

The Pittsburgh Legal Journal

FRIDAY
SEPTEMBER 20, 2024

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

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CIVIL DIVISION

General Docket

Allegheny County vs Howell Jr. George F.; GD-24-010168; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1085.49; Atty(s): McCabe Michael G.

Allegheny County vs Bowe Sr. John W., Bowe Lori L.; GD-24-010169; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1155.05; Atty(s): McCabe Michael G.

Allegheny County vs Kaufner Sandra; GD-24-010171; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 2522.64; Atty(s): McCabe Michael G.

Allegheny County vs Mensah Edem, Asamoah Jade; GD-24-010172; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1124.33; Atty(s): McCabe Michael G.

LVNV Funding LLC vs Stanko Anna; GD-24-010176; MDJ Transcript; Notice of Judgment Mailed; 2478.59; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Townsend Evan; GD-24-010177; MDJ Transcript; Notice of Judgment Mailed; 2461.89; Atty(s): Morris Gregg L

LVNV Funding LLC vs Gestrich Cody; GD-24-010178; MDJ Transcript; Notice of Judgment Mailed; 2028.62; Atty(s): Morris Gregg L

McKees Rocks Borough vs Grag Barbara Lee; GD-24-010179; Municipal Lien; Certificate of Location; 906.24; Atty(s): Leininger Jason J

LVNV Funding LLC vs Raulic Marijana; GD-24-010180; MDJ Transcript; Notice of Judgment Mailed; 1203.67; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

McKees Rocks Borough vs Jones Frank R.; GD-24-010181; Municipal Lien; Certificate of Location; 906.24; Atty(s): Leininger Jason J

AMB Plumbing Inc. vs Hertz Gateway Center L.P.; GD-24-010182; Mechanic's Lien; Certificate of Location; 7230.50; Atty(s): Fernsler Kurt F.

Amb Plumbing Inc. vs Hertz Gateway Center L.P.; GD-24-010183; Mechanic's Lien; Certificate of Location; 2455.00; Atty(s): Fernsler Kurt F.

Commonwealth of PA Department of Labor & Industry vs Valentis Group Inc; GD-24-101927; Unemployment Compensation Lien; Unemployment Compensation Lien; 23734.37

Commonwealth of PA Department of Labor & Industry vs New Burgh Real Estate LLC; GD-24-101928; Unemployment Compensation Lien; Unemployment Compensation Lien; 2071.12

CIVIL DIVISION

Arbitration Awards

INDIEM, Inc. vs Turner; LT-24-000928; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$3,600.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40597

VB One, LLC vs Clark; LT-24-000953; P-atty: Marc Vincent Taiani; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,882.24 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40595

Brinton Apartments Penn, LLC vs Madison; LT-24-000961; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for possession. Dated 09/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40595

Prudential Realty Company vs Williams; LT-24-000972; P-atty: Matthew F. Dolfi; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,500.00-\$1,900.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$600.00 attorney's fees. Dated 09/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40596

Adams vs RAD Auto Shop, et al; AR-24-001989; P-atty: Pro Se; Award for Plaintiff in the amount of \$301.00, (cost of part and labor) and against the Defendants jointly and severally. Dated 09/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40598

Baltimore vs MABA USA, LLC; AR-24-002032; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$214.81. Dated 09/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40598

FAMILY DIVISION

Brown Robinette Lynn vs Adamson Archie Dyr; FD-24-003615; Support; Complaint in Support; Atty(s): Self-Represented

Pecoraro Dora vs Pecoraro Eric; FD-24-008690; Divorce; Affidavit under 3301-D; P-atty: Bower Sheats Mary E.

Odom Hezekiah vs Ross deceased Rowena; FD-24-008691; Custody; Petition to Proceed IFP; Atty(s): Self-Represented

Cebula Nicole vs Cebula John; FD-24-008692; Divorce; Praecepte for Appearance; P-atty: Taybron Melissa C.

Simmons Asia vs Robinson Anthony; FD-24-008693; Divorce; Praecepte for Appearance; P-atty: Sulanowski Anna

Paletta Carolyn vs Paletta Joseph; FD-24-008694; Divorce; Complaint in Divorce (7 count); Atty(s): Parker Elizabeth A.

Toppetta Nancy vs Zatkos Jr. John W.; FD-24-008695; Divorce; Complaint in Divorce (2 count); P-atty: Conlin Marissa R

Schott Nicholas J. vs Schott Stephanie L.; FD-24-008696; Divorce; Complaint in Divorce (2 count); Atty(s): Julius Richard

Misencik Amy vs Vavro Michael; FD-24-008697; Divorce; Complaint in Divorce (1 count); Atty(s): McGeary Amanda S., Notaro Bethany L

Lomax Xia-Xiang vs Hammond Jr. Michael Draughton; FD-24-001676; Protection from Abuse; Order of Court - Continuance; Atty(s): Self-Represented

Ofiley Quamonique vs Baynes Armond; FD-24-001778; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Pickup John Henry vs Lewis Christopher; FD-24-001780; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Somma Natalie Ann vs Good David C.; FD-24-001781; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Kenley Sarah vs Miles Charles R.; FD-24-001782; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Vire Yvonne vs Zenmon Jr. Jason Pernel; FD-24-001783; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Carter Laurina vs Naylor Dajour; FD-24-001784; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Cash Shakeia Francine vs Cash Joshua; FD-24-001785; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

BANKRUPTCY COURT

Western District

Timothy A. Klinger, Jr. and Heather R. Klinger; CLEARFIELD-PA; 24-70348; Atty: Kenneth P. Seitz; Chapter: 13; Filed 08/26/2024; Judge Deller

Judith A. Henry; BLAIR-PA; 24-70349; Atty: James R. Huff, II; Chapter: 7; Filed 08/26/2024; Judge Deller

Sareena Marie Splitstone; CRAWFORD-PA; 24-10500; Atty: Daniel P. Foster; Chapter: 7; Filed 08/27/2024; Judge Melaragno

Stephen D. Penalvert and Sally A. Penalvert; CRAWFORD-PA; 24-10501; Atty: Kenneth Steidl; Chapter: 7; Filed 08/27/2024; Judge Deller

Brian P. Wentz and Krista J. Wentz; MERCER-PA; 24-10502; Atty: Dennis M. Sloan; Chapter: 7; Filed 08/27/2024; Judge Melaragno

Carl Robert Black and Colleen Susan Black; ALLEGHENY-PA; 24-22098; Atty: Vicki Ann Piontek; Chapter: 7; Filed 08/27/2024; Judge Taddonio

Charles D. Ray, Jr.; ALLEGHENY-PA; 24-22099; Atty: Kenneth Steidl; Chapter: 7; Filed 08/27/2024; Judge Bohm

Donald J. Zink, Jr.; WESTMORELAND-PA; 24-22100; Atty: Gino F. Peluso; Chapter: 7; Filed 08/27/2024; Judge Taddonio

Jonathan A. Nealer; ALLEGHENY-PA; 24-22101; Atty: Gino F. Peluso; Chapter: 7; Filed 08/27/2024; Judge Taddonio

Michael A. Ribnisky; FAYETTE-PA; 24-22102; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 08/27/2024; Judge Taddonio

Michael Allen Ser; WESTMORELAND-PA; 24-22103; Atty: Corey J. Sacca; Chapter: 13; Filed 08/27/2024; Judge Deller

Monica Stokes-Riffle; WESTMORELAND-PA; 24-22104; Atty: Corey J. Sacca; Chapter: 13; Filed 08/27/2024; Judge Taddonio

Jason C. Murray; ALLEGHENY-PA; 24-22105; Atty: Corey J. Sacca; Chapter: 7; Filed 08/27/2024; Judge Deller

Leonard M. Hoolahan and Heather K. Hoolahan; ALLEGHENY-PA; 24-22106; Atty: Kenneth Steidl; Chapter: 13; Filed 08/27/2024; Judge Deller

Jeffrey L. Eperjesi; FAYETTE-PA; 24-22107; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 08/27/2024; Judge Deller

Benjamin C. Victor; FAYETTE-PA; 24-22108; Atty: Christopher M. Frye; Chapter: 7; Filed 08/27/2024; Judge Bohm

Theresa A. Mancini; BEAVER-PA; 24-22109; Atty: Kenneth Steidl; Chapter: 13; Filed 08/27/2024; Judge Taddonio

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Dollar Bank Federal Savings Bank vs Scanlon John J., United States of America; MG-24-000684; Mortgage Foreclosure; Certificate of Location; 23828.62; Atty(s): Anthou Kristine M.

Freedom Mortgage Corporation vs Solosky Jonathan A., Solosky Brittany; MG-24-000685; Mortgage Foreclosure; Certificate of Location; 179924.11; Atty(s): Schweiger Karin Baltimore

Pennymac Loan Services LLC vs Breznay Jane; MG-24-000686; Mortgage Foreclosure; Confidential Information Form; 44232.78; Atty(s): Linn Geraldine M.

Citizens Bank N.A. vs Olson Erica A.; MG-24-000687; Mortgage Foreclosure; Certificate of Location; Atty(s): Foley Joseph I., Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Fein Barbara A, Blank Jerome B

Tessitore-Samoleski Nickolas Michael; GD-24-010170; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Harris Alonzo, Hefferin Casey vs Sexton Ryan; GD-24-010173; MDJ Transcript; Notice of Judgment Mailed; 300.00; Atty(s): Self-Represented

SAAO23 Limited vs Walker Kevin; GD-24-010174; DSB (for possession commercial); Notice of Judgment & Documents; 49923.00; Atty(s): Bevington Gregory W, DelGreco David M.

Schepis Nicholas P.; GD-24-010175; Miscellaneous Petition; Petition Initiating Case; Atty(s): Self-Represented

Jones Emily Jayne; GD-24-010194; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Commonwealth of PA Department of Labor & Industry vs Europe Nails & Spa By Nguyen LLC; GD-24-101929; Unemployment Compensation Lien; Unemployment Compensation Lien; 2028.38

Commonwealth of PA Department of Labor & Industry vs Trimont Electrical Contracting LLC; GD-24-101930; Unemployment Compensation Lien; Unemployment Compensation Lien; 9305.00

Commonwealth of PA Department of Revenue vs Watson-Cargo Carldee; GD-24-101931; Commonwealth Tax Lien; Personal Income Tax; 4038.10

Commonwealth of PA Department of Revenue vs Zoller Jeffrey M, Zoller Holly J; GD-24-101932; Commonwealth Tax Lien; Personal Income Tax; 3911.15

Commonwealth of PA Department of Revenue vs Parke Christopher R.; GD-24-101933; Commonwealth Tax Lien; Personal Income Tax; 3938.87

Commonwealth of PA Department of Revenue vs Santucci Kira M.; GD-24-101934; Commonwealth Tax Lien; Personal Income Tax; 3923.66

Commonwealth of PA Department of Revenue vs Bregman Michael; GD-24-101935; Commonwealth Tax Lien; Personal Income Tax; 3945.42

Commonwealth of PA Department of Revenue vs Wagner Scott A, Wagner Shirley A.; GD-24-101936; Commonwealth Tax Lien; Personal Income Tax; 3920.04

Commonwealth of PA Department of Revenue vs Molina Kelvin, Molina Brittany N; GD-24-101937; Commonwealth Tax Lien; Personal Income Tax; 3951.62

Commonwealth of PA Department of Revenue vs Scott Kevin D; GD-24-101938; Commonwealth Tax Lien; Personal Income Tax; 3941.37

Commonwealth of PA Department of Revenue vs DeFilippis Jean, Boehmig Linda A; GD-24-101939; Commonwealth Tax Lien; Personal Income Tax; 3940.41

Commonwealth of PA Department of Revenue vs Adams Paul A A; GD-24-101940; Commonwealth Tax Lien; Personal Income Tax; 5050.70

Commonwealth of PA Department of Revenue vs Harris Linda A; GD-24-101941; Commonwealth Tax Lien; Personal Income Tax; 3918.16

Mandrier Jeffrey R.; GD-24-010211; Miscellaneous Petition; Order of Court; Atty(s): Self-Represented

MMG Investments IV LLC vs Franklin Daniel, Franklin Lagers and Ales LLC; GD-24-010220; DSB (for money commercial); Notice of Judgment & Documents; 236463.76; Atty(s): Bonner Kimberly A, Dietterick Scott A., Mason Kathryn Leanne

James Ross vs Pentagon Federal Credit Union; GD-24-010221; Declaratory Judgment; Petition to Proceed IFP; Atty(s): Self-Represented

USAA Casualty Insurance Company vs Winthrop Management, SP Plus Corporation, 600 GS Prop L.P., Steel Parking Corp.; GD-24-010228; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): McElhaney Travis L

Bermudez Elise Anne; GD-24-010232; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Guadagnino Frank James

Ismailov Briana vs SFR3 LLC; GD-24-010236; Miscellaneous Petition; Petition to Proceed IFP; Atty(s): Self-Represented

Dinardo Jill J., Dinardo Charles vs Chatham II Limited Partnership; GD-24-010238; Against Property Owner; Praecepte for Writ of Summons; Atty(s): Halsey Christopher M.

Easterday Ramsey vs Muller Christina, Muller Sandra; GD-24-010243; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Goodrich William F

Pittsburgh Water & Sewer Authority vs Fleet Russell; GD-24-010244; Municipal Lien; Certificate of Location; 5344.99; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Mkomwa Juma; GD-24-010245; Municipal Lien; Certificate of Location; 2455.10; Atty(s): Walaan Monica Samir

Pittsburgh Water & Sewer Authority vs GW Partners LLC; GD-24-010246; Municipal Lien; Certificate of Location; 2220.64; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Vaughn Deanna; GD-24-010247; Municipal Lien; Certificate of Location; 1998.91; Atty(s): Walaan Monica Samir, Farley Conor D.

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

CIVIL DIVISION

Arbitration Awards
(Continued from Page 1, Column 2)

Cavalry SPV I LLC vs Wakefield; AR-24-002200; P-atty: David J. Apothaker; D-atty: Pro Se; Award for Defendant Dated 09/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40599

Cavalry SPV I, LLC vs Lancianese; AR-24-002203; P-atty: David J. Apothaker; D-atty: Stephen D. Fuegi; Award for Defendant Dated 09/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40599

Velocity Investments, LLC vs Visconti; AR-24-002215; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$3,054.68. Defendant failed to appear at 10:23 a.m. Dated 09/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40599

Velocity Investments, LLC vs Imhoff; AR-24-002224; P-atty: Demetrios H. Tsarouhis; D-atty: Brian J. Fenters; Award for Defendant Dated 09/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40599

Velocity Investments, LLC vs Kopycinski; AR-24-002229; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$3,156.75. Defendant failed to appear at 10:22 a.m. Dated 09/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40599

Capital One, N.A. vs Hill; AR-23-005675; P-atty: Michael F. Ratchford; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$4,872.60. Defendant failed to appear at 10:25 a.m. Dated 09/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40599

Portfolio Recovery Associates, LLC vs Mance; AR-23-005837; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded \$12,765.66. Defendant failed to appear at 10:20 a.m. Dated 09/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40599

Midland Credit Management, Inc. vs Kirchner; AR-24-000791; P-atty: Daniel J. Santucci; D-atty: Travis A. Gordon; Award for Defendant on Plaintiff's claim. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 09/17/24. Arbitration Board #40601

Kish vs Douglas; AR-24-001129; P-atty: Wayne M. Chiurazzi; D-atty: Diana M. O'Connell, R. Douglass Klaber, Jr.; Award for Defendant and against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 09/17/24. Arbitration Board #40600

Lobos Management vs Tikhomirova; AR-24-001903; P-atty: Christina J. Westall; D-atty: Michael F. Fives; Award for Plaintiff and against Defendant for \$4,332.74. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 09/17/24. Arbitration Board #40600

COURT NOTICES

Court of Common Pleas of Allegheny County

UPDATED 9-11-2024

JUVENILE COURT

MOTIONS SCHEDULE

October 2024

- October 1** - Judge McCrady
- October 2** - Judge McCrady
- October 3** - Judge McCrady
- October 4** - Judge McCrady
- October 7** - Judge Cozza
- October 8** - Judge Cozza
- October 9** - Judge Cozza
- October 10** - Judge Cozza
- October 11** - Judge Cozza
- October 14** - Holiday
- October 15** - Judge Woodruff
- October 16** - Judge Woodruff
- October 17** - Judge Woodruff
- October 18** - Judge Woodruff
- October 21** - Judge Spurgeon
- October 22** - Judge Spurgeon
- October 23** - Judge Spurgeon
- October 24** - Judge Spurgeon
- October 25** - Judge Spurgeon
- October 28** - Judge Sizemore
- October 29** - Judge Sizemore
- October 30** - Judge Sizemore
- October 31** - Judge Sizemore

24-02853

Court of Common Pleas of Allegheny County

Orphans' Court Judges Motions Schedule for the Month of October 2024

Week of

- October 7** - Judge Marmo
- October 14** - Judge McCarthy
- October 21** - Judge O'Toole
- October 28** - Judge McGough

24-03269

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, OCTOBER 28, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, DECEMBER 9, 2024**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
24-03282

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

October 2024

- October 1** - Korbelt, J. in Courtroom 425 at 2:00 PM
- October 2** - Cozza, J. in Courtroom 320 at 10:00 AM
- October 3** - Costa, J. in Courtroom 425 at 2:00 PM
- October 4** - No Motions
- October 7** - Eaton, J. in 814 City-County Building at 2:00 PM
- October 8** - Bubash, J. in Courtroom 425 at 2:00 PM
- October 9** - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- October 10** - Middleman, J. in Courtroom 425 at 2:00 PM
- October 11** - No Motions
- October 14** - Court Holiday
- October 15** - Spurgeon, J. in Courtroom 425 at 10:00 AM and Korbelt, J. in Courtroom 425 at 2:00 PM
- October 16** - Sweeney, J. in Courtroom 425 at 2:00 PM
- October 17** - Costa, J. in Courtroom 425 at 2:00 PM
- October 18** - No Motions
- October 21** - Eaton, J. in 814 City-County Building at 2:00 PM

- October 22** - Watson, J. in Courtroom 320 at 10:00 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- October 23** - Bubash, J. in Courtroom 425 at 2:00 PM
- October 24** - Woodruff, J. in Courtroom 320 at 10:00 AM and Middleman, J. in Courtroom 425 at 2:00 PM
- October 25** - No Motions
- October 28** - Sizemore, J. in Courtroom 320 at 10:00 AM and Sweeney, J. in Courtroom 425 at 2:00 PM
- October 29** - Bush, J. in Courtroom 320 at 10:00 AM and Korbelt, J. in Courtroom 425 at 2:00 PM
- October 30** - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
- October 31** - Costa, J. in Courtroom 425 at 2:00 PM

- 000 Senior Judge Mulligan,**
- 001 Judge Bush, 002 Judge Costa,**
- 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge Middleman,**
- 006 Administrative Judge Eaton,**
- 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbelt,**
- 010 President Judge Clark, 011 Judge Tranquilli, 012 Judge Watson,**
- 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr.,**
- 017 Judge Sweeney, 018 Judge McCrady, 019 Judge**

24-03316

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning Thursday, October 10, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

- Thursday, October 10, 2024 at 9:30 a.m.**
- Thursday, November 7, 2024 at 8:45 a.m.**
- Thursday, December 5, 2024 at 9:00 a.m.**

24-03089

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning October 22, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

- October 22, 2024 at 11:00 a.m.**
- November 13, 2024 at 11:00 a.m.**
- December 9, 2024 at 11:00 a.m.**

24-02781

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COURT SCHEDULES

Daily Jury and Non-Jury Trial List

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

**Monday
September 23, 2024**

Jury Trials

(111B) 205394 GD-23-7909
Ralph Gwilliam vs AECOOM Energy & Construction, et al; P-Atty: Holly L. Deihl; D-Atty: Concetta Angela Silvaggio; 1x

(258A) 205402 GD-23-11390
Estate of George Edward Warnick vs 84 Lumber Company, et al; P-Atty: Michael James Gallucci; D-Atty: Concetta Angela Silvaggio; 1x

(258B) 203299 GD-18-3611
Carrie Hughes vs Holdings Acquisitions; P-Atty: Louise Porac; D-Atty: Bruce Edward Rende; 3x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

**Wednesday
September 25, 2024**

All parties and witnesses in the cases listed below should report directly in the Courtroom of the Trial Judge assigned to the case on the date indicated at the time previously ordered. The failure of the Defendant to appear as ordered will result in the forfeiture of bail and the issuance of an arrest warrant.

Judge Bruce R. Beemer
Courtroom 510

CR-0003503-24; Timothy John Davis; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Louis Coleman Coles III

CR-0001527-24; Cristofer Parkinson; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: David Joel Shrager

CR-0007323-23; Deshawn Pryor; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Adam Reynolds

CR-0003529-24; Rasheed Jamel Saunders; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000171-24; Matia Smith; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Michael Dewitt Barry

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

Judge Alexander P. Bicket
Courtroom 321

CR-0003028-24; Damian Jarrell Goods; Impersonating A Public Servant; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: P. William Bercik

CR-0000245-24; Dawayne Marcus Deont Jeffrey; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Max James Iverson

CR-0002714-24; Emanuel Jordan; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Danielle Lyndsay McNabb

CR-0004765-23; Brian Martin Kubiak; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Danielle Lyndsay McNabb

Judge Kelly Bigley
Courtroom 525

CR-0002962-24; Lauren Galik; DUI: Solvent or Nox Substance - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Eric James Randolph

CR-0000757-24; Reginald Hurt Jr.; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Carissa Ann Davenport

CR-0009382-23; Reginald Hurt Jr.; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Carissa Ann Davenport

CR-0000170-24; Floyd G. Lane; DUI: Gen Imp/Inc of Driving Safely - 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Wendy Lynne Williams

CR-0006034-23; Rashaud Kenute Lewis; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Milton E. Raiford

CR-0000514-24; Dennis Parr III; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Carissa Ann Davenport

CR-0000842-21; Iyapo Randall; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Earl Vernon Parkinson

Judge Beth A. Lazzara
Courtroom 306A

CR-0002889-24; Zachary Hossein Afshar; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: David B. Chontos

CR-0000982-24; Robert Braun; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Samuel E. Manning III

CR-0014411-06; Stephanie Rachele Breaux; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0007934-23; Ryan Andrew Casale; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Samuel E. Manning III

CR-0002984-24; Craig Aaron Doswell; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Samuel E. Manning III

CR-0002838-24; James Allen Drewery Jr.; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Sarah Cosette Hampton

CR-0002939-24; Michael Heine; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Samuel E. Manning III

CR-0002884-24; Brandon Arnaud Martin; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0003099-24; Astasha Joines Mathews; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Corey Anthony Leon

CR-0009488-23; Ronald Wayne Miller; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick J. Thomassey

CR-0002751-24; Gionna Tyshaya Milton; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0002705-24; Stev'ray Norman; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003609-19; Julia Rose Sanders; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Sarah Cosette Hampton

CR-0002666-24; Shawn Stubbs; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick J. Thomassey

CR-0002752-24; Antonio Washington Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Michael B. Sullivan

Judge Jill E. Rangos
Courtroom 327

CR-0001970-24; Alexis Brown; School - Intercourse/Sexual Contact with Student; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bradley Thomas Marscher

Judge Kevin G. Sasinowski
Courtroom 506

CR-0003510-24; Latosha Odessa Cobbs; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick Kenneth Nightingale

CR-0003513-24; Latosha Odessa Cobbs; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick Kenneth Nightingale

CR-0003512-24; Latosha Odessa Cobbs; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick Kenneth Nightingale

CR-0003511-24; Latosha Odessa Cobbs; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick Kenneth Nightingale

CR-0002484-24; Tony Lamont Dawson; Unlawful Use of An Audio or Video Device in Court; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008975-22; Brandon Joseph Decker; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Cory Shane Ricci

CR-0002790-24; Jesse James Gregg; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Cory Shane Ricci

CR-0003468-24; Ronald Justin Hughes; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Cory Shane Ricci

CR-0003824-24; Jamar Permitter; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Joseph Stephen Otte

Judge Jennifer Satler
Courtroom 527

CR-0009316-23; Daniel M. Coleman; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Philip Ripepi Quinn

CR-0007798-23; Allison Lyn Gaiser; Cruelty to Animals; ADA: **Lisa Arline Borrelli**; D-atty: Cory Shane Ricci

CR-0004275-24; Taylor Paige Marshall; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Lisle Tyler Weaver

CR-0004272-24; Taylor Paige Marshall; Corruption Of Minors; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Lisle Tyler Weaver

Judge Randal B. Todd
Courtroom 310

CR-0001127-23; Pariss Andrews; Firearm Ownership - Duty Of Other Persons; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Turahn Lamont Jenkins

CR-0005594-23; Alissa Beilby; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Art Ettinger

CR-0006426-22; Brea Deanda; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Casey Patrick Mullen

CR-0001220-16; Tonya Evans; Fraud Obt Foodstamps/Assistance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0007087-23; Ronald Wayne Gadsden; Organized retail theft; ADA: **Alexander David Cashman;** D-atty: **Stanley Tyrone Booker**

CR-0000425-24; Amari Neville Hughes; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0009483-21; Prince Akeen Kamoor El Akando; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004497-22; Prince Akeen Kamoor El Akando; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009650-21; Prince Akeen Kamoor El Akando; Poss/Sale/Use Display Documents; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006295-21; Prince Akeen Kamoor El Akando; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009273-21; Prince Akeen Kamoor El Akando; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007088-23; Keith Long; Organized retail theft; ADA: **Alexander David Cashman;** D-atty: **Michael Edward Waltman**

CR-0005593-23; Jylan MacK; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Edward Waltman**

CR-0009125-23; Edwin Gregory Wylie-Biggs; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony Jackson**

CR-0000420-24; Edwin Gregory Wylie-Biggs; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Natalie Lynn Snyder**

Arbitration Trial List

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

**Wednesday
September 25, 2024**

GD-23-014695; Sapps vs Walker; P-atty: **William Rodgers, III;** D-atty: **Donna Marie Flaherty**

GD-22-007038; Maslanka, et al vs Ogen; P-atty: **Jeffrey D. Ries;** D-atty: **Suzanne R. Fisher**

GD-22-002505; McClements vs Engine & Equipment Services, et al; P-atty: **Walter Nalducci;** D-atty: **Todd T. Zwinkl**

GD-21-006249; Brewer vs Sakmar; P-atty: **Michael W. Landis;** D-atty: **Krista M. Corabi**

AR-24-002561; Dulski vs Pittsburgh Center of Massage Therapy; P-atty: **Thomas V. Gebler, Jr.;** D-atty: **David K. Harouse**

AR-24-002546; Discover Bank vs Hill; P-atty: **Matthew Weston Pomy;** D-atty: **Pro Se**

AR-24-002544; Collins Asset Group, LLC vs Przenkop; P-atty: **Demetrios H. Tsarouhis**

AR-24-002542; Discover Bank vs Brimage; P-atty: **Matthew Weston Pomy**

AR-24-002536; Gateway Towers Condominium Association, Inc. vs Valentine; P-atty: **Christopher J. Davis**

AR-24-002534; Neal vs Wrigley; P-atty: **Pro Se**

AR-24-002527; Cavalry SPV I, LLC vs Boyles; P-atty: **David J. Apothaker;** D-atty: **Stephen D. Fuegi**

AR-24-002524; Cavalry SPV I, LLC vs Walker; P-atty: **David J. Apothaker;** D-atty: **Vincent George Trott**

AR-24-002521; Cavalry SPV I, LLC vs Jones; P-atty: **David J. Apothaker;** D-atty: **Janice Q. Quoresimo**

AR-24-002520; Cavalry SPV I, LLC vs Atkinson; P-atty: **David J. Apothaker**

AR-24-002518; R I Lampus Company vs Madia Homes, Inc.; P-atty: **Daniel A. Wechsler;** D-atty: **Bradley S. Dornish, Anthony S. Posa, Natalie C. Metropulos**

AR-24-002515; Gateway Towers Condominium Association, Inc. vs Cohen; P-atty: **Christopher J. Davis;** D-atty: **Pro Se**

AR-24-002513; Pritchard vs Mitsubishi Motors North America, Inc.; P-atty: **Robert A. Rapkin;** D-atty: **Daniel C. Smolsky**

AR-24-002512; Pfeuffer vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

AR-24-002505; Muszalski, et al vs Porter, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

AR-24-002504; Urban vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

AR-24-002501; Porter vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

AR-24-002496; ACBA Federal Credit Union vs Brown; P-atty: **Matthew D. Urban**

AR-24-002179; Portfolio Recovery Associates, LLC vs Allen; P-atty: **Matthew D. Urban;** D-atty: **Howard F. Murphy**

AR-24-002161; TD Bank USA, N.A. vs Tihey; P-atty: **Matthew D. Urban;** D-atty: **Philip A. Fabiano**

AR-24-001757; Freestone, LLC vs Poole; P-atty: **Jennifer Lynn Fahnstock**

AR-24-000322; Hunting Ridge Community Services Association vs Punjabi, et al; P-atty: **Fred C. Jug, Jr.**

AR-24-000023; Glover vs Matrozza, et al; P-atty: **Marvin Abrams;** D-atty: **John V. DeMarco**

AR-23-003907; USAA Casualty Insurance Company vs Ambassador Tent Rental, LLC, et al; P-atty: **Travis L. McElhaney;** D-atty: **Eric Anderson, Cade A. Richmond, Adam Hans Andrae, David K. Harouse**

AR-21-003436; JPMorgan Chase Bank, N.A. vs Wells; P-atty: **Robert M. Kline;** D-atty: **Karen Anspaugh**

AR-21-001852; DeFazio vs PWSA, et al; P-atty: **Brendan Keith Petrick;** D-atty: **Samuel A. Hornak, Paul S. Mazeski**

Summary Appeals Branch

Judge Kathleen R. Mulligan
City-County Building
Room 313

**Wednesday
September 25, 2024**

Hearings

SA-0000760-24; Comm. of PA vs David William Bonner; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000840-24; Comm. of PA vs Aryanna Burns; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001084-24; Comm. of PA vs Alexis Davis-Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001083-24; Comm. of PA vs Alexis Davis-Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000060-24; Comm. of PA vs Joseph Robert Filbert; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000822-24; Comm. of PA vs Lindsay French; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000354-24; Comm. of PA vs Tabetta E. Hendell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000355-24; Comm. of PA vs Travis William Hendell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000894-23; Comm. of PA vs London Aaron Johnson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000827-24; Comm. of PA vs Bernard Jurasek; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000826-24; Comm. of PA vs Khalif Valentine McCrea; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001360-23; Comm. of PA vs Robert Lee Mock; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001557-23; Comm. of PA vs Bawi Za Nawl; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000742-24; Comm. of PA vs Elexus Victoria Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000741-24; Comm. of PA vs Elexus Victoria Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000744-24; Comm. of PA vs Elexus Victoria Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000743-24; Comm. of PA vs Elexus Victoria Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000737-24; Comm. of PA vs Ethan Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000740-24; Comm. of PA vs Ethan Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000738-24; Comm. of PA vs Ethan Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000739-24; Comm. of PA vs Ethan Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000736-24; Comm. of PA vs Vada Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000735-24; Comm. of PA vs Vada Parker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001077-23; Comm. of PA vs Mason Parkinson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000371-24; Comm. of PA vs Tiana Laray Dorothy Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000841-24; Comm. of PA vs Tana Laniese Spence; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000987-24; Comm. of PA vs Jason Maurice Springer; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001130-24; Comm. of PA vs Maurice Demond Weathers; P-atty: **Criminal Division Allegheny County District Attorney's Office**

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](https://www.acba.org/LivingWill).

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, October 7, 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, OCTOBER 7, 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, OCTOBER 8, 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 TUESDAY, OCTOBER 15, 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

13. Dawn Radomsky and Kent J. Radomsky
MG-22-000530—\$157,857.70
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

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

known and numbered as 5443 Keenan Dr., Pittsburgh, PA 15236. Deed Book Volume 10461, Page 519. Block and Lot Number 0390-S-00109-0000-00.

Brentwood

27. Ryan Tempalski
GD-24-000461—\$16,411.77
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 3017-3019 Glendale Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 15205, Page 5, and Deed Book Volume 17294, Page 162, Block and Lot 137-G-261.

Carnegie

53. Beth A. Myers
GD-22-004466—\$3,719.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two story frame house being known as 522 Hulton Street, Carnegie, PA 15106. Deed Book Volume 14300, Page 276. Block & Lot No. 102-A-261.

City of Clairton

16. Miriam Maletta
GD-23-014127—\$14,485.52
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a commercial structure being known and numbered as 508 Saint Clair Avenue, Clairton, PA 15025. Deed Book 9850, Page 225. Block and Lot Number 879-H-042.

Coraopolis

40. Frank Cimino, Jr.
MG-23-000590—\$196,298.08
Dana Marks, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1302 Vance Avenue, Coraopolis, PA 15108. Deed Book Volume 7627, Page 212. Block and Lot Number: 0342-P-00185-0000-00.

Crafton

50. Tracy Conti a/k/a Tracy L. Wenger, in Her Capacity as Administratrix and Heir of Mary M. Wenger; Kristen L. Wenger a/k/a Kristin L. Wenger, in Her Capacity as Executrix of the Estate of Michael Wenger, Deceased Heir of Mary M. Wenger; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Mary M. Wenger; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Michael Wenger, Deceased Heir of Mary M. Wenger
MG-22-000816—\$48,882.51
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the Borough of Crafton: Having erected thereon

a dwelling being known and numbered as 77 N. Linwood Avenue, Pittsburgh, PA 15205. Deed Book Volume 10633, Page 47. Block and Lot 0069-S-00305-0000-00.

Dormont

56. Edwards Realty & Associates LP
GD-22-003570—\$7,230.52
David L. Scherer, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a three family, two story brick house being known as 2739 Miles Avenue, Pittsburgh, PA 15216. Deed Book Volume 14981, Page 134. Block & Lot No. 62-J-272.

60. Edwards Realty & Associates LP
GD-22-003569—\$4,229.86
David L. Scherer, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story, four family brick house being known as 2838-2840 West Liberty Avenue, Pittsburgh, PA 15216. Deed Book Volume 14947, Page 54. Block & Lot No. 62-N-227.

61. Edwards Realty & Associates LP
GD-22-003567—\$9,328.19
David L. Scherer, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story, four family brick house being known as 1441 Dormont Avenue, Pittsburgh, PA 15216. Deed Book Volume 15244, Page 413. Block & Lot No. 98-C-325.

Duquesne

42. Robert Cavanaugh, in His Capacity as Heir of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh and in His Capacity as Heir of the Estate of James Cavanaugh, Deceased Heir of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marylou Cavanaugh a/k/a Mary Lou Cavanaugh, Deceased; Shayna Cavanaugh in Her Capacity as Heir to the Estate of James Cavanaugh, Deceased; and Unknown Heirs of James Cavanaugh, Deceased Heir of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh, Deceased
MG-23-000014—\$15,256.74
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - 1st Ward: Having erected thereon a dwelling being known and numbered as 417 William Street, Duquesne, PA 15110-1086. Deed Book Volume 6157, Page 757. Block and Lot Number 0305-D-00095-0000-00.

Elizabeth Township

64. David Williams
GD-21-011719—\$5,502.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two story frame house being known as 226 Williamsburg Drive, Elizabeth, PA 15037. Deed Book Volume 13120, Page 80. Block & Lot No. 1129-E-134.

65. Shirley May Miklos, with Notice to Heirs and Assigns

GD-19-002070—\$5,320.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant residential land known as Pineview Drive, Elizabeth, PA 15037. Deed Book Volume 5440, Page 65. Block & Lot No. 1904-F-232.

Etna**67. James W. Winters**

GD-17-008222—\$5,636.29
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a one and one half story brick house being known as 55 Vilsack Street, Pittsburgh, PA 15223. Deed Book Volume 16335, Page 261. Block & Lot No. 221-M-195.

Glassport**22. Carrie Lee Kish a/k/a Carrie L. Kish**

MG-23-000217—\$27,704.19
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one-story frame residential dwelling known as 811 Delaware Avenue, Glassport, PA 15045, as recorded in Deed Book Volume 12535, Page 354, Being Block and Lot Number 558-H-380.

68. Parei Ventures, LLC

GD-24-000953—\$2,788.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a three story commercial apartment building being known as 600 Ohio Avenue, Glassport, PA 15045. Deed Book Volume 17726, Page 318. Block & Lot No. 558-B-14.

Harrison**31. Joel A. Demharter**

MG-23-000286—\$192,311.25
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 209 Elbrook Drive, Natrona Heights, PA 15065. Deed Book Volume 17471, Page 502. Block and Lot Number 1679-P-60.

Indiana**79. William J. Nowak and Sandra M. Nowak**

GD-23-002130—\$4,838.85
Robert J. Garvin
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one story dwelling being known as 308 Grandview Drive, Indianola, PA 15051. Deed Book Volume 12525, Page 74. Block & Lot No. 725-K-211.

Lincoln**47. Louis Campano a/k/a Louis Campano, III and Rebecca M. Campano**

MG-23-000269—\$167,049.50
KML Law Group, P.C.
215-627-1322

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

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

Marshall**11. L. Joyce Evans a/k/a Lois Joyce Evans; Samuel E. Evans; and the United States of America**

MG-18-000095—\$866,118.59
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling being known and numbered as 113 Burry Avenue, Bradford Woods, PA 15015. Document Number 2004-32782, Deed Book Volume 12198, Page 405. Block and Lot Number 1657-L-00002-0000-00.

46. Subhendra N. Mattagajasingh and Mamata Mohanty a/k/a Mamta Mohanty

MG-19-001065—\$59,825.58
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling house being municipally known and numbered as 848 Hillcrest Circle, Wexford, PA 15090. Deed Book Volume 12734, Page 318. Block and Lot Number 1497-M-49.

Town of McCandless**23. Cynthia L. Porter f/k/a Cynthia P. Johnson and the United States of America c/o United States Attorney for the Western District of Pennsylvania**

MG-19-000286—\$478,285.87
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 332 Old Babcock Trail, Gibsonia, Pennsylvania 15044. Deed Book Volume 15462, Page 189. Block and Lot Number 1209-F-00351-0000-00.

34. Argelis Candelario

MG-23-001088—\$101,136.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8520 Wittmer Road, Pittsburgh, PA 15237. Deed Book 16656, Page 198. Block and Lot Number 713-S-282.

City of McKeesport**71. Brandi L. Yarris and the Secretary of Housing and Urban Development**

MG-24-000257—\$15,834.57
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1604 Scott Street, McKeesport, PA 15132. Deed Book Volume 12634, Page 174. Block and Lot Number 381-E-318.

Monroeville**2. William J. Fulmer, Jr., Personal Representative of the Estate of William B. Fulmer a/k/a William B. Fulmer, Sr., Deceased, and Helen J. Fulmer**

MG-23-001055—\$177,462.15
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected a dwelling house thereon being known and numbered as 1211 Old Concord Road, Monroeville, PA 15146. Deed Book Volume 9424, Page 168. Block and Lot Number 858-S-323.

44. Michael Jones

MG-22-000226—\$194,432.26
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1154 Colgate Drive, Monroeville, PA 15146. Deed Book 18603, Page 335. Block and Lot Number 0858-D-00261-0000-00.

Mt. Lebanon**3. James R. Johns and Linda M. Lodge**

MG-19-000546—\$132,696.98
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 1286 Lakemont Drive, Pittsburgh, PA 15243. Deed Book 10120, Page 629. Block and Lot Number 193-N-54.

24. Kevin A. Janda and Viki J. Janda

MG-16-001134—\$525,535.65
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a condominium unit No. 402 in Building 2-G in Woodridge being known and numbered as 402 Royal Court, Pittsburgh, PA 15234. Deed Book Volume 11728, Page 309. Block and Lot Number 318-C-80-402.

58. Robert J. Kennedy and Victoria DeDonato

GD-22-014552—\$32,273.13
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two and a half story brick house being known as 30 Lemoyne Avenue, Pittsburgh, PA 15228. Deed Book Volume 9315, Page 175. Block & Lot No. 141-P-326.

59. Mario Silipigni

GD-23-001024—\$9,314.07
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two story brick house being known as 232 Sleepy Hollow Road, Pittsburgh, PA 15216. Deed Book Volume 16649, Page 48. Block & Lot No. 140-A-32.

69. Edwards Realty & Associates, LP

GD-22-014530—\$7,864.78
David L. Scherer, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one story, three-family brick house being known as 950 Margaretta Avenue, Pittsburgh, PA 15234. Deed Book Volume 15070, Page 505. Block & Lot No. 250-E-234.

Mt. Oliver**48. Triple D's Estate LLC and Darrell E. Johnson a/k/a Darrell Johnson**

GD-24-002250—\$133,806.56
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 112 Amanda Avenue, Pittsburgh, PA 15210. Deed Book 18982, Page 385. Block and Lot Number 14-L-246.

Munhall**25. Scott W. Schempp and Tabitha M. Schempp**

MG-24-000280—\$116,041.74
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3014 Alberta Street, Homestead, Pennsylvania 15120 a/k/a 3014 Alberta Street, Munhall, Pennsylvania 15120. Deed Book Volume 14607, Page 443. Block and Lot Number 0132-H-00152-0000-00.

76. Mark Olsavicky, Sr., Dee Olsavicky, Nadine Knight, Solely as the Known Heirs of George J. Olsavicky, Deceased and All the Unknown Heirs of George J. Olsavicky

GD-23-010484—\$35,243.44
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a 1-story frame dwelling known as 1042 Hays Ln., Homestead, PA 15120 a/k/a 1042 Hays Ln., Munhall, PA 15120, Deed Book Volume 3923, Page 149, Block & Lot No. 179-P-131.

North Versailles**17. Central America Preservation Trust**

GD-21-002470—\$8,851.24
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 125 Central Avenue, North Versailles, PA 15137. Deed Book 17421, Page 342. Block and Lot Number 457-C-057.

Penn Hills**4. Kyle Six and Nastacia Six**

MG-22-001008—\$168,968.25
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 9600 Frankstown Road, Pittsburgh, PA 15235. Deed Book 18718, Page 109. Block and Lot Number 296-B-123.

18. Daniel M. Wasnick, Jr., Known Heir of Amina Wasnick, Deceased, Lynda Nolan a/k/a Lynda Nolan Skundrich, Known Heir of Amina Wasnick, Deceased, and All Unknown Heirs of Amina Wasnick, Deceased

GD-23-002916—\$18,455.21
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 343 Jefferson Road, Pittsburgh, PA 15235. Deed Book 3944, Page 328. Block and Lot Number 450-C-32.

19. Samuel R. Greenlee, II, Administrator of the Estate of Helen S. Greenlee

GD-21-009941—\$23,646.99
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 7219 Travella Boulevard, Pittsburgh, PA

15235. Deed Book 3142, Page 642. Block and Lot Number 173-D-392.

20. Lamar D. Washington

GD-21-010987—\$19,395.32
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 8926 Frankstown Road, Pittsburgh, PA 15235. Deed Book 16910, Page 289. Block and Lot Number 231-D-38.

26. Latacia Brentley

MG-24-000276—\$77,012.51
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 110 Garlow Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 15183, Page 380. Block and Lot Number 0448-J-00396-0000-00.

Pitcairn

54. Pitcairn Ambulance Association, Inc.

GD-23-000628—\$3,597.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 900 Creighton Avenue, Pitcairn, PA 15140. Deed Book Volume 13822, Page 319. Block & Lot No. 746-K-278.

Plum

10. Richard J. Filar and Maura K. Filar

MG-24-000170—\$347,048.06
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling house known as 1170 Balkan Drive, Pittsburgh, PA 15239. Deed Book Volume 12673, Page 353. Block & Lot No. 1104-K-305.

30. Harwood H. Dorman a/k/a Harwood H. Dorman, Jr.

MG-24-000174—\$117,712.84
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 328 Center New Texas Road, Pittsburgh, PA 15239. Deed Book Volume 4074, Page 113. Block and Lot Number 851-R-211.

39. Matthew C. Walling and Kristin L. Walling

MG-24-000256—\$88,386.11
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 1081 McAllister Drive, New Kensington, Pennsylvania 15068. Deed Book Volume 13162, Page 544. Block and Lot Number 0968-F-00138-0000-00.

Port Vue

77. Jeffrey Mazzei a/k/a Jeff E. Mazzei a/k/a Jeff Mazzei

GD-23-004582—\$23,830.76
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel 1: Being all that vacant land being known and numbered as Glenn Ave., McKeesport, PA 15133. Deed Book 6823, Page 74. Block and Lot Number 465-B-80;

Parcel 2: Being all that mobile home dwelling being known and numbered as 603 Glenn Ave., McKeesport, PA 15133. Deed Book 6801, Page 521. Block and Lot Number 465-F-101;

Parcel 3: Being all that res. aux. building (no house) being known and numbered as 601 Glenn Ave., McKeesport, PA 15133. Deed Book 6812, Page 124. Block and Lot Number 465-F-102;

Parcel 4: Being all that vacant land known and numbered as Liberty Way, McKeesport, PA 15133. Deed Book 6507, Page 125. Block and Lot Number 465-F-106.

Reserve

9. John Donatelli

GD-24-004703—\$18,985.61
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling known as 3326 Spring Garden Road, Pittsburgh, PA 15212. Deed Book Volume 10762, Page 523. Block and Lot Number 78-E-236.

Richland

63. Jerry C. Kennedy, Jr. and Tammy L. Kennedy

GD-23-011713—\$8,757.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a two story frame house being known as 241 Whitehaven Drive, Gibsonsia, PA 15044. Deed Book Volume 9799, Page 334. Block & Lot No. 1666-J-7.

Ross

72. Daniel J. Miller

MG-23-000717—\$170,893.50
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 105 Donmor Drive, Pittsburgh, PA 15237. Deed Book Volume 15219, Page 122, Instrument Number 2013-10351, Block and Lot Number 0281-S-00144-0000-00.

Scott

15. Dean J. Bergstedt

MG-23-000726—\$271,566.64
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1761 Bower Hill Rd., Pittsburgh, PA 15243. Deed Book Volume 18632, Page 476. Block and Lot Number 0195-M-00200-0000-00.

33. Terrance L. Cassidy

MG-23-000203—\$199,176.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 603 Lindsay Road, Carnegie, PA 15106. Deed Book 17041, Page 120. Block and Lot Number 143-A-52.

Sewickley

73. George J. Merrick

GD-23-000195—\$363,752.86
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 605 Mulberry Street, Sewickley, Pennsylvania 15143. Deed Book Volume 11716, Page 564. Block and Lot Number 0421-B-00265-0000-00.

Shaler

28. Carol J. Clark

GD-22-000971—\$20,471.70
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 121 Beech Street, Glenshaw, Pennsylvania 15116-2619, Deed Book Volume 13932, Page 387, Block and Lot 356-E-154.

57. Marcella Gebert, with Notice to Heirs and Assigns

GD-22-014177—\$2,820.08
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one and one half story frame house being known as 1213 Maple Street, Glenshaw, PA 15116. Deed Book Volume 2308, Page 516. Block & Lot No. 356-J-48.

62. George L. Fong

GD-22-013127—\$3,796.24
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story frame house being known as 500 Glen Malcolm Drive, Glenshaw, PA 15116. Deed Book Volume 9844, Page 49. Block & Lot No. 285-E-14.

66. Susan T. Zupancic

GD-22-008423—\$5,702.84
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 492 Seavey Road, Pittsburgh, PA 15209. Deed Book Volume 10051, Page 210. Block & Lot No. 166-K-212.

South Fayette

8. Charles McClellan and Sherri McClellan

MG-24-000154—\$101,275.22
Dennis M. Blackwell, Esq.
412-391-5299

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling house being known and numbered as 632 Millers Run Road, Cuddy, PA 15031. Deed Book Volume 19171, Page 371, Block and Lot Number 325-L-36-0000-00.

South Park

14. Chad A. Hanley

MG-24-000275—\$161,192.06
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

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

known and numbered as 1292 Armstrong Dr., South Park, PA 15129. Deed Book Volume 18000, Page 539. Block and Lot Number 1008-F-00202-0000-00.

Swissvale

75. Major Rainey

GD-23-006439—\$197,762.97
Brian W. Kincaid, Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward of the Borough of Swissvale: Having erected thereon a commercial building being known and numbered as 1910 Monongahela Avenue, Pittsburgh, PA 15218 also known as 1910-1912 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 11572, Page 194, Parcel Number 178-C-145.

Turtle Creek

6. Debbie A. Gdovic

MG-23-001013—\$86,765.44
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 408 Charles Street, Turtle Creek, PA 15145. Deed Book 16850, Page 85. Block and Lot Number 455-L-307.

55. Jose Melendez, Jr.

GD-23-014507—\$5,831.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two story brick house being known as 823 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 18071, Page 595. Block & Lot No. 455-L-128.

Versailles

36. Julian Lamar Sparrow, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, Faythe L. Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, Jonathan Lamar Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, and Charity Lynn Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased

MG-23-001135—\$61,647.09
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a dwelling being known and numbered as 4605 2nd Street, McKeesport, PA 15132. Deed Book 16481, Page 74. Block and Lot Number 555-S-272.

West Mifflin

49. Duke Race

MG-22-000267—\$82,493.92
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 724 Laura Ave., West Mifflin, PA 15122. Deed Book Volume 8852, Page 399. Block and Lot 0238-K-00178-0000-00.

West View

5. Kory Boehm

MG-23-000949—\$74,583.46
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 134 Georgetown Avenue, Pittsburgh, PA 15229. Deed Book 11948, Page 486. Block and Lot Number 350-P-58.

White Oak

12. Carrie Smallwood and Charles R. O'Bryon, Jr.

MG-24-000354—\$124,458.47
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1710 Educational Drive, McKeesport, PA 15131 a/k/a 1710 Educational Drive, White Oak, PA 15131. Document Number 2016-28803, Deed Book Volume 16534, Page 244. Block and Lot Number 0550-R-00109-0000-00.

Wilkinsburg

21. Nicole S. Weissert a/k/a Nicole Dabecco, All Unknown Heirs of Daniel J. Weissert, Deceased and the United States of America

GD-23-002174—\$13,927.19
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1114 East Street, Pittsburgh, PA 15221. Deed Book 9465, Page 490. Block and Lot Number 233-G-28.

Pittsburgh—7th Ward

80. Michael A. Dolan, II

GD-18-002761—\$379,856.98
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 7th Ward: Having erected thereon a dwelling being known and numbered as 5804 Walnut Street, Pittsburgh, Pennsylvania 15232, Deed Book Volume 11270, Page 6. Block and Lot Number 0085-B-00271-0000-00.

Pittsburgh—10th Ward

78. Anthony Barnett, a/k/a Anthony B. Barnett, Anthony Barnett, as Executor of the Estate of Kevin S. Barnett, deceased, and the Estate of Kevin S. Barnett, deceased

GD-22-011182—\$99,102.59
John M. Silvestri, Esq.
412-512-4902

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5208 Brown Way, Pittsburgh, PA 15224, Deed Book Volume 9763, Page 113, Block and Lot Number 50-L-51.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 116 N. Evaline St., Pittsburgh, PA 15224, Deed Book Volume 13712, Page 422, Block and Lot Number 50-L-282-A.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having vacant land being known and numbered as N. Pacific Ave., Pittsburgh, PA 15224, Deed Book Volume 13063, Page 482, Block and Lot Number 50-L-56.

Parcel 4: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having vacant land being known and numbered as Kincaid St., Pittsburgh, PA 15224, Deed Book Volume 13063, Page 487, Block and Lot Number 50-L-57.

Pittsburgh—11th Ward

74. Law1 Capital Real Estate, LLC

GD-23-009044—\$298,566.18
Brian W. Kincaid, Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6336 Stanton Avenue, Pittsburgh, PA 15206 Deed Book Volume 19051, Page 177, Parcel Number 124-E-159.

Pittsburgh—13th Ward

52. Ira Vann Harris, Jr., in His Capacity as Heir of Ira Vann Harris a/k/a Ira Vann Harris, Sr.; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ira Vann Harris a/k/a Ira Vann Harris, Sr.

MG-22-000168—\$48,580.00
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7604 Mulford Street, Pittsburgh, PA 15208, Deed Book Volume 11887, Page 383. Block and Lot 0175-C-00035-0000-00.

70. Vincent Bennett a/k/a Harold Vincent Bennett, Todd Bennett a/k/a Maurice Todd Bennett and Racheal Flanagan, Known Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett, Deceased, and the Unknown Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett, Deceased

MG-22-000248—\$36,893.21
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

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 7123 Kedron Street, Pittsburgh, PA 15208, Deed Book Volume 12553, Page 387. Block and Lot Number 174-A-148.

Pittsburgh—16th Ward

43. Travis Buick

MG-23-001119—\$72,596.88
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 436 Gorgas St., Pittsburgh, PA 15210. Deed Book 16520, Page 344. Block and Lot Number 0032-A-00337-0000-00 a/k/a 0032-A-00337.

Pittsburgh—20th Ward

1. Luca Carol

MG-24-000164—\$44,486.22
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 20th Ward: Having erected thereon a

dwelling being known and numbered as 2631 Bellingham Avenue, Pittsburgh, Pennsylvania 15216. Deed Book Volume 12687, Page 335. Block and Lot Number 0036-S-00068-0000-00.

Pittsburgh—21st Ward

7. Triple DS Estate LLC, and Darrell E. Johnson a/k/a Darrell Johnson

GD-24-001920—\$96,115.93
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1222 North Franklin Street, Pittsburgh, PA 15233. Deed Book 19005, Page 528. Block and Lot Number 22-L-105.

Pittsburgh—26th Ward

45. Matthew D. Evans in His Capacity as Heir of the Estate of Robin L. Parker, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robin L. Parker, Deceased

MG-23-000064—\$40,657.45
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2420 Wilson Ave., Pittsburgh, PA 15214. Deed Book 12488, Page 546, Instrument Number 200205-19982. Block and Lot Number 0046-E-00209-0000-00.

Pittsburgh—27th Ward

32. Hatherley Brittain, and Sean Mickail as Executor of the Estate of Penny Mickail a/k/a Penny L. Mickail, Deceased

MG-23-000124—\$60,743.88
KML Law Group, P.C.
215-627-1322

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

Pittsburgh—30th Ward

51. Edward P. Desabato, Jr. c/o Gioia Mangis, POA

MG-23-000510—\$38,362.69
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City

of Pittsburgh: Having erected thereon a dwelling being known and numbered as 230 McKinley Street, Pittsburgh, PA 15210. Deed Book Volume 5796, Page 709. Block and Lot 0033-K-00149-0000-00.

Pittsburgh—32nd Ward

41. Ronald C. Palashoff

MG-23-000492—\$68,749.71
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2630 Ivyglen St., Pittsburgh, PA 15227. Deed Book 7885, Page 508. Block and Lot Number 0138-F-00114-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Sept 12, 2024

Sept 13, 20, 27, 2024

Need clients?

The Lawyer Referral Service can help bring them to you.

For details, contact Whitney Hughes at 412-402-6703 or whughes@acba.org.

To learn more, see GetAPittsburghLawyer.com.

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:

Adams, Carol R., deceased, of Scott Township, PA. No. 05585 of 2024. Rebecca A. Winge, Extr., c/o Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
24-03343 Sep 20, 27; Oct 4, 2024

Almade, Frank D., deceased, of Churchill, PA. No. 05704 of 2024. Rosanne Saunders, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.
24-03347 Sep 20, 27; Oct 4, 2024

Bidoli, Mary E., deceased, of Bethel Park, PA. No. 5643 of 2024. Barbara L. Stinson, Extr., 609 Patterson Road, Bethel Park, PA 15102 or to Samuel A. Moore, Esq., 5311 Brightwood Rd., P.O. Box 518, Bethel Park, PA 15102.
24-03352 Sep 20, 27; Oct 4, 2024

Butch, Hermine P. a/k/a Hermine B. Butch, deceased, of Mt. Lebanon Township, PA. No. 05758 of 2024. Thomas W. Butch, Extr., c/o David J. Nichols, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.
24-03354 Sep 20, 27; Oct 4, 2024

Butor, Sue Ann a/k/a Sue A. Butor, deceased, of Pittsburgh, PA. No. 05656 of 2024. Jeffrey A. Straka, Extr., 21 N. Dun Lane, Selingsgrove, PA 17870 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.
24-03344 Sep 20, 27; Oct 4, 2024

Chobot, Jr., Richard J., deceased, of Collier Township, PA. No. 05529 of 2024. Lisa A. Chobot, Extr., c/o Del P. Nolfi, III, Esq., Ligonier Law, L.L.C., 300 North Market Street, Ligonier, PA 15658.
24-01748w Sep 20, 27; Oct 4, 2024

Christ, Rosalyn, deceased, of Pittsburgh, PA. No. 5504 of 2024. David Christ, Extr., 164 Cannon Hill Road, Saxonburg, PA 16056 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.
24-03351 Sep 20, 27; Oct 4, 2024

Josephic, Vera R., deceased, of Monroeville, PA. No. 4336 of 2024. Jason P. Josephic, Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.
24-03349 Sep 20, 27; Oct 4, 2024

McGinty, Kevin M., deceased, of McKeesport, PA. No. 05179 of 2024. Jess P. McGinty, Admr., 914 Washington Blvd., Port Vue, PA 15133 or to Lori Love, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.
24-01746w Sep 20, 27; Oct 4, 2024

McWhirter, Richard J. a/k/a Richard McWhirter, deceased, of Pittsburgh, PA. No. 03057 of 2023. Blythe Bort, Extr., 121 Walter Street, Pittsburgh, PA 15210 or to James R.

Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.
24-03339 Sep 20, 27; Oct 4, 2024

Meadows, Carol A., deceased, of Pittsburgh, PA. No. 05703 of 2024. Gary G. Meadows, Extr., 193 Connie Drive, Pittsburgh, PA 15214 or to Robert B. Stein, Esq., Savinis, Kane & Gallucci, LLC, 436 Seventh Avenue, Suite 700, Pittsburgh, PA 15219.
24-03350 Sep 20, 27; Oct 4, 2024

Merkel, Edward M. a/k/a Edward Michael Merkel, deceased, of North Versailles, PA. No. 05810 of 2024. Brian Leigh Baker, Admr., 242 Mary Ellen Drive, North Versailles, PA 15137 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.
24-03348 Sep 20, 27; Oct 4, 2024

Murphy, Juliet M., deceased, of Pittsburgh, PA. No. 05716 of 2024. Kathleen Sisson, Admr., 1085 Mississippi Avenue, Pittsburgh, PA 15216 or to Peter D. Lyle, Esq., Morascyzk & Polochak, 81 Dutilh Road, Suite 200, Cranberry Township, PA 16066.
24-03341 Sep 20, 27; Oct 4, 2024

Nelson, Joan C. a/k/a Joan Cecelia Nelson, deceased, of Pittsburgh, PA. No. 05191 of 2024. Bette E. Nelson, Extr., c/o George W. Jacoby, Esq., 564 Forbes Ave., Suite 1008, Pittsburgh, PA 15219-2903.
24-03342 Sep 20, 27; Oct 4, 2024

Nickoloff, Josephine, deceased, of Dormont, PA. No. 05380 of 2024. John N. Nickoloff, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.
24-03338 Sep 20, 27; Oct 4, 2024

Park, John Craig, deceased, of Pittsburgh, PA. No. 05624 of 2024. Daniel J. Wagner, Extr., 1276 Firwood Drive, Pittsburgh, PA 15243 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA, PA 15241.
24-01744w Sep 20, 27; Oct 4, 2024

Quinette, Mildred Dyer a/k/a Mildred D. Quinette, deceased, of Penn Hills, PA. No. 05809 of 2024. Jerald F. Lowry, Extr., 609 Heidi Ln., Mt. Pleasant, PA 15666 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
24-03340 Sep 20, 27; Oct 4, 2024

Rook, Walter Lee a/k/a Walter L. Rook, deceased, of Elizabeth, PA. No. 5871 of 2024. James Edward Rook, Extr., 407 Timothy Drive, Elizabeth, PA 15037 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
24-03337 Sep 20, 27; Oct 4, 2024

Schiano Di Cola, Domenico, deceased, of Natrona Heights, PA. No. 05825 of 2024. Biagio Schiano Di Cola, Admr., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freepoint Rd., Natrona Heights, PA 15065.
24-03353 Sep 20, 27; Oct 4, 2024

Bailey, Emily J., deceased, of Pittsburgh, PA. No. 08209 of 2023. Barbara A. Sabatucci, Extr., 2624 Keats Drive, South Park, PA 15129 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.
24-03279 Sep 13, 20, 27, 2024

Butterworth, Helen M., deceased, of Bethel Park, PA. No. 03890 of 2024. Greg Alan Butterworth, Co-Extr., 974 Henderson Rd., Bel Air, MD 21019 and James Scott Butterworth, Co-Extr., 223 E. Wallace St., Findlay, OH 45840 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.
24-03290 Sep 13, 20, 27, 2024

Conn, Lynn A., deceased, of Pittsburgh, PA. No. 05589 of 2024. Jeffrey Conn, Admr., 1229 Prescott Street, White Oak, PA 15131.
24-01711w Sep 13, 20, 27, 2024

Cressman, Lynne Jean, deceased, of Bellevue, PA. No. 05670 of 2024. David Joel Cressman, Extr., 10255 E. Northpark St., Claremont, OK 74017 or to Claire Johnson Saenz, Esq., 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.
24-03283 Sep 13, 20, 27, 2024

Farris, Daniel R. a/k/a Daniel Robert Farris, deceased, of Penn Hills, PA. No. 05625 of 2024. Evon Linette Farris, Extr., 324 Augusta St., Pittsburgh, PA 15235 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
24-03288 Sep 13, 20, 27, 2024

Gobbie, Kelly Lynn, deceased, of Scott Township, PA. No. 05554 of 2024. Irene F. Hussar, Admr., c/o Lisa M. Henry, Esq., Strassburger McKenna Gutnick & Gefsky, Four Gateway Center, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.
24-01701w Sep 13, 20, 27, 2024

Johnson, Dolores Jean, deceased, of South Park, PA. No. 05144 of 2024. Karin Koepl, Extr., 1261 Barnstaple Drive, South Park, PA 15129 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.
24-03280 Sep 13, 20, 27, 2024

Karbowski, Craig Henry, deceased, of Shaler Township, PA. No. 05650 of 2024. Eric H. Karbowski, Admr., 603 Burchfield Road, Allison Park, PA 15101 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.
24-03287 Sep 13, 20, 27, 2024

Lindstrom, Bert Roy, deceased, of Pittsburgh, PA. No. 05637 of 2024. Scott R. Lindstrom, Extr., 123 Shafer Road, Coraopolis, PA 15108 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
24-03289 Sep 13, 20, 27, 2024

Maniet, Phyllis E., deceased, of Gibsonia, PA. No. 05788 of 2024. Karen M. Ebert, Extr., 3220 Cramlington Drive, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
24-01700w Sep 13, 20, 27, 2024

Mulkern, Robert A., deceased, of Richland Township, PA. No. 05093 of 2024. Eileen M. Kudlock, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
24-03286 Sep 13, 20, 27, 2024

O'Connor, Barbara A., deceased, of Pittsburgh, PA. No. 0780 of 2024. Daniel A. O'Connor, Extr., c/o Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.
24-01708w Sep 13, 20, 27, 2024

Pancari, Joan Rowene, deceased, of Bridgeville, PA. No. 05838 of 2024. Sherry McCarren, Extr., 240 Woodhaven Drive, Bridgeville, PA 15017 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
24-01704w Sep 13, 20, 27, 2024

Piole, David J., deceased, of McKees Rocks, PA. No. 5414 of 2024. Gail M. Piole, Admr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.
24-01710w Sep 13, 20, 27, 2024

Rose, Kathryn J., deceased, of Pittsburgh, PA. No. 05782 of 2024. David E. Rose, Admr., 13385 Lincoln Way, North Huntingdon, PA 15642 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.
24-01707w Sep 13, 20, 27, 2024

Sherwood, Jr., Malcolm Henry, deceased, of Pittsburgh, PA. No. 05792 of 2024. Barbara S. Currey, Admr., c/o James R. Fenchel, II, Esq., Fenchel Law Offices, 472 Constitution Boulevard, New Brighton, PA 15066.
24-01703w Sep 13, 20, 27, 2024

Slogan, Michael Craig a/k/a Michael C. Slogan, deceased, of South Park, PA. No. 04847 of 2024. Christie Parris, Admr., 1017 Piney Ridge Drive, South Park, PA 15129 or to Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15031.
24-03281 Sep 13, 20, 27, 2024

Etzel, Joan T., deceased, of Whitehall Borough, PA. No. 05661 of 2024. F. William Etzel, Co-Extr., 304 Farmcrest Drive, Oakdale, PA 15071 and Kirsten M. Bilbie, Co-Extr., 103 Washington Drive, Jefferson Hills, PA 15025 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.
24-01655w Sep 6, 13, 20, 2024

Hart, James P., deceased, of Wilkins Township, PA. No. 02415 of 2024. James D. Hart, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.
24-03219 Sep 6, 13, 20, 2024

Kinzler, Christopher James, deceased, of Pittsburgh, PA. No. 03223 of 2020. Holly Kinzler, Extr., 1013 Deerfield Circle, Wexford, PA 15090 or to Matthew J. Brungo, Esq., 304 Ross Street, Suite 601, Pittsburgh, PA 15219.
24-03220 Sep 6, 13, 20, 2024

Lopus, Phyllis V., deceased, of Pittsburgh, PA. No. 04695 of 2024. Allen M. Lopus, Extr., 402 Greyhawk Circle, Venetia, PA 15367 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.
24-03225 Sep 6, 13, 20, 2024

Metz, Susan D., deceased, of Pittsburgh, PA. No. 05107 of 2024. Terri Lynn Fulton, Extr., 940 Cimarron Drive, Pittsburgh, PA 15235 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
24-03218 Sep 6, 13, 20, 2024

Phillips, Joseph, deceased, of Pittsburgh, PA. No. 7816 of 2023. Carol Lynn Gallagher, Admr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.
24-03224 Sep 6, 13, 20, 2024

Siebert, Melva A., deceased, of North Versailles, PA. No. 5675 of 2024. Steve W. Siebert, Jr., Extr., 2115 Harrison Street, McKeesport, PA 15132 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.
24-01658w Sep 6, 13, 20, 2024

Stewart, Mildred E., deceased, of Pittsburgh, PA. No. 02943 of 2003. Robert W. Kolb, Extr., 121 Wabash St., Carnegie, PA 15106 or to Matthew J. Brungo, Esq., 304 Ross Street, Suite 601, Pittsburgh, PA 15219.
24-03221 Sep 6, 13, 20, 2024

Trusnovic, Beverly K., deceased, of Oakdale, PA. No. 4711 of 2024. Stephen P. Trusnovic, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.
24-03223 Sep 6, 13, 20, 2024

Yencik, Susan K., deceased, of Pittsburgh, PA. No. 08352 of 2021. Robin E. Seddon, Exrx., 115 High Street, Frostburg, MD 21532 or to Matthew J. Brungo, Esq., 304 Ross Street, Suite 601, Pittsburgh, PA 15219.
24-03222 Sep 6, 13, 20, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-008448. In re: Petition of Telza Mae Hamilton, for change of name to Teley Mae Hamilton. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 16, 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.

24-03357 Sep 20, 2024

Trust Notice

Rita Paliotta, Deceased, of Pittsburgh, Allegheny County, Pennsylvania, died December 15, 2023. Prior to her death, she established the Rita Paliotta Irrevocable Trust dated December 17, 2015 appointing Natalie J. Escourt as Trustee. No personal representative has been appointed. Notice is hereby given to all persons indebted to the Rita Paliotta Irrevocable Trust dated December 17, 2015 to make immediate payment and to those having claims against it to present them to:

Natalie J. Escourt, Trustee of the Rita Paliotta Irrevocable Trust dated December 17, 2015 in c/o Carol Sikov Gross, Esquire, CELA, Sikov and Love, P.A., 310 Grant Street, Suite 1110, Pittsburgh, PA 15219.

24-03346 Sep 20, 27; Oct 4, 2024

Notice

CITATION - COURT OF COMMON PLEAS - ALLEGHENY COUNTY - COMMONWEALTH OF PA - NO. 022306747 - IN RE: THE ESTATE OF SASCHA BROSIER, DECEASED - To: WILLIAM STAFFORD - At the instance of: TENILLE BROSIER - You are hereby cited to be and appear before me, Michael McGeever, Director of Dept. of Court Records, Wills/Orphans' Court Div. of Allegheny County, PA on or before 10/4/24 at 10:00 a.m. prevailing time in my office at 414 Grant St., 1st Fl., City-County Bldg., Pittsburgh, PA 15219, TO SHOW CAUSE Why, Letters of Administration should not be granted to Petitioner TENILLE BROSIER and why she should not be appointed Administratrix of the Estate of SASCHA BROSIER, deceased. The date 10/4/24 is not a Hearing Date. An Answer must be filed before this date; However, the hearing date will be arranged between counsel and the Director. Given under my hand and seal of office, at Pittsburgh, PA this 4th day of Sept. 2024. /s/ Michael McGeever, Dir. of Dept. of Court Records. /s/ Carla Sheffield, Index. By Atty.: KRISTEN L. BEHRENS, DILWORTH PAXSON LLP, 1500 Market St., Ste. 3500E, Phila., PA 19102, 215-575-7084.

24-03327 Sep 13, 20, 2024

Notice of Trust

Notice is hereby given of the administration of the The James Caristo Living Trust Dated June 29, 2021. James Caristo, settlor of the trust, of Collier Township, County of Allegheny, and Commonwealth of Pennsylvania, died on August 6, 2028. All persons having claims against James Caristo are requested to make known the same to the trustee of attorney named below. All persons indebted to James Caristo are requested to make payment

without delay to the trustee or attorney named below.

Tammy Jo Caristo, Trustee
67 Cowan Road
Carnegie, PA 15106
Pecori & Pecori, Attorneys at Law
7051 Steubenville Pike, Suite 7
Oakdale, PA 15071
24-03233 Sep 6, 13, 20, 2024

Notice of Action in Mortgage Foreclosure

Allegheny County Court of Common Pleas
Number: GD-23-014416
Citizens Bank, N.A., Plaintiff v. Marilyn Mulvihill, Known Surviving Heir of Bernard M. Parrish, Nora Lersch, Known Surviving Heir of Bernard M. Parrish, Sally Morbeck, Known Surviving Heir of Bernard M. Parrish, and Unknown Surviving Heirs of Bernard M. Parrish, Defendants
TO: Unknown Surviving Heirs of Bernard M. Parrish. Premises subject to foreclosure: 114 Braddock Rd., Pittsburgh, Pennsylvania 15221. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service, Allegheny County Bar Association, 400 Koppers Building, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219, (412) 261-5555. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010.

24-03356 Sep 20, 2024

Voluntary Dissolution Nonprofit Corporation

Kenneth M. Ventresca, Esq., Dillon, McCandless, King, Coulter & Graham, LLP, 600 Cranberry Woods Drive, Suite 175, Cranberry Twp., PA 16066. Notice is hereby given by Hillside Christian Community Church, Inc., 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.

24-03345 Sep 20, 27, 2024

FAMILY DIVISION

(Continued from Page 1, Column 3)

Henderson Eben vs Mackson Dominique D.; FD-24-001789; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Schneider Jill Christine vs Padgelek Daniel Joseph; FD-24-001792; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Lynn Taryn L. vs Lynn Glenn; FD-24-001793; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Bernier Amber vs Sowell Nyjir Rashad; FD-24-001794; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Lewis Tyler vs Goodworth Cassidy; FD-24-001795; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

McCullum Japina L. vs McDonald John; FD-24-001796; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Benziane Nawel vs Hasan Mohamed Y.; FD-24-008698; Divorce; Criminal Record/Abuse History Verification; P-atty: Emmi Louis W.

Dine Ashleigh vs Dine Stephen; FD-24-008699; Divorce; Complaint in Divorce (3 count); P-atty: Jablon Stephanie L.

Harbeson Stefanie Marie vs Hill Jonathan Martyn; FD-24-008700; Divorce; Complaint in Divorce (2 count); Atty(s): Tinstman Chrystal C, Notaro Bethany L

Williams Jennifer vs Williams Richard F.; FD-24-008701; Divorce; Complaint in Divorce (3 count); P-atty: Leventhal Dubin Ilene Sandra

Davey Mary Ann vs Davey James; FD-24-008702; Divorce; Praecepte for Appearance; P-atty: Pollock Jeffrey L

Pokhrel Durga vs Pokhrel Tika; FD-24-008703; Divorce; Affidavit under 3301-D; P-atty: Griffin Barbara

McKinney Anne P. vs McKinney Ocie L.; FD-0520-000004-72; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Leathers Autumn L. vs Hensel Shane; FD-23-003618; Support; Complaint in Support; Atty(s): Self-Represented

Holland Rhonda vs Sykes Trumell; FD-24-001796; Protection from Abuse; Confidential Information Form

Brown Jr. Morris L. vs Salisbury Amanda R.; FD-24-001798; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Evans Tiona vs McCoy Dondre; FD-24-001799; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Macurak Rose vs Szewczyk Douglas; FD-24-001801; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Wojcik Nicolette vs Burrell Jorel; FD-24-001802; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Evins India C. vs Essiet Mbuotidem; FD-24-003007; Support; Complaint in Support; Atty(s): Self-Represented

Orosio Marleny vs Espana-Xum Hector; FD-24-003051; Support; Complaint in Support; Atty(s): Self-Represented

Ramey Channell vs Smith Bradley; FD-24-003191; Support; Complaint in Support; Atty(s): Self-Represented

Hope Savannah vs Humphrey Zachaeus; FD-24-003194; Support; Complaint in Support; Atty(s): Self-Represented

Richardson Katrina Lasha vs Anderson Jeremy Darrell; FD-24-003215; Support; Complaint in Support; Atty(s): Self-Represented

Stecik Heather vs Stecik III John; FD-24-003220; Support; Complaint in Support; Atty(s): Self-Represented

Liberi Diane vs Liberi Amanda K.; FD-24-003253; Support; Complaint in Support; Atty(s): Self-Represented

Clark Joi vs Thompson Mark A.; FD-24-003259; Support; Complaint in Support; Atty(s): Self-Represented

Payne Priscilla vs Horlick Austin; FD-24-003269; Support; Complaint in Support; Atty(s): Self-Represented

Robinson Alesia vs Holloway Michael; FD-24-003271; Support; Complaint in Support; Atty(s): Self-Represented

Prescott Ajonna vs Mook Dearis; FD-24-003272; Support; Complaint in Support; Atty(s): Self-Represented

Ley Samantha J. vs Waldorf Donald William; FD-24-003315; Support; Complaint in Support; Atty(s): Self-Represented

Vasquez Madelyn vs Ayala Flores Jose; FD-24-003316; Support; Complaint in Support; Atty(s): Self-Represented

White Kareema N vs Clyburn Delrico L.; FD-24-003333; Support; Complaint in Support; Atty(s): Self-Represented

Watkins Courtney vs Krall III Walter Ernest; FD-24-003337; Support; Complaint in Support; Atty(s): Self-Represented

Conte Kayleigh vs Costello Daniel Patrick; FD-24-003345; Support; Complaint in Support; Atty(s): Self-Represented

Likar Dana vs Likar IV John; FD-24-003349; Support; Complaint in Support; Atty(s): Self-Represented

Wasson Caitlin Ashley vs Turocy Nikodemus; FD-24-003357; Support; Complaint in Support; Atty(s): Self-Represented

Spell Lisa vs Kacey Matthew Patrick; FD-24-003376; Support; Complaint in Support; Atty(s): Self-Represented

Dallas Jaclyn vs Lisi Marco; FD-24-003461; Support; Complaint in Support; Atty(s): Self-Represented

Jackson Dianne vs Walker James; FD-24-003591; Support; Complaint in Support; Atty(s): Self-Represented

Petzel Teresa vs Petzel James; FD-24-008704; Divorce; Acceptance of Service; Atty(s): Self-Represented

Pederson Stacy Erin vs Pederson Leif Michael; FD-24-008705; Divorce; Praecepte for Appearance; P-atty: Bonnetty Antonio

Nabuda Lisa Elizabeth vs Nabuda Daniel James; FD-24-008706; Divorce; Affidavit under 3301-D; P-atty: Cappella Kerri L

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Current Valuation Considerations for Estate Planning

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