Gordon; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000483-24;** Comm. of PA vs Leonid Grunis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000163-24;** Comm. of PA vs Jordan Hamilton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000560-24;** Comm. of PA vs Brendon Christopher Hosack; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001287-23;** Comm. of PA vs Abigail Victor Maslonek; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000613-24;** Comm. of PA vs Eva M. Mitchell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000612-24;** Comm. of PA vs Eva M. Mitchell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001571-23;** Comm. of PA vs Monro Muffler; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000190-24;** Comm. of PA vs Brandi Joanna Myles; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000188-24;** Comm. of PA vs Brandi Joanna Myles; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000189-24;** Comm. of PA vs Brandi Joanna Myles; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000191-24;** Comm. of PA vs Brandi Joanna Myles; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000012-24;** Comm. of PA vs Jacob Pamphyle; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000614-24;** Comm. of PA vs Al Jernon Jervon Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000186-24;** Comm. of PA vs Jai Sidney Tipton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000254-24;** Comm. of PA vs Joshua Townsend; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000863-23;** Comm. of PA vs Lee Murphy Vi Wilson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## LEGAL ADS

### Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, August 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. 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, AUGUST 5, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, AUGUST 6, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, AUGUST 12, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

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

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

A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the

name and address of the individual(s) or other entity that purchased the property.

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

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

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

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

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following:

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

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

### Baldwin Borough

79. Donna Adamski  
MG-22-000065—\$126,227.58  
Shnyder Law Firm, LLC  
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being

known and numbered as 504 North Street, Pittsburgh, PA 15227. Deed Book Volume 9103, Page 279. Block and Lot Number 59-F-18.

### Bellevue

55. Desiree Lewanewsky, Known Heir of David Charles Lewanewsky, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David Charles Lewanewsky  
MG-23-000924—\$263,453.20  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 124 N. Ralph Avenue, Pittsburgh, PA 15202. Deed Book Volume 17635, Page 362. Block and Lot Number 0160-H-00057-0000-00.

### Bethel Park

14. Randell L. Rusch, Jr. a/k/a Randall L. Rusch, Jr. and Leslie A. Rusch, and the United States of America  
MG-22-000410—\$311,607.85  
David W. Raphael, Esq.  
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 934 Delfield Drive, Bethel Park, PA 15102. Deed Dated November 10, 1998, recorded on November 12, 1998 in Department of Real Estate of Allegheny County at Book Volume 10341, Page 299. Block 666-N, Lot 130.

45. Dawn M. Nece  
GD-22-015633—\$2,044.11  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one and one half story frame house known as 5351 Main Street, Bethel Park, PA 15102. Deed Book Volume 15581, Page 66. Block & Lot No. 567-C-35.

47. Anthony J. Hlista and Alexandra R. Trunzo  
GD-22-013286—\$3,204.12  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story frame house being known as 2925 Idaho Avenue, Bethel Park, PA 15102. Deed Book Volume 13362, Page 492. Block & Lot No. 476-L-82.

### Braddock Hills

81. Mary L. Cooke  
MG-22-000177—\$69,732.42  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Braddock Hills Borough: Having erected thereon a dwelling being known and numbered as 1219 Circle Drive, Pittsburgh, Pennsylvania 15221. Deed Book Volume 15742, Page 241. Block and Lot Number 0234-R-00034-0000-00.

### Brentwood

73. Paul A. Graffia  
MG-23-000568—\$77,914.03  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having currently erected thereon a single family dwelling being known as 342 Olanca Avenue, Pittsburgh, PA 15227, Deed Book 11147, Page 533, Block and Lot 0188-E-00189-0000-00.

### Bridgeville

#### 42. Zachary Arturi, Administrator of the Estate of Valerie Z. Arturi, Deceased

GD-23-010204—\$4,008.21  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story brick house being known as 226 Patterson Avenue, Bridgeville, PA 15017. Deed Book Volume 10971, Page 162. Block & Lot No. 255-E-346.

#### 72. Helen S. Sturgis

GD-16-013967—\$3,209.61  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story frame house being known as 1339 Terrace Street, Bridgeville, PA 15017. Deed Book Volume 7919, Page 469. Block & Lot No. 255-H-283.

### Carnegie

#### 61. Annamaria Loris a/k/a Annamaria Johnson

MG-18-000561—\$45,432.03  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 512 Church Street, Carnegie, PA 15106. Deed Book 14085, Page 229. Block and Lot Number 103-P-164.

### City of Clairton

#### 13. All the Unknown Heirs of Sally L. McFadden, deceased

GD-23-011539—\$28,839.71  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a 1-story brick house with garage known as 153 Waddell Avenue, Clairton, PA 15025, Deed Book Volume 8414, Page 177, Block & Lot No. 878-F-191.

### Crafton

#### 25. Sharon Rusnak Gaitens a/k/a Sharon R. Gaitens

MG-24-000003—\$12,287.06  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Crafton: Having erected thereon a dwelling being known and numbered as 89 South Linwood Avenue, Pittsburgh, PA 15205 a/k/a 89 South Linwood Avenue #A, Pittsburgh, PA 15205. Deed Book Volume 10879, Page 571. Block and Lot Number 0068-G-00236-0000-00.

### Crescent

#### 46. Cynthia A. Rushman

GD-18-015883—\$5,856.33  
Joseph W. Gramc, Esq.  
412-281-0587

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

Having erected thereon a two story frame house being known as 189 McGovern Boulevard, Crescent, PA 15046. Deed Book Volume 13270, Page 594. Block & Lot No. 703-E-303.

### Dormont

#### 34. Pittsburgh South Hills Realty LLC

GD-23-007829—\$13,952.34  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as 2722 Dwight Avenue, Pittsburgh, PA 15216. Deed Book 18113, Page 37. Block and Lot Number 63-D-298.

### East McKeesport

#### 22. Lynn Reed a/k/a Lynn A. Reed

GD-24-001089—\$40,806.23  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 1109 Melrose Ave., East McKeesport, PA 15035. Deed Book Volume 14768, Page 252. Block and Lot Number 0547-A-00323-0000-00.

### East Pittsburgh

#### 68. Freight Expeditors Inc., Rajkumarie Singh and Anand Singh

GD-24-005465—\$119,423.07  
Nicholas R. DiNardo, Esq.  
412-430-0131

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 547 Franklin Street, East Pittsburgh, PA 15112, in Plan Book Volume 11, Page 146, and designated as Block and Lot Number 375-R-025.

### Elizabeth Borough

#### 54. James D. Wylie; and the United States of America c/o Western District of Pennsylvania

MG-23-000723—\$116,525.64  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 922 3rd Ave., Elizabeth, PA 15037. Deed Book Volume 10950, Page 589. Block and Lot Number 1133-P-00084-0000-00.

#### 74. Kelly Dziaminski

MG-23-001155—\$121,568.42  
Patrick J. Wesner, Esq.  
856-810-5815

In the Borough of Elizabeth, County of Allegheny and Commonwealth of Pennsylvania, currently erected thereon a single family dwelling being known as 909 9th Avenue, Elizabeth, PA 15037 a/k/a 909 9th Street, Elizabeth, PA 15037, Deed Book 11292, Page 301, Block and Lot 1272-C-00205-0000-00.

### Forest Hills

#### 4. Nathaniel Blank and Remy Harris

MG-22-000287—\$283,396.51  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a dwelling being

known and numbered as 228 Woodside Road, Pittsburgh, PA 15221. Deed Book 16269, Page 40. Block and Lot Number 298-P-84.

### Franklin Park

#### 38. Karen Grace Stahl Marks, Heir of Marjorie K. Stahl a/k/a Marjorie K. Stahl-Barton, Deceased

GD-21-015432—\$24,644.23  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: (Parcel 1): Having erected thereon a single family dwelling being known and numbered as 1537 Ingomar Heights Rd., Pittsburgh, PA 15237. Deed Book 4211, Page 281. Block and Lot Number 823-G-284; And (Parcel 2): Being all that vacant land known and numbered as Ingomar Heights Rd., Pittsburgh, PA 15237. Deed Book 4211, Page 281. Block and Lot Number 823-G-278.

### Glassport

#### 36. Andrew Michael Miller

GD-23-013162—\$8,453.02  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon an office/apartments over building being known and numbered as 433 Monongahela Ave., Glassport, PA 15045. Deed Book 11977, Page 352. Block and Lot Number 467-P-76.

#### 51. Joan Raszewski a/k/a Joan Alice Raszewski, With Notice to Heirs and Assigns

GD-23-003736—\$3,698.81  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one story frame house being known as 311 Euclid Avenue, Glassport PA 15045. Deed Book Volume 7646, Page 372. Block & Lot No. 467-L-176.

### Green Tree

#### 52. Jacqueline DeMartin

MG-23-000984—\$115,496.56  
Perry Russell, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1118 Greentree Road, Pittsburgh, PA 15220. Deed Book Volume 12194, Page 487. Block and Lot Number 0036-E-00154-0000-00.

### Hampton

#### 71. Becky Thompson, in Her Capacity as Heir of Barbara Thompson a/k/a Barbara K. Thompson a/k/a Barbara Karen Thompson, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Thompson a/k/a Barbara K. Thompson a/k/a Barbara Karen Thompson, Deceased

MG-24-000068—\$140,415.20  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 4179 Wallace Rd., Allison Park, PA 15101. Deed Book 12084, Page 473, Instrument Number 2004-19820. Block and Lot Number 0717-D-00254-0000-00.

### Harrison

#### 3. Joshua R. Wood a/k/a Joshua Ryan Wood a/k/a Joshua Wood

MG-24-000114—\$83,807.43  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Parcel One: Having erected thereon a dwelling being known and numbered as 1017 Olive Avenue, Natrona Heights, PA 15065. Deed Book Volume 18360, Page 587, Block and Lot Number 1846-N-198.

Parcel Two: Having thereon a vacant land being known as Olive Avenue, Natrona Heights, PA 15065. Deed Book Volume 18360, Page 587, Block and Lot Number 1846-N-194.

#### 16. Paul D. Matisz a/k/a Paul Matisz

MG-23-000843—\$98,022.95  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 2512 Monroe Street, Natrona Heights, PA 15065. Deed Book 16808, Page 401. Block and Lot Number 1679-F-27.

### Homestead

#### 7. Ross King, Jr.

GD-24-001122—\$53,992.75  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling known as 227 E. 15th Avenue, Homestead, PA 15120. DBV 16419, PG. 53, Block & Lot No. 131-C-183.

#### 24. Anthony D. Ford and Devone M. Ford

MG-22-000208—\$82,232.53  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Homestead: Having erected thereon a dwelling being known and numbered as 1218 Sylvan Avenue, Homestead, PA 15120. Deed Book Volume 14797, Page 182. Block and Lot Number 0131-E-00293-0000-00.

### City of McKeesport

#### 1. Erica Griffin Solely in Her Capacity as Heir of Nancy L. Griffin a/k/a Nancy Griffin a/k/a Nancy Griffin Smith, Deceased, and the Unknown Heirs of Nancy L. Griffin a/k/a Nancy Griffin a/k/a Nancy Griffinsmith, Deceased

MG-23-000975—\$41,225.79  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1301 Evans Avenue, McKeesport, PA 15132. Deed Book 9609, Page 238. Block and Lot Number 381-A-1.

#### 49. Cheryl A. Beagle

GD-23-008764—\$5,992.06  
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 12137, Page 88. Block & Lot No. 307-L-112.

**Millvale****6. Jeanne T. Six**

GD-23-008203—\$20,940.59  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a residential dwelling known and numbered as 116 Beckert Street, Pittsburgh, Pennsylvania 15209-2510, Deed Book Volume 19273, Page 101, Block and Lot 79-B-184.

**Monroeville****50. Holly McIntosh a/k/a Holly Moore**

GD-23-007453—\$7,135.03  
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 Willow Drive, Monroeville, PA 15146. Deed Book Volume 12084, Page 434. Block & Lot No. 640-K-118.

**65. Rebecca A. Scalzo a/k/a Rebecca Ann Scalzo a/k/a Rebecca Scalzo and Jaclyn Napoletano**

MG-20-000239—\$128,414.58  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 622 Brightberry Road, Monroeville, PA 15146. Deed Book Volume 17123, Page 23. Block and Lot Number 637-H-274.

**78. Raymond E. Newhouse, Jr. and Carolyn S. Newhouse, Known Heirs of the Estate of Joshua Newhouse and the Unknown Heirs, Executors and/or Administrators of the Estate of Joshua Newhouse**

MG-24-000103—\$147,546.62  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Monroeville: Having erected thereon a dwelling known and numbered as 608 Blueberry Road, Monroeville, PA 15146. DBV 13653, PG. 395, B/L #742-K-395.

**Moon****17. James Long and Judi Long**

MG-23-001151—\$263,408.44  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a dwelling being known and numbered as 207 Centerdale Road, Coraopolis, PA 15108 a/k/a 207 Centerdale Road, Moon Township, PA 15108. Document Number 2022-11548, Deed Book Volume 18865, Page 452. Block and Lot Number 0597-F-00077-0000-00.

**Mt. Lebanon****43. Sean Michael Simon and the United States of America**

GD-22-014558—\$6,312.89  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one story commercial building being known as 501 Castle Shannon Boulevard, Pittsburgh, PA 15234. Deed Book Volume 12347, Page 270. Block & Lot No. 191-E-100.

**77. Anthony H. Griffith**

GD-17-008168—\$180,503.01  
Jeffrey A. Golvash, Esq.  
Golvash & Epstein, LLC  
412-882-4717

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 557 Audubon Avenue, Pittsburgh, PA 15228. Deed Book Volume 14266, Page 148. Block And Lot No. 140-K-44.

**Mt. Oliver****2. Triple DS Estate LLC and Darrell Johnson**

MG-24-000018—\$142,815.13  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 215 Anthony Street, Pittsburgh, PA 15210. Deed Book 18830, Page 8. Block and Lot Number 33-D-281.

**North Fayette****57. Robert E. Myers, Jr., Administrator of the Estate of Virginia B. Myers a/k/a Virginia Myers, Deceased**

MG-23-001036—\$167,981.40  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a single family residential dwelling being known and numbered as 1081 McKee Road, Oakdale, PA 15071. Deed Book Volume 4440, Page 701. Block and Lot Number 495-H-1.

**North Versailles****8. William Lovell**

GD-23-012388—\$25,942.97  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 111 Union Avenue, North Versailles, PA 15137. Deed Book 16471, Page 371. Block and Lot Number 458-M-235.

**O'Hara****39. Rivendell Capital LLC**

GD-23-012712—\$249,022.05  
Robert P. Wendt, Esq.  
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of O'Hara: Having erected thereon a residential single-family dwelling being known and numbered as 123 Harding Road, Pittsburgh, PA 15215; Deed Book 18599, Page 458; which has a Parcel Identification Number of 223-S-34.

**Penn Hills****19. Migdalia G. Brathwaite and Eugene S. Tull**

MG-23-001159—\$94,148.18  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 17 Saint Susanna Drive, Pittsburgh, PA 15235. Document Number 098885, Deed Book Volume 10224, Page 457. Block and Lot Number 0538-G-00241-0000-00.

**21. Kia Danielle Blakeman a/k/a Kia D. Naylor**

MG-23-001098—\$118,302.84  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 748 Macbeth Drive, Pittsburgh, PA 15235 a/k/a 748 Macbeth Drive, Penn Hills, PA 15235. Document Number 2019-11422, Deed Book Volume 17595, Page 56. Block and Lot Number 0539-L-00293-0000-00.

**35. Constance B.J. Parker, with Notice to Heirs and Assigns**

GD-22-000739—\$9,479.29  
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 2185 Sampson Street, Pittsburgh, PA 15235. Deed Book 7326, Page 396. Block and Lot Number 296-B-212.

**62. ARG Media LLC**

GD-21-004314—\$105,431.99  
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 127 Greenview Dr., Verona, PA 15147. Deed Book Volume 17722, Page 467. Block and Lot 0446-H-00371-0000-00.

**76. Edward J. Blasco**

GD-22-002809—\$11,789.78  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 1086 Indiana Road, Verona, PA 15147. Deed Book 14913, Page 157. Block and Lot Number 534-L-31.

**80. David Johnson a/k/a David W. Johnson, Administrator of the Estate of Oliver P. Johnson, Jr., Deceased Mortgagor and Real Owner, and David Johnson a/k/a David W. Johnson, Real Owner**

MG-11-000410—\$147,863.09  
Padgett Law Group  
850-422-2520

All that certain lot or piece of ground situate in the Municipality of Penn Hills, formerly Township of Penn Hills, County of Allegheny, and Commonwealth of Pennsylvania: Having erected thereon a single-story brick dwelling being known and numbered as 537 Guyllyn Drive, Pittsburgh, PA 15235. Deed Book Volume 15273, Page 581, Block and Lot Number 538-H-246.

**82. David Sucheveh and Rosalinda Sucheveh**

MG-23-000424—\$176,802.86  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 1406 Elliott Street, Verona, PA 15147. Deed Book Volume 947, Page 113. Block and Lot Number 365-G-156.

**Pleasant Hills****53. Joanne D. Rush**

GD-23-013736—\$41,494.64  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 28 W. Bruceton Rd., Pittsburgh, PA 15236. Deed Book Volume 4701, Page 677. Block and Lot Number 0471-A-00272-0000-00.

**Plum****5. Bianca Gervasoni and Kane R.T. Gervasoni a/k/a Kane Gervasoni**

MG-24-000005—\$100,684.40  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 4130 New Texas Road, Pittsburgh, PA 15239. Deed Book 17354, Page 106. Block and Lot Number 850-M-80.

**26. Blair M. Cessna, III and Danielle M. Cessna**

GD-22-012781—\$13,920.44  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 134 Coxcomb Hill Road, New Kensington, PA 15068. Deed Book 17473, Page 294. Block and Lot Number 845-P-379.

**27. Blair M. Cessna, III**

GD-22-012779—\$10,793.62  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a commercial building, known as 132 Coxcomb Hill Road, New Kensington, PA 15068. Deed Book 12999, Page 454. Block and Lot Number 845-P-346.

**28. Blair M. Cessna, III**

GD-22-012778—\$28,623.78  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a commercial building, known as 138 Coxcomb Hill Road, New Kensington, PA 15068. Deed Book 12999, Page 449. Block and Lot Number 845-N-48.

**Rankin****41. George J. McAllister**

GD-22-010234—\$5,434.48  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a one story masonry frame house being known as 26 Maple Avenue, Braddock, PA 15104. Deed Book Volume 8418, Page 563. Block & Lot No. 236-K-149.

**Reserve****83. Jennifer L. Hummel and Shawn D. Hummel**

MG-14-001273—\$189,844.36  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a single family residential dwelling being known and numbered as 2361 East Beckert Avenue, Pittsburgh, PA 15212. Deed Book Volume 12344, Page 498. Block and Lot Number 79-N-172.

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**Ross**

**10. Sarver Realty Andre Plaza, LLC, Sarver Realty McKnight Plaza, LLC and Sarver Realty Regent Square, LLC**  
GD-22-015529—\$3,108,509.57  
Joseph A. Fidler, Esq.  
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a commercial building being known and numbered as 4818 McKnight Road, Pittsburgh, PA 15237, Deed Book Volume 17413, Page 111, Block and Lot Number 352-G-274.

**Shaler**

**31. Charles J. Ulrich and Brianne D. Bollinger**  
MG-23-000705—\$151,553.60  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 160 Seavey Road, Pittsburgh, Pennsylvania 15223. Deed Book Volume 16839, Page 498, Block & Lot No. 0166-H-00128-0000-00.

**44. Dale R. Wiggins and Laura A. Wiggins**  
GD-22-014179—\$3,104.93  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story brick house being known as 137 Hahn Road, Pittsburgh, PA 15209. Deed Book Volume 9978, Page 115. Block & Lot No. 283-J-287.

**South Fayette**

**9. Jack Shrum and Mary Ann Shrum**  
GD-22-010162—\$28,733.69  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 205 Marshall Road, Oakdale, PA 15071. Deed Book Volume 11242, Page 590. Block and Lot 0491-J-00003-0000-00. Alternate ID: 9946-X-00663-0000-00.

**Springdale**

**60. George H. Carson, Jr.**  
MG-24-000076—\$102,082.30  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a single family residential dwelling being known and numbered as 204 Center Street, Springdale, PA 15144. Deed Book Volume 11818, Page 273. Block and Lot Number 733-B-48.

**West Deer**

**30. John H. Ordean, Sr. a/k/a John Ordean and Nicole F. Ordean**  
MG-23-000760—\$181,348.05  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being known and numbered as 4216 Havencrest Drive, Gibsonia, PA 15044. Deed Book Volume 13080, Page 240, Instrument Number 2006-40786. Block and Lot Number 1507-M-00371-0000-00.

**Whitehall**

**23. Mary Germaine Hersch**  
MG-23-000116—\$191,919.29  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 502 Weyman Rd., Pittsburgh, PA 15236. Deed Book Volume 18084, Page 387. Block and Lot Number 0249-H-00150-0000-00.

**67. Bryan G. Dees**  
MG-23-000615—\$276,200.42  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 4964 Flamingo Drive, Pittsburgh, PA 15236. Deed Book Volume 18133, Page 504. Block and Lot Number 314-P-042.

**Wilkesburg**

**29. Richard A. Goldman and Kimberly A. Goldman**  
GD-22-003596—\$177,423.43  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having currently erected thereon a three-family dwelling being known as 439 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 11583, Page 130. Block and Lot 0176-C-00070-0000-00.

**37. The Unknown Heirs of Marion L. Young, Deceased**  
GD-23-012881—\$16,427.98  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: (Parcel 1): Having erected thereon a dwelling being known and numbered as 1320 Mill Street, Pittsburgh, PA 15221. Deed Book 4116, Page 555. Block and Lot Number 232-N-255; And

(Parcel 2): Being all that vacant land known and numbered as Mill Street, Pittsburgh, PA 15221. Deed Book 4665, Page 173. Block and Lot Number 232-N-254.

**Pittsburgh—4th Ward**

**20. Denise Lloyd**  
MG-23-000075—\$21,368.79  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 4: Having erected thereon a dwelling being known and numbered as 3219 Terrace Street, Pittsburgh, PA 15213. Document Number 099967, Deed Book Volume 09737, Page 554. Block and Lot Number 0028-A-00163-0000-00.

**Pittsburgh—11th Ward**

**33. Peachy Pelican Properties LLC; and Gianina Ainsley Romito**  
GD-23-011581—\$476,130.13  
Nelson Diaz, Esq.  
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 11th Ward: Having erected thereon a single family dwelling being known and numbered as 6513 Stanton Avenue, Pittsburgh, PA 15206. Deed Book Volume 18742, Page 535, Block and Lot Number 124-B-16.

**Pittsburgh—12th Ward**

**63. Ethel M. Ellis a/k/a Ethel M. Adams**  
MG-23-000956—\$102,768.43  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7061 Campania Ave., Pittsburgh, PA 15206. Deed Book Volume 11142, Page 468. Block and Lot 0172-P-00099-0000-00.

**Pittsburgh—13th Ward**

**32. Jason W. Weathers a/k/a Jason Weathers**  
MG-23-000970—\$46,415.69  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1959 Robinson Blvd., Pittsburgh, PA 15221. Deed Book Volume 12758, Page 93. Block and Lot Number 232-D-112.

**66. Odell A. Watson, Jr. and Yvonne Watson**  
GD-19-012160—\$58,694.18  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Being vacant land (formerly having erected thereon a residential dwelling) being known as Idlewild Street, Pittsburgh, PA 15208 f/k/a 7332 Idlewild Street, Pittsburgh, PA 15208. Deed Book Volume 18358, Page 533. Block and Lot Number 0174-K-00041-0000-00.

**69. Daniella Anderson a/k/a Danielle Anderson, Individually and in Her Capacity as Heir of the Estate of Barbara Anderson; and the Unknown Heirs of the Estate of Barbara Anderson**  
MG-21-000163—\$44,272.34

Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7609 Mulford Street, Pittsburgh, PA 15208. Deed Book Volume 19370, Page 210. Block and Lot Number 0175-C-00030-0000-00.

**Pittsburgh—17th Ward**

**59. Mark E. Salac and the United States of America**  
MG-23-000129—\$204,600.05  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2030 South 18th Street, Pittsburgh, PA 15203. Deed Book Volume 12909, Page 121. Block and Lot Number 13-A-82.

**Pittsburgh—18th Ward**

**58. Unknown Surviving Heirs of Vernell Taliaferro a/k/a Vernell B. Taliaferro, Deceased**  
MG-23-001132—\$37,141.11  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 432 Chalfont Street, Pittsburgh, PA 15210. Deed Book Volume 4551, Page 169. Block and Lot Number 14-J-265.

**Pittsburgh—20th Ward**

**75. Peachy Pelican Properties LLC; and Gianina Ainsley Romito**  
GD-23-012235—\$222,087.68  
Nelson Diaz, Esq.  
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 20th Ward: Having erected thereon a three family dwelling being known and numbered as 201-205 Fairview Avenue, Pittsburgh, PA 15220. Deed Book Volume 18622, Page 293, Block and Lot Number 20-S-63.

**Pittsburgh—24th Ward**

**70. Estate of James Smith and Unknown Heirs of James Smith**  
MG-22-000347—\$26,983.69  
Colin G. L. Miller  
Bootay Bevington & Nichols, LLC  
412-650-5940

**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.



In the Commonwealth of Pennsylvania, County of Allegheny, 24th Ward of the City of Pittsburgh: Having erected a two-story house known as 1518 Valentine St., Pittsburgh, PA 15212. Deed Book Volume 14428, Page 50. Block and Lot No. 24-D-136.

### Pittsburgh—25th Ward

#### 12. Adree Cook

MG-13-001117—\$138,655.81  
Danielle Johnson, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 25th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1536 Garfield Avenue, Pittsburgh, PA 15212. Deed Book Volume 12125, Page 30. Block and Lot Number 0023-E-00206-0000-00.

### Pittsburgh—29th Ward

#### 15. The Unknown Heirs of Brenda J. Sullivan a/k/a Brenda Sullivan, Deceased

GD-23-011624—\$68,344.02  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1607 Fredell Street, Pittsburgh, PA 15210. Deed Book Volume 10637, Page 202. Block and Lot Number 059-E-010.

#### AMENDED NOTICE

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

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

Allegheny County Bar Association  
412-261-0518

Lawyer Referral Services  
412-261-5555

Neighborhood Legal Services  
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff  
Jul 11, 2024

Jul 12, 19, 26, 2024

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

#### Estate Notice

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

Barr, Lynette R., deceased, of Bridgeville, PA. No. 04418 of 2024. Eric P. Barr, Admr., 2001 Worcester Drive, Pittsburgh, PA 15243 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.  
24-02600 Jul 19, 26; Aug 2, 2024

Bauer, Chris Sean a/k/a Chris Bauer, deceased, of Pittsburgh, PA. No. 02962 of 2024. Erik Bauer, Admr., c/o Lisa M. Henry, Esq., Strassburger McKenna Gutnick & Gefsky, Four Gateway Center, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.  
24-01347w Jul 19, 26; Aug 2, 2024

Black, James, deceased, of South Fayette, PA. No. 04514 of 2024. Amy Foster, Extr., 281 Hickory Heights Dr., Bridgeville, PA 15017 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA, PA 15241.  
24-01342w Jul 19, 26; Aug 2, 2024

Bongiovanni, John Gary, deceased, of Wexford, PA. No. 03289 of 2024. Andrew M. Kuzma, Admr. and Atty., 200 N. Second Avenue, Elizabeth, PA 15037.  
24-02601 Jul 19, 26; Aug 2, 2024

Bryant, Jeannette M., deceased, of Pittsburgh, PA. No. 1805 of 2024. Sarah Pinkett, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.  
24-01349w Jul 19, 26; Aug 2, 2024

Hammerstrom, Melvin R., deceased, of Allison Park, PA. No. 03288 of 2024. Andrew M. Kuzma, Admr. and Atty., 200 N. Second Avenue, Elizabeth, PA 15037.  
24-02602 Jul 19, 26; Aug 2, 2024

Hunkele, David a/k/a David J. Hunkele, deceased, of West View, PA. No. 04327 of 2024. Lois C. Hartman, Extr., 7500 Ross Park Drive, Apt. 423, Pittsburgh, PA 15237 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.  
24-02597 Jul 19, 26; Aug 2, 2024

Kriska, Lynn Martha, deceased, of Pittsburgh, PA. No. 04620 of 2024. Jessica Spragg, Extr., 15 E. Crafton Avenue, Pittsburgh, PA 15205 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.  
24-01343w Jul 19, 26; Aug 2, 2024

Kurzawski, Jill a/k/a Jill A. Kurzawski, deceased, of Pittsburgh, PA. No. 04484 of 2024. Joseph A. Kurzawski, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 2nd Avenue, Carnegie, PA 15106.  
24-01340w Jul 19, 26; Aug 2, 2024

O'Shell, Bessie B. a/k/a Bessie O'Shell, deceased, of Pittsburgh, PA. No. 04493 of 2024. Brian O'Shell, Extr., c/o Jamie M.

Drennen, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Ste. 2200, Pittsburgh, PA 15222.

24-01348w Jul 19, 26; Aug 2, 2024

Schmitt, Margaret Ann a/k/a Margaret A. Schmitt, deceased, of Gibsonia, PA. No. 04227 of 2024. Monica L. Hudson, Extr., c/o Albert P. Caruso, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.  
24-02603 Jul 19, 26; Aug 2, 2024

Shuty, Robert P. a/k/a Robert Peter Shuty, deceased, of Pittsburgh, PA. No. 07669 of 2023. Barbara J. Shuty, Extr., 5518 Ohio Street, Pittsburgh, PA 15225 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.  
24-02599 Jul 19, 26; Aug 2, 2024

Tomayko, Carolyn A., deceased, of Bethel Park, PA. No. 03502 of 2024. Lynn Byrne, Extr., 3413 80th Street, Apt. 22, Jackson Heights, NY 11372 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA, PA 15241.  
24-01341w Jul 19, 26; Aug 2, 2024

Williams, John F., deceased, of Braddock, PA. No. 03259 of 2024. Shirley Gable, Admr., 113 South Mercer Street, Greenville, PA 16125.  
24-01339w Jul 19, 26; Aug 2, 2024

Arora, Jiwan Lal, deceased, of Pittsburgh, PA. No. 03403 of 2024. Kusumita Arora, Admr., 1100 Liberty Ave., Apt. 511, Pittsburgh, PA 15222.  
24-01286w Jul 12, 19, 26, 2024

Barrett, Alleyne L. a/k/a Lillian Alleyne Barrett, deceased, of Bethel Park, PA. No. 03388 of 2024. Robert T. Barrett, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.  
24-01284w Jul 12, 19, 26, 2024

Berger, Mary T., deceased, of Harmar Township, PA. No. 03929 of 2024. Janet A. Deller, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.  
24-02553 Jul 12, 19, 26, 2024

Blumling, Frances T., deceased, of McKees Rocks, PA. No. 04439 of 2024. Mary Miner, Extr., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.  
24-01287w Jul 12, 19, 26, 2024

Knabel, Karen Anne a/k/a Karen Knabel, deceased, of Millvale, PA. No. 04090 of 2024. Sharon Lalli, Co-Admr. and Richard P. Knabel, Co-Admr., 704 Russett Meadow Court, Cranberry Twp., PA 16066 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.  
24-02551 Jul 12, 19, 26, 2024

Krizmanich, Eileen J., deceased, of Pittsburgh, PA. No. 04345 of 2024. Linda Zug, Extr., 9 Norfolk Drive, Coraopolis, PA 15108 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.  
24-02555 Jul 12, 19, 26, 2024

McQuaide, Diane Lydia a/k/a Diane L. McQuaide, deceased, of Pittsburgh, PA. No. 03781 of 2024. Lisa E. Stanko, Extr., 1189 Caribbean Soul Avenue, Hardeeville, SC 29927 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.  
24-02554 Jul 12, 19, 26, 2024

Mitro, Jordan R., deceased, of Pittsburgh, PA. No. 03975 of 2024. Robert N. Mitro, Admr., c/o Elizabeth K. Eisenhauer, Esq.,

Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-02556 Jul 12, 19, 26, 2024

Schenk, George Samuel, deceased, of Gibsonia, PA. No. 03301 of 2024. Gregg Hutchison, Co-Extr. and Andrew Hutchison, Co-Extr., c/o Edward C. Spontak, Esq., Knox McLaughlin Gornall & Sennett, P.C., 310 Grant Street, Suite 3600, Pittsburgh, PA 15219.  
24-01288w Jul 12, 19, 26, 2024

Simpson, Phyllis A. a/k/a Phyllis Viola-Simpson, deceased, of Mt. Lebanon, PA. No. 03834 of 2024. Todd P. Simpson, Extr., c/o Mark C. Joseph, Esq., Mark C. Joseph LLC, P.O. Box 13512, Pittsburgh, PA 15243.  
24-02552 Jul 12, 19, 26, 2024

Williams, Edward H., deceased, of Pleasant Hills, PA. No. 04415 of 2024. Dawn M. Baird, Extr., 1401 Berryman Avenue, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
24-01285w Jul 12, 19, 26, 2024

Boyle, Maureen E., deceased, of Lake Bluff, IL. No. 03717 of 2024. William E. Boyle, Extr., 660 Circle Lane, Lake Forest, IL 60045 or to John F. Hooper, Esq., John F. Hooper, P.C., 4712 Clairton Blvd., Pittsburgh, PA 15236.  
24-02452 Jul 5, 12, 19, 2024

Buchanich, George E., deceased, of West Deer Township, PA. No. 04277 of 2024. Lorraine Buchanich, Extr., c/o Robert B. Liotta, Esq., Liotta Law Offices, PLLC, 3058 Leechburg Road, Suites 9, 10 & 11, Lower Burrell, PA 15068.  
24-01237w Jul 5, 12, 19, 2024

Castelli, Eileen E., deceased, of Springdale, PA. No. 3726 of 2024. Lacey Kovacic, Extr., 3154 Brentwood Avenue, Pittsburgh, PA 15227 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
24-02459 Jul 5, 12, 19, 2024

Churilla, Richard J., deceased, of Pittsburgh, PA. No. 4112 of 2024. Ruth Mueller, Admr., 2612 Lutz Lane, Bethel Park, PA 15102 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.  
24-02454 Jul 5, 12, 19, 2024

Crowe, Martha J. a/k/a Jeanine W. Crowe a/k/a Martha Jeanine Crowe, deceased, of Pittsburgh, PA. No. 03870 of 2024. Susan M. Crowe, Admr., 245 Lincoln Avenue, Apt. 702, Pittsburgh, PA 15202 or to Edward F. Twomey, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.  
24-02460 Jul 5, 12, 19, 2024

Danko, Anthony William, deceased, of Pittsburgh, PA. No. 03378 of 2024. Michelle Danko, Admr., 27 Clarion Ave., Pittsburgh, PA 15202 or to Joseph Addink, Esq., Despo & Robertson, 314 Allegheny Street, Hollidaysburg, PA 16648.  
24-01234w Jul 5, 12, 19, 2024

Dodd, Carol a/k/a Carol J. Dodd, deceased, of Elizabeth, PA. No. 04226 of 2024. Mark Dodd, Extr., 1001 Grant St., Elizabeth, PA 15037 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.  
24-01240w Jul 5, 12, 19, 2024

Lynch, Jean, deceased, of Monroeville, PA. No. 03963 of 2024. Edward Dutton Lynch, Jr., Admr., 772 Zuball Road, Apollo, PA 15613 or to Brittani R. Hassen, Esq., Kontos Mengine Killion & Hassen, 603 Stanwix Street, Suite 1228, Two Gateway Center, Pittsburgh, PA 15222.  
24-02453 Jul 5, 12, 19, 2024

Manning, Barbara A., deceased, of Pittsburgh, PA. No. 03680 of 2024. Leslie E. Lantis, Co-Extr. and Kathleen Smith, Co-Extr., 105 Adam Ridge Lane, Fayetteville, GA 30214 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

24-02457 Jul 5, 12, 19, 2024

McGoogan, Jong Ae, deceased, of Pittsburgh, PA. No. 04290 of 2024. Elizabeth Ure, Extr., 5801 Torrance Dr., Export, PA 15632.

24-01238w Jul 5, 12, 19, 2024

Merling, Marilyn L., deceased, of Upper St. Clair, PA. No. 3263 of 2024. Peter J. Gialames, Extr., 2360 Norton Road, Pittsburgh, PA 15241 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

24-02458 Jul 5, 12, 19, 2024

Mulvihill, Mary Ellen, deceased, of Pittsburgh, PA. No. 07214 of 2023. Barbara D. Renwick, Extr., 165 Pennview Drive, Pittsburgh, PA 15235 or to John F. Hooper, Esq., John F. Hooper, P.C., 4712 Clairton Blvd., Pittsburgh, PA 15236.

24-02451 Jul 5, 12, 19, 2024

Snyder, Elaine Ellen a/k/a Elaine E. Snyder, deceased, of Pittsburgh, PA. No. 04076 of 2024. John D. Snyder, Extr., 4787 Logan Ferry Road, Murrysville, PA 15668 or to Elizabeth Shovlin, Esq., Griffith, McCague & Happel, 408 Cedar Avenue, Pittsburgh, PA 15212.

24-01243w Jul 5, 12, 19, 2024

Susan, William N., deceased, of Whitehall Borough, PA. No. 04286 of 2024. Barbara M. Grosse, Extr., 3592 Reiland Street, Pittsburgh, PA 15227 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

24-01242w Jul 5, 12, 19, 2024

Williams, George D., deceased, of Pittsburgh, PA. No. 3813 of 2024. Elizabeth A. Hillard Williams, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

24-01236w Jul 5, 12, 19, 2024

#### Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Hartwood Worldwide, Inc.

24-01328w Jul 19, 2024

#### Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Hartwood Point Management, Inc.

24-01329w Jul 19, 2024

#### Articles of Incorporation Business Corporation

Maria V. Rossi, Esq., Rothman Gordon, P.C., 310 Grant St., Third Floor, Grant Building, Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Thunder's Dog Tag, Inc.

24-02598 Jul 19, 2024

#### Articles of Incorporation Nonprofit Corporation

Neil J. Gregorio, Esq., Tucker Arensberg, PC, One PPG Place, Ste. 1500, Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a nonprofit corporation, Stephen's Hulksters Angel Fund, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-02596 Jul 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 HHV PROFESSIONALS-WEXFORD, PC.

24-02593 Jul 19, 2024

#### Bankruptcy Sale Notice

In Re: Robert L. Burgman, Jr. and Tina M. Burgman  
Case No. 23-20709-CMB  
Real property located at 1626 Gray Street, McKeesport, PA 15133  
(Parcel ID 0466-D-00109; 0466-D-00108; 0466-H-00350; and 0466-H-0035)  
Date of Sale: 08/13/24 @ 1:30 p.m.  
Objections Due: 08/02/24  
Initial Offer: \$137,000.00  
Higher and better offers will be considered at hearing from Qualified Bidders.  
For more information:  
www.pawb.uscourts.gov/easi.htm

24-02637 Jul 19, 2024

#### Certificate of Organization Limited Liability Company

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Brite Light Residential Services LLC.

24-01345w Jul 19, 2024

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-002005. In re: Petition of Meagan Rucker, parent(s) and Legal guardian(s) of Leiana Camille Rucker for change of name to Leiana Camille Rucker Raglin. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 21, 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.

24-01346w Jul 19, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Orphans' Court Division  
No. 6478 of 2023

In Re: Jacob Haslett, An alleged incapacitated person

#### Order of Court

And Now, this 6th day of June, 2024, the hearing to adjudicate incapacity and appoint a plenary guardian of the person and estate set for today is cancelled.

The hearing is rescheduled for July 30, 2024 at 11:30 a.m. before the undersigned in Courtroom No. 1 of Orphans' Court, Court of

Common Pleas, 1700 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

By the Court:

Hon. Joseph K. Williams, III  
24-02649 Jul 19, 2024

#### Voluntary Dissolution Nonprofit Corporation

Notice is hereby given by Indoor Tennis for Mt. Lebanon, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-01324w Jul 19, 26, 2024

### ORPHANS' COURT

#### Wills

(Continued from Page 1, Column 3)

**Phyllis A. Didion, deceased;** Daniel P. Didion, Extr.; Atty: William R. Pelger; 04481 of 2024.

**Mercedes C. Monjian, deceased;** Michael K. Parrish, Extr.; Atty: Jeanine M. Franciscus; 04483 of 2024.

**Lois C. Pisarek, deceased;** William S. Pisarek, Jr., Extr.; Atty: Melvin P. Gold; 04489 of 2024.

**Charlene E. Johnson, deceased;** Anthony S. Listak, Extr.; Atty: Michael J. Murphy; 04491 of 2024.

**Bessie B. O'Shell, deceased;** Brian O'Shell, Extr.; Atty: Jamie M. Drennen; 04493 of 2024.

**Frances Elizabeth Kolodziek, deceased;** Leonard J. Kolodziek, Sr., Extr.; Atty: Douglas L. Price; 04497 of 2024.

**William Robert Jones, deceased;** Jeffrey A. Erlandson, Extr.; 04498 of 2024.

**Mario F. Osorio, deceased;** Ryan Osorio, Extr.; Atty: Ross S. Bash; 04499 of 2024.

**James Black, deceased;** Amy L. Foster, Extr.; Atty: Anne Friday Beck; 04514 of 2024.

**Zola M. Hinkle, deceased;** Joyce Ann Miller, Extr.; Atty: McKenna Adams; 01940 of 2021.

**Anita Cheryl Ostrowski, deceased;** Lisa Laboda, Extr.; Atty: Jennifer Gilliland Vanasdale, Michael J. Pater; 01296 of 2024.

**Francine N. Wytiaz, deceased;** Debra M. Paradise, Extr.; Atty: Steven Kochezat; 04520 of 2024.

**Helen J. Demma, deceased;** Annette F. Schawalt, Extr.; Atty: Michele P. Conti; 04527 of 2024.

**Carol Ann Grumbaugh, deceased;** Regis James Grumbaugh, Co-Extr., Abigail Jacqueline Nichols, Co-Extr.; Atty: Sean J. Carmody; 04530 of 2024.

**Telesfor J. Kuchnicki, deceased;** Joseph L. Kuchnicki, Extr.; Atty: Michele P. Conti; 04531 of 2024.

**Marcella Helen Bender, deceased;** Rita M. Windisch Danchik, Extr.; Atty: Joel Pfeffer; 04533 of 2024.

**Alice C. Geib, deceased;** Carol A. Yorkgitis, Co-Extr., Susan L. Persinski, Co-Extr.; Atty: Timothy E. Finnerty; 04537 of 2024.

**Dawn Aurora Vanderbosch, deceased;** Dorothy Darleen Vanderbosch, Extr.; 04540 of 2024.

**David Allen Ostrowski, deceased;** Kenneth Ostrowski, Extr.; Atty: Michael J. Pater; 04541 of 2024.

**Charlotte Marie Chrestay, deceased;** Deborah Yaras, Extr.; Atty: James M. Herb; 04543 of 2024.

**Thomas A. Kasper, deceased;** Melissa C. Foster, Extr.; Atty: E. Robert Pecori; 04544 of 2024.

**Carolyn Pausic, deceased;** Teresa Pausic, Co-Extr., Beth Pausic, Co-Extr.; Atty: Joan Shinavski; 04545 of 2024.

**Lorraine Lindow, deceased;** Susan M. Lindow, Extr.; Atty: Robert J. Tate; 04547 of 2024.

**Viola M. Davis, deceased;** John E. Davis, Extr.; Atty: Andrew M. Kuzma; 01631 of 2017.

**Anthony M. Lettieri, deceased;** Christopher John Lettieri, Extr.; Atty: Daniel F. Bekavac, Jr.; 04550 of 2024.

**Robert E. Murrell, deceased;** David M. Murrell, Extr.; Atty: Steven L. Sablowsky; 04553 of 2024.

**Jayant Kathju, deceased;** Sandeep Kathju, Extr.; Atty: Stephen F. Ban; 04554 of 2024.

**Carole J. Moon, deceased;** Dale Moon, Co-Extr., Dawn Mowat, Co-Extr.; Atty: Linda C. Plum; 04556 of 2024.

**Catherine F. Balestrieri, deceased;** Mary C. Vergotz, Extr.; Atty: James S. Vergotz; 04557 of 2024.

**Geraldine A. Balzer, deceased;** Suzan M. McMeekin, Extr.; 04559 of 2024.

**Bertrand J. Guay, deceased;** April Guay, Extr.; Atty: Lloyd A. Welling; 04561 of 2024.

**Janet Ann Baran, deceased;** Dennis Baran, Co-Extr., Christine Goldsworthy, Co-Extr.; 04562 of 2024.

**Muriel C. Merrill, deceased;** Gregory R. Merrill, Extr.; Atty: Lloyd A. Welling; 04563 of 2024.

**Dian M. Regan, deceased;** Kenneth D. Regan, Extr.; Atty: Patricia C. Koehler; 04565 of 2024.

**Nancy D. Lynn, deceased;** Dale R. Lynn, Extr.; Atty: Joseph Anthony Nese, Jr.; 04566 of 2024.

**Edward A. Mima, deceased;** Donna Mima, Extr.; Atty: Andrew M. Kuzma; 04568 of 2024.

**Edward G. Lidiak, deceased;** Jane McKenry, Extr.; Atty: Stephen F. Ban; 04571 of 2024.

**Ronald E. Castello, deceased;** Brian C. Castello, Extr.; Atty: Ronald Sesca; 04582 of 2024.

**John A. Osuch, deceased;** Robert Radocaj, Extr.; Atty: Michele P. Conti; 04584 of 2024.

**Marjorie R. Smith, deceased;** Rebecca Kolter, Extr.; Atty: Michele P. Conti; 04587 of 2024.

**Cheryl Lee Smith, deceased;** Matthew F. Gerlach, Extr.; Atty: Blair N. Droskey; 04590 of 2024.

**Jerry R. Rowell, deceased;** Rayna R. Wasilak, Extr.; Atty: Ronald Scott Jones; 04592 of 2024.

**Marilynn Joniece Davis, deceased;** Lougwin E. Spencer, Extr.; Atty: Harry R. Ruprecht; 04593 of 2024.

**Janice L. Courson, deceased;** Donald R. Courson, Extr.; Atty: Slade R. Miller; 04597 of 2024.

**Patricia Ann Bevilacqua, deceased;** Jill M. Shrensky, Extr.; Atty: Timothy E. Finnerty; 04600 of 2024.

**Thomas E. Ramsey, deceased;** Alexis Frenie, Extr.; 00799 of 2021.

**Lee M. Catley, deceased;** Amy Mitchell, Extr.; Atty: Allan J. Opsitnick; 04613 of 2024.