

The Pittsburgh Legal Journal

FRIDAY
OCTOBER 11, 2024

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CIVIL DIVISION

General Docket

Commonwealth of PA Department of Revenue vs Anne Gregory Couture; GD-24-102112; Commonwealth Tax Lien; Business Taxes; 12200.26

Commonwealth of PA Department of Revenue vs Passerin Alicia M.; GD-24-102113; Commonwealth Tax Lien; Personal Income Tax; 8391.27

Commonwealth of PA Department of Revenue vs Blackall Jr Brian K, Cestra Blackall Melanie J; GD-24-102114; Commonwealth Tax Lien; Personal Income Tax; 5271.31

Commonwealth of PA Department of Revenue vs Limbach Company LLC; GD-24-102115; Commonwealth Tax Lien; Business Taxes; 11699.34

Freedom Mortgage Corporation vs Jetter Keisha P., Jetter Thomas J.; MG-24-000726; Mortgage Foreclosure; Certificate of Location; 218583.65; Atty(s): Schweiger Karin Baltimore

U.S. Bank Trust National Association vs Piskor Deidre L, Piskor Jr. Edward R; MG-24-000727; Mortgage Foreclosure; Certificate of Location; 45551.50; Atty(s): Williams Robert W.

Lakeview Loan Servicing LLC vs Boyer Leland S., Roberts Tamica; MG-24-000728; Mortgage Foreclosure; Certificate of Location; 125823.13; Atty(s): Paul Nathalie, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Foley Joseph I., Fein Barbara A, Blank Jerome B

Towd Point Mortgage Trust 2018-1 vs Pantalone Michael A.; MG-24-000729; Mortgage Foreclosure; Certificate of Location; 56888.80; Atty(s): Marley Andrew John

Citizens Bank N.A. vs Moody Bruce E.; MG-24-000730; Mortgage Foreclosure; Certificate of Location; 35142.01; Atty(s): Paul Nathalie, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Foley Joseph I., Fein Barbara A, Blank Jerome B

M&T Bank vs Lefebvre Jason, Parkes Adrienne; MG-24-000731; Mortgage Foreclosure; Certificate of Location; 103774.63; Atty(s): Linn Geraldine M.

Lakeview Loan Servicing LLC vs Adamsky Amy; MG-24-000732; Mortgage Foreclosure; Certificate of Location; 33726.77; Atty(s): Linn Geraldine M.

Willis Lawrence vs Fennell Jomarie; GD-24-010885; Foreign Judgment; Notice of Judgment Mailed; 11800.00; Atty(s): Willis Lawrence William

Greentree Transportation Company vs B Swift Transportation; GD-24-010886; Contract - Other; Complaint; Atty(s): Reeves Mary Elisa

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Ferguson vs Li; AR-24-002133; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant, in the amount of \$2,500.00. Dated 10/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40629

Opfiar vs Costa Oil, Inc.; AR-24-002887; P-atty: Vincent James Krawiec; Award Ex Parte for Plaintiff and against Defendant in the amount of \$29,487.25. Defendant not appearing at 10:07 a.m. Dated 10/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40632A

Portfolio Recovery Associates, LLC vs Delduca; AR-24-002910; P-atty: Robert N. Polas, Jr.; D-atty: Brian J. Fenters; Award for Defendant for \$0.00. Dated 10/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40632

Portfolio Recovery Associates, LLC vs Lewis; AR-24-002917; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$593.95. Defendant failed to appear at 10:07 a.m. Dated 10/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40632

Portfolio Recovery Associates, LLC vs Oligei; AR-24-002930; P-atty: Robert N. Polas, Jr.; D-atty: Brian J. Fenters; Award for Defendant for \$0.00. Dated 10/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40632

Bell-Elmore vs Rouse; AR-24-002955; P-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$74.99. Dated 10/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40632A

Timitskaya vs Petraglia; AR-23-006682; P-atty: Pro Se; D-atty: Alyson J. Kirleis; Award for Defendant and against Plaintiff. Dated 10/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40631

Discover Bank vs Phillips; AR-24-000164; P-atty: Matthew Weston Pomy; D-atty: David J. Romito; Award Ex Parte for Plaintiff and against Defendant in the amount of \$16,909.09. Defendant not appearing at 10:02 a.m. Dated 10/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40632A

Potter vs Shackles; AR-24-002599; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 10/08/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$500.00 plus costs. Defendant not appearing. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

(Continued on Page 3, Column 1)

FAMILY DIVISION

Somera Jannienna G. vs Somera Darwin C.; FD-24-008892; Divorce; Complaint in Divorce (1 count); Atty(s): Notaro Bethany L

Williams Chelsea vs Williams Jordan; FD-24-008893; Divorce; Complaint in Divorce (1 count); Atty(s): Notaro Bethany L

Balawajder James B. vs Gooch Ashley N.; FD-24-008894; Custody; Complaint in Custody (Initial); P-atty: Nash Christine Nicole

Ford Jr. Theodore R. vs Ford Nannette D.; FD-24-008895; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Marinero Cortez Ximena Mercedes vs Padmanabhan Suryanathan; FD-24-008896; Divorce; Complaint in Divorce (1 count); Atty(s): Tabano Steven R

Hardy Tiarra M. vs Martin Shaun; FD-24-003486; Support; Complaint in Support; Atty(s): Self-Represented

Bates Tiffany vs Wilson Edward; FD-24-003713; Support; Complaint in Support; Atty(s): Self-Represented

McDonald Ashley vs Holtz Sean; FD-24-003722; Support; Complaint in Support; Atty(s): Self-Represented

Cronin Stephanie L vs Adams Gary; FD-24-003750; Support; Complaint in Support; Atty(s): Self-Represented

Nixon Lillie vs Hill Jermaine; FD-24-003800; Support; Complaint in Support; Atty(s): Self-Represented

Chester Jocelyn vs McKinley Kelcey; FD-24-003805; Support; Complaint in Support; Atty(s): Self-Represented

(Continued on Page 12, Column 2)

BANKRUPTCY COURT

Western District

Marcus Allen King; GREENE-PA; 24-22305; Atty: David A. Rice; Chapter: 7; Filed 09/19/2024; Judge Taddonio

Justin Thompson Krenitsky and Jennifer Lynn Krenitsky; BUTLER-PA; 24-22306; Atty: Dai Rosenblum; Chapter: 13; Filed 09/19/2024; Judge Taddonio

Bonnie J. Lukens; BUTLER-PA; 24-22307; Atty: Bryan P. Keenan; Chapter: 7; Filed 09/19/2024; Judge Taddonio

Michael Nathan Fetsko; ALLEGHENY-PA; 24-22308; Atty: Bryan P. Keenan; Chapter: 7; Filed 09/19/2024; Judge Bohm

Brian Joseph Syska, Jr.; BUTLER-PA; 24-22309; Atty: Jana S. Pail; Chapter: 13; Filed 09/19/2024; Judge Deller

Kristen D. Rugg; BUTLER-PA; 24-22310; Atty: Michael S. Lazaroff; Chapter: 13; Filed 09/19/2024; Judge Bohm

Walter E. Quarrick and Leah E. Quarrick; FAYETTE-PA; 24-22311; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 09/19/2024; Judge Taddonio

Matthew S. Keller; ALEGHENY-PA; 24-22312; Atty: Amy L. Zema; Chapter: 7; Filed 09/19/2024; Judge Taddonio

Brian L. Upton and Ida Mae Upton; FAYETTE-PA; 24-22313; Atty: Daniel R. White; Chapter: 13; Filed 09/19/2024; Judge Bohm

Paul Wesley Petrosky; WESTMORELAND-PA; 24-22314; Atty: Corey J. Sacca; Chapter: 7; Filed 09/19/2024; Judge Taddonio

Althea Bell; WESTMORELAND-PA; 24-22316; Atty: Glenn R. Bartifay; Chapter: 13; Filed 09/19/2024; Judge Bohm

NOTICE
THERE WILL BE NO DAILY

The Pittsburgh
Legal Journal

MONDAY, OCTOBER 14

— in observance of —

COLUMBUS DAY

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Spokane Stanton, Spokane Sandra vs Namdar Realty Group, Goodrich Quality Theaters GQT, GQT Pittsburgh Mills Cinemas; GD-24-010887; Legal Liability; Complaint; 50000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

Bodnar Barbara A. vs ULTA Inc., ULTA Salon Cosmetics & Fragrance Inc., PZ Miracle Limited Partnership; GD-24-010888; Against Property Owner; Complaint; Atty(s): Halsey Christopher M.

First National Bank of Pennsylvania vs Tillman Derrick L.; GD-24-010889; Mortgage Foreclosure; Certificate of Location; Atty(s): Raphael David W

Allegheny County vs Murdy George; GD-24-010891; Petition - Rule to Show Cause; Certificate of Location; 2298.83; Atty(s): Gramc Joseph W, Monti Richard A.

City of Pittsburgh vs Pritchard Jr. Joseph L., Pritchard Sr. Joseph L., Pritchard Joe, Estate of Garnet B. Pritchard, Urban Redevelopment Authority of Pittsburgh, Allegheny County Department of Court Records, Phillips & Cohen Associates Ltd., Markosky Esq. Douglas J., Federal National Mortgage Association, Advanced Mortgage Corp., Unknown Heirs of Joseph L. Pritchard Jr., Unknown Heirs of Joseph Pritchard Sr., Unknown Heirs of Joe Pritchard, Unknown Heirs of Douglas J. Markosky Esq.; GD-24-010892; Quiet Tax Title & Real Estate; Petition Initiating Case; Atty(s): Miller John Hobart

Pitner Mary Anna vs CSPR Associates LLC, Mon Valley Care Center; GD-24-010893; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Greene Allison H., Chiappetta Elizabeth A

Haertel John vs Schrecengost Bill; GD-24-010894; MDJ Transcript; Notice of Judgment Mailed; 1800.00; Atty(s): McClure Shawn P, Cummings Kevin J.

American Builders & Contractors Supply Co. Inc. vs Limited 7 Roofing LLC, Brownson Rebecca; GD-24-010895; Contract - Debt Collection; Complaint; 52708.55; Atty(s): Bernstein Scott Howard

Klein Mary K. vs Facchiano Jr. Giovanni, City of Pittsburgh; GD-24-010896; Against Property Owner; Complaint; Atty(s): Halsey Christopher M.

Nextpulse LLC vs Brunswick Corporation, John Doe 1, John Doe 2, John Doe 3, John Doe 4, John Doe 5, John Doe 6, John Doe 7, John Doe 8, John Doe 9, John Doe 10, John Doe 11, John Doe 12, John Doe 13, John Doe 14, John Doe 15, John Doe 16, John Doe 17, John Doe 18, John Doe 19, John Doe 20, John Doe 21, John Doe 22, John Doe 23, John Doe 24, John Doe 25; GD-24-010897; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Self-Represented, Chou Vicki

Cassady Christopher vs 304 Lafayette LLC; GD-24-010898; Mechanic's Lien; Certificate of Location; 6177.17; Atty(s): Gailey Matthew D.

Heritage Holding Company LLC vs KTRV LLC; GD-24-010899; Contract - Other; Emergency Motion; Atty(s): Colin Chadd C, Phillips Dean R.

Secured Investment High Yield Fund II LLC vs My House My Home LLC, de Jesus Rijo Saulo; GD-24-010900; Mortgage Foreclosure; Certificate of Location; 272196.72; Atty(s): Linn Geraldine M.

Wilson Davina vs Lewis Linda; GD-24-010901; Intentional Tort; Complaint; 19000000.00; Atty(s): Self-Represented

Sharek Michell vs Borushko Melissa, Borushko George; GD-24-010902; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Houck David K, Ogg Gary J.

City of Pittsburgh vs Desimone Joann K., Gorges Barbara, Lapaglia Victor, Unknown Heirs of Joann K. Desimone, Unknown Heirs of Barbara Gorges, Unknown Heirs of Victor Lapaglia; GD-24-010903; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Glickman Realty Inc. vs 633 Smithfield LLC; GD-24-010904; Mortgage Foreclosure; Certificate of Location; 136675.00; Atty(s): Michaels Gregory C

Willis & Associates, Willis Lawrence vs Zeher Rebecca M.; GD-24-010905; Foreign Judgment; Notice of Judgment Mailed; 8635.00; Atty(s): Willis Lawrence William

Williams Jacqueline vs Community Living and Support Services Inc.; GD-24-010906; Employment Discrimination; Complaint; Atty(s): Yurkovich Erik M.

City of Pittsburgh vs Cavanaugh Charles, Cavanaugh Catherine, Whitney Richard, Whitney Christine, Jordan Tax Services Inc., GLS Capital Inc., Household Consumer Discount Company, TMS Mortgage Inc., United States of America, Unknown Heirs of Richard L. Whitney, Unknown Heirs of Christine Whitney, Unknown Heirs of Charles Cavanaugh, Unknown Heirs of Catherine Cavanaugh; GD-24-010907; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Walker Maurice vs Wesley Diamond; GD-24-010908; Motor Vehicle Accident; Complaint; 50000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

Yost Scott A., Yost Sandra E. vs Acierno Stefano, Acierno Deborah A.; GD-24-010909; Quiet Title; Complaint; Atty(s): Franciscus Jeanine M, Leyland Jacob

Stoner Sandra vs Dollar Tree Stores Inc.; GD-24-010910; Against Property Owner; Complaint; Atty(s): Keller Brandon Russell

Luffey Rebecca vs Newman Charles; GD-24-010911; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Miller Christopher M., Kressley Shawn David

Veneziano Antonio, Veneziano Lyndsey, Hearn Deborah vs Mink Jr. David, Scheboth Curtis; GD-24-010912; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Erlain Anthony J.

Carnegie Mellon University vs Gilbane Building Company, Mosites Construction Company; GD-24-010913; No Lien Agreement; Certificate of Location; 64943971.00; Atty(s): McNulty Daniel

Deitrick Kimberly vs City of Pittsburgh, 429 Forbes Associates LLC; GD-24-010914; Other Tort; Praecepte for Writ of Summons; Atty(s): Nalducci Walter

Barnett Phillip P. vs Terry Christopher S.; GD-24-010915; Praecepte to File Lis Pendens; Certificate of Location; Atty(s): Long Adam James

Knopsnider Justin vs West Penn Allegheny Health System Inc., Forbes Hospital; GD-24-010916; Medical/Hospital Liability; Transfer to Allegheny County; Atty(s): Purcell John M

Charles Schurita vs Port Authority of Allegheny County; GD-24-010917; Motor Vehicle Accident; Complaint; Atty(s): Wallace Shaheen Z.

Maxwell David J. vs Maxmotive Florida LLC, Rothmar Automotive LLC, Roth Brandon, Maher David; GD-24-010918; Contract - Other; Complaint; Atty(s): Yuill Alexandra, Shiner Michael A.

Duncan Excavating Inc. vs West Penn Hydraulics Inc.; GD-24-010919; Contract - Other; Praecepte for Writ of Summons; Atty(s): Fives Michael F.

Commonwealth of PA Department of Labor & Industry vs Independent Physician Services LLC; GD-24-102116; Unemployment Compensation Lien; Unemployment Compensation Lien; 4991.17

Commonwealth of PA Department of Labor & Industry vs Eps-Nass Parent Inc; GD-24-102117; Unemployment Compensation Lien; Unemployment Compensation Lien; 1002.90

Commonwealth of PA Department of Revenue vs Szwarc Michael P.; GD-24-102118; Commonwealth Tax Lien; Personal Income Tax; 3820.00

Commonwealth of PA Department of Revenue vs Leatham Eric Allen, Leatham Leah A.; GD-24-102119; Commonwealth Tax Lien; Personal Income Tax; 4362.39

Commonwealth of PA Department of Revenue vs Duckworth LLC; GD-24-102120; Commonwealth Tax Lien; Business Taxes; 6281.10

Commonwealth of PA Department of Revenue vs Mitchell Josh A.; GD-24-102121; Commonwealth Tax Lien; Personal Income Tax; 3828.59

Commonwealth of PA Department of Revenue vs Bates Holdings Inc.; GD-24-102122; Commonwealth Tax Lien; Business Taxes; 2287.46

Commonwealth of PA Department of Revenue vs Cargot Heather R, Cargot Ronald S.; GD-24-102123; Commonwealth Tax Lien; Personal Income Tax; 4716.60

Commonwealth of PA Department of Revenue vs McSorley Michael M, McSorley Janice; GD-24-102124; Commonwealth Tax Lien; Personal Income Tax; 10996.71

Commonwealth of PA Department of Revenue vs Yoon Daniel; GD-24-102125; Commonwealth Tax Lien; Business Taxes; 11317.92

Commonwealth of PA Department of Revenue vs Mr Taco Bron LLC; GD-24-102126; Commonwealth Tax Lien; Business Taxes; 17947.35

Commonwealth of PA Department of Revenue vs Porky's Cafe LLC; GD-24-102127; Commonwealth Tax Lien; Business Taxes; 2466.96

Pennsylvania Housing Finance Agency vs Ulm Cassandra, Ulm Patrick D., Secretary of Housing and Urban Development; MG-24-000733; Mortgage Foreclosure; Certificate of Location; Atty(s): Haller Leon P

Pennsylvania Housing Finance Agency vs Pletz Albert G., Secretary of Housing and Urban Development; MG-24-000734; Mortgage Foreclosure; Certificate of Location; Atty(s): Haller Leon P

Pennsylvania Housing Finance Agency vs Ambroselli Josephine, Bouris Christopher; MG-24-000735; Mortgage Foreclosure; Certificate of Location; Atty(s): Haller Leon P

Pennsylvania Housing Finance Agency vs Byford Veronica D.; MG-24-000736; Mortgage Foreclosure; Certificate of Location; Atty(s): Haller Leon P

Jordan Kevin, Jordan Ashley vs Allegheny County Airport Authority, Pittsburgh International Airport, LAZ Parking Mid-Atlantic LLC; GD-24-010920; Other Professional Liability; Complaint; Atty(s): Kozich William M.

Redevelopment Authority of Allegheny County vs Allen Lewis, Allen Elizabeth; GD-24-010921; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

Redevelopment Authority of Allegheny County vs Stemberski Lawrence, Stemberski Norma; GD-24-010922; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

Redevelopment Authority of Allegheny County vs Jones Roy A., Jones Alice; GD-24-010923; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

Redevelopment Authority of Allegheny County vs Estate of Beatrice Sanburg deceased; GD-24-010924; Declaration of Taking; Certificate of Location; Atty(s): Merchant William G, Levin Marissa B.

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

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

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

JPMorgan Chase Bank, N.A. vs McKean; AR-24-002968; P-atty: Ian M. Lauer; Award for Plaintiff for the Plaintiff and against Defendant for \$5,439.64 plus costs. Defendant not appearing at 11:15 a.m. Dated 10/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40634A

Portfolio Recovery Associates, LLC vs Palarino; AR-24-002981; P-atty: Robert N. Polas, Jr.; D-atty: Gregory T. Artim; Award for Defendant and against Plaintiff. Dated 10/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40633

Barclays Bank Delaware vs Redlinger; AR-24-002995; P-atty: Julie E. Goodchild; Award Ex Parte for the Plaintiff and against Defendant for \$5,056.04 plus costs. Defendant not appearing at 11:10 a.m. Dated 10/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40634A

Victorian Finance, LLC vs Ford; AR-24-003001; P-atty: Justin T. Papciak; Non Jury Verdict Dated 10/08/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$29,919.26 (\$25,628.00 note + \$4,291.26 legal fees) plus costs. Defendant not appearing. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Matisz vs Giant Eagle, Inc.; GD-21-015279; P-atty: Alexander D. Stephenson; D-atty: James F. Rosenberg; Award for Plaintiff Karen R. Matisz, and against Defendant, in the amount of \$15,500.00. An award in favor of Plaintiff Richard A. Matisz, and against Defendant, in the amount of \$2,500.00. Dated 10/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40634

Bagley vs Port Authority of Allegheny County; GD-23-004962; P-atty: G. Christopher Apossos; D-atty: Michael E. Kennedy; Award for Plaintiff in the amount of \$3,000.00 and against Defendant. Dated 10/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40634A

Booth vs John Wilcox Plumbing Heating Cooling; AR-24-001448; P-atty: Joseph H. Chivers; D-atty: Jacob P. Guerra; Award for Defendant and against Plaintiff. Dated 10/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40633

Absolute Resolutions Investments, LLC vs Scott; AR-24-001794; P-atty: Julie E. Goodchild; D-atty: Pro Se; Award for Plaintiff in the amount of \$9,920.90 and against Defendant. Dated 10/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40634A

Norris vs Speed Auto Sale; AR-24-002914; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 10/09/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40635

Discover Bank vs Hughes; AR-24-002967; P-atty: Matthew D. Urban; D-atty: Pro Se; Award Ex Parte for Plaintiff and against the Defendant in the amount of \$3,952.95 plus any costs. Defendant failed to appear at 11:25 a.m.

As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/09/24. Arbitration Board #40635

Pellegrino vs Craft Contractors, LLC; AR-24-003019; P-atty: Gary M. Scoules; D-atty: Rebecca A. Bowman; Award for Plaintiff and against Defendant in the amount of \$5,000.00. On Defendant's counterclaim award for Plaintiff Pellegrino and against Defendant. Dated 10/09/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40636

Richard vs Archie Farrow; AR-24-003029; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$4,000.00. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/09/24. Arbitration Board #40635

Mercer vs Ault, et al; AR-24-003034; P-atty: Pro Se; Non Jury Verdict Dated 10/09/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$50,000.00 plus costs. Defendant not appearing. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Bank of America, N.A. vs Morrison; AR-24-003048; P-atty: Bryan J. Polas; D-atty: Ashley Nicole Walker; Award Ex Parte for Plaintiff and against Defendant in the amount of \$7,108.95 plus any costs. Defendant failed to appear at 11:20 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/09/24. Arbitration Board #4063

LVNV Funding, LLC vs Green; AR-24-003068; P-atty: Michael Ratchford; D-atty: P. William Bercik; Award for Defendant and against Plaintiff. Dated 10/09/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40636

Summer vs Herrmann; AR-23-004177; P-atty: Craig E. Frischman; D-atty: Evan J. Lingafelt; Award for Plaintiff in the amount of \$50,000.00. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/09/24. Arbitration Board #40636

Collier Foundation Systems, Inc. vs Fortier, et al; AR-24-002106; P-atty: Mark F. McKenna; D-atty: Nicholas L. Fiske; Award for Plaintiff and against Defendant Jonathan Fortier in the amount of \$9,000.00. All claims against Defendant Lisa Fortier are dismissed. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/09/24. Arbitration Board #40635

Conservatorship

RK Conservation Corporation vs Fisher Mikaela A.; CS-24-000047; Conservatorship; Praeicpe for Lis Pendens; Atty(s): Leon Corey

Pennsylvania Affordable Housing Corporation vs Malley Sean P.; CS-24-000048; Conservatorship; Praeicpe for Lis Pendens; Atty(s): Leon Corey

Pennsylvania Affordable Housing Corporation vs Campolong Mark, Campolong Michelle; CS-24-000049; Conservatorship; Praeicpe for Lis Pendens; Atty(s): Leon Corey

Crafton Borough vs Fortune Foreclosure LLC; CS-24-000053; Conservatorship; Certificate of Location; Atty(s): Hosack Anna R., Korbel Stephen L.

Firefly Corner LLC vs Pittsburgh Property Holding Trust; CS-24-000060; Conservatorship; Certificate of Location; Atty(s): Feinman Matthew S.

COURT NOTICES

Court of Common Pleas of Allegheny County

FAMILY DIVISION

IN RE: CHANGE OF JUDICIAL SUFFIX DESIGNATIONS OF FAMILY DIVISION JUDGES

ADMINISTRATIVE DOCKET
No. AD-24-296-FDADMINISTRATIVE ORDER
OF COURT

AND NOW, this 2nd day of October, 2024, it is hereby ORDERED that the judicial suffix of the Honorable Lisa Middleman shall be 005 and that the judicial suffix of the Honorable Wrenna Watson shall be 012.

BY THE COURT:
KATHRYN M. HENS-GRECO, A.J.
24-03676

Court of Common Pleas of Allegheny County

FAMILY DIVISION

IN RE: APPOINTING ACTING ADMINISTRATIVE JUDGE OF FAMILY DIVISION

ADMINISTRATIVE DOCKET
No. AD-24-297-FDADMINISTRATIVE ORDER
OF COURT

AND NOW, this 2nd day of October, 2024, it is hereby ORDERED that the Honorable Jennifer McCrady will be the acting Administrative Judge of the Family Division from November 8, 2024 to November 24, 2024.

BY THE COURT:
KATHRYN M. HENS-GRECO, A.J.
24-03678

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 - Korbel, 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 Korbel, 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 Korbel, 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 Korbel, 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

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).

COURT SCHEDULES

Criminal DivisionAllegheny County Courthouse
9:00 a.m.**Thursday
October 17, 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-0009314-23; Dalyn Anderson-McKinney; Firearms Not To Be Carried W/O License; ADA: **Lauren Inez McDevitt;** D-atty: **Anastasa S. Williams**
CR-0002540-24; Danielle Copenhaver; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**
CR-0004232-24; David J. Karaisz; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**
CR-0002342-23; Daleron Newman; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**
CR-0006281-23; Keesan Proctor; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Jane Krolikowski**
CR-0002183-24; Kevin Rini; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**
CR-0006280-23; Kevin Rini; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0002764-22; Ashley D. Bridges; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**
CR-0002102-24; Omar King Covington Cooper; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**
CR-0000493-24; Lerin Dukes; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**
CR-0003221-24; Dakota Eugene Face; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**
CR-0006571-23; Messiah Nembhard; Tamper With/Fabricate Physical Evidence; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006389-23; Kevin Clewon Rivera; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0002035-24; George Henry Scott Jr.; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Daniel Hickton**

CR-0003408-24; Hung Minh Tran; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0003466-24; Terrance Damico Ziegler; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**Judge Kelly Bigley
Courtroom 525**

CR-0000436-24; Rebekah Kaye Dunn; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Douglas Sughrue**

**Judge Thomas P. Caulfield
Courtroom 521**

CR-0005875-23; Daniel Baldwin; DUI; Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0002427-24; David Adam Debellis; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0006911-23; Antwan Henderson; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joel M. Dresbold**

CR-0008436-23; Quran Hakeem Joseph; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0002947-21; Carl King; Tamper With/Fabricate Physical Evidence; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0004955-23; Dominique Lynn Mapes; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0000731-22; Inna Paton; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

CR-0000730-22; Taisiia Prizhimova; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

**Judge Susan Evshavik Dilucente
Courtroom 530**

CR-0005333-23; Anthony Jabez Combes; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0004013-24; Kevin Tarod Crosby; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

CR-0001796-24; Venita Jocelyn Eubanks; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0003802-24; Lisa Renee Fleissner; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0003884-24; Autumn Foltz; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007250-23; David Lee; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0004224-24; Martell Dante Matthews; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

CR-0006270-23; Marvin Matthews; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0003837-24; Isaac Penascino; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

CR-0003981-24; Robert Wyaire Reynolds; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**Judge Thomas Flaherty
Courtroom 324**

CR-0003286-24; Danair Mollett; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0003351-24; Anthony Roberts; Firearms Not To Be Carried W/O License; ADA: **Shreya Desai;** D-atty: **Albert Green Reese Jr.**

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

**Judge Elliot Howsie
Courtroom 533**

CR-0003380-24; Michael James Berquist; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Gary J. Ogg**

CR-0009317-23; Steven William Schaeffer; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0001021-24; Tre De Vaughn Wingate; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0000527-24; Tre De Vaughn Wingate; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

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

CR-0004745-23; Paul Ryan Altmyer; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0003248-24; Julionna Morgan Gentile; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0005368-22; Lauren J. Mitchell; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0003289-24; Khalil Malik Sheffield; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**Judge Jill E. Rangos
Courtroom 327**

CR-0009381-23; William James Poole; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0005447-24; Michael Alan Zarotney; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0002551-24; Kieseane Duane Brown; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0002810-24; James Bernard Connelly Jr.; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Randall T. Ricciuti**

CR-0002422-24; Julius Michael Craig III; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0003955-24; Mary Carla Dibernardo; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0003271-24; Braeden Joseph Fazio; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

CR-0001986-24; Dwayne W. Hopkins; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0001343-24; Gevorg B. Hovhannisyan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004266-24; Mark Fabrizi Menzietti; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0003708-24; Kevin John Mock; Receiving Stolen Property; ADA: **Peyton Eileen Myers;** D-atty: **Michael Dewitt Barry**

CR-0003707-24; Kevin John Mock; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Peyton Eileen Myers;** D-atty: **Michael Dewitt Barry**

CR-0003706-24; Kevin John Mock; Receiving Stolen Property; ADA: **Peyton Eileen Myers;** D-atty: **Michael Dewitt Barry**

CR-0003367-24; Kevin John Mock; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0004138-24; Quintin Napper; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James A. Wymard**

CR-0001694-24; Germel Phillips; Forgery - Alter Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0003372-24; Gina Rae Riccelli; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0007799-23; Keirstin Blythe Trout; Prom Pros-Inmate In House Of Prost/Business; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0008507-23; Harrison Zellous; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

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

CR-0002520-23; Gordon D. Fisher; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

CR-0007452-23; Anthony Michael Gale; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0012927-19; Davon M. Jones; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Brandt**

**Judge Randal B. Todd
Courtroom 310**

CR-0000849-24; Winal Lawrence Cox; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

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

CR-0006377-23; William Arthur King; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0002695-24; William Arthur King; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0005379-23; William Arthur King; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0003226-22; Devonta Manker; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0001047-24; Tamar Manson-Deen; Unlawful Restraint/Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0002623-24; Lynn Richardson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0008284-22; Andre William Sizemore; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0006240-23; Dwayne Turner; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0005773-22; Audra Voye; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0006057-23; Audra Voye; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

Arbitration Trial List

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

**Thursday
October 17, 2024**

LT-24-001252; Realmark Properties vs Carter; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001251; Meyers Management vs McNeese; P-atty: **Kenneth G. Scholtz;** D-atty: **Pro Se**

LT-24-001240; Kefalos & Associates Real Estate vs Blossom, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001239; VB Two, LLC vs Reid; P-atty: **Marc Vincent Taiani;** D-atty: **Pro Se**

LT-24-001234; Weir, et al vs Weir; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001231; Bedford Hill Apartments vs White; P-atty: **Francis C. Rapp, Jr.;** D-atty: **Sonja Kent**

LT-24-001227; VB One, LLC vs Coates; P-atty: **Marc Vincent Taiani;** D-atty: **Pro Se**

LT-24-001193; Landry Jr. and Associates vs Long; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001170; ZMF Properties II, LP vs Hutson, et al; P-atty: **Colin G.L. Miller**

LT-24-001161; Admiral Place Property Management, LLC vs Stilller; P-atty: **Barry J. Clegg;** D-atty: **Pro Se**

LT-24-001156; VB Two, LLC vs Sledge; P-atty: **Marc Vincent Taiani;** D-atty: **Charles Roy Terwilliger**

LT-24-001145; UMH 3 Rivers, LLC vs Grilli; P-atty: **James McNally;** D-atty: **Pro Se**

LT-24-001128; Rockledge Commons, LLC vs Brown; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001116; Preserve at Heinz vs Adair; P-atty: **Kenneth G. Scholtz;** D-atty: **Pro Se**

LT-24-001087; Crawford Square Apartments vs Turner, et al; P-atty: **Francis C. Rapp, Jr.;** D-atty: **Pro Se**

LT-24-001045; Sharpsburg Towers Senior Housing, LP vs Fryer; P-atty: **Justin-Michael Tuskan;** D-atty: **Danielle Harrington**

LT-24-001043; Arkham Realty vs Nelson; P-atty: **John W. Brown;** D-atty: **Pro Se**

LT-24-001026; Hulton Arbors vs Murphy; P-atty: **Pro Se**

LT-24-000963; Rockledge Commons, LLC vs Spruill; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-000863; ACHA - General Braddock Towers vs Weatherspoon; P-atty: **Rosalyn Guy-McCorkle, John M. Daley;** D-atty: **Pro Se**

LT-24-000271; ACHA - Orchard Park vs Smith, et al; P-atty: **Rosalyn Guy-McCorkle, J. Deron Gabriel;** D-atty: **Pro Se**

LT-24-000117; Alice Street Investment, LLC vs Ruzi; P-atty: **Pro Se;** D-atty: **Barbara Kern**

CT-23-000002; South Hills Village Associates, LP vs Sinful Sweets, LLC; P-atty: **H. Fintan McHugh;** D-atty: **Rochelle R. Koerbel**

Summary Appeals Branch

**Judge Jennifer Satler
Courthouse
Room 313**

**Thursday
October 17, 2024**

Appeal Cases

SA-20-000585; Comm. of PA Dept. of Transportation vs Beau Bouchard; D-atty: **Pro Se**

SA-22-000499; Comm. of PA Dept. of Transportation vs Michael Todd Oliver; D-atty: **Milton E. Raiford**

SA-22-000605; Comm. of PA Dept. of Transportation vs Jamie Dianne Neary; D-atty: **Shawn M. Stevenson**

SA-22-000630; Comm. of PA Dept. of Transportation vs Aaron Christopher Smay; D-atty: **Pro Se**

SA-22-000688; Comm. of PA Dept. of Transportation vs Julian Daryl Imbrescia; D-atty: **Pro Se**

SA-23-000289; Comm. of PA Dept. of Transportation vs Caitlynn N. Warren; D-atty: **Pro Se**

SA-23-000658; Comm. of PA Dept. of Transportation vs Glen Michael Jugan; D-atty: **Randall Ricciutti**

SA-24-000056; Comm. of PA Dept. of Transportation vs Raymond Lewis Jordan, Jr.; D-atty: **Pro Se**

SA-24-000154; Comm. of PA Dept. of Transportation vs Nakila Eli Crawford Creighton; D-atty: **Pro Se**

SA-24-000155; Comm. of PA Dept. of Transportation vs Andrea C. James-Brown; D-atty: **Emanuel Oakes, Jr.**

SA-24-000157; Comm. of PA Dept. of Transportation vs Gregory Thomas Paustenbach; D-atty: **T. Brent McCune**

SA-24-000161; Comm. of PA Dept. of Transportation vs Christopher Duncon Eadie; D-atty: **David Shrager**

SA-24-000249; Comm. of PA Dept. of Transportation vs Emin Zakiyev; D-atty: **Pro Se**

SA-24-000334; Comm. of PA Dept. of Transportation vs Monro Inc.; D-atty: **Mark Robert Calore**

SA-24-000355; Comm. of PA Dept. of Transportation vs Nathan Brooklyn Weston; D-atty: **Pro Se**

SA-24-000356; Comm. of PA Dept. of Transportation vs Frank Adolfo Sanchez; D-atty: **Pro Se**

SA-24-000418; Comm. of PA Dept. of Transportation vs Carmen Dinneen Brown; D-atty: **Pro Se**

SA-24-000419; Comm. of PA Dept. of Transportation vs Jessica Lynn Sheets; D-atty: **Pro Se**

SA-24-000420; Comm. of PA Dept. of Transportation vs Samir Ishaq; D-atty: **Pro Se**

SA-24-000421; Comm. of PA Dept. of Transportation vs Alqass Ishaq LLC; D-atty: **Pro Se**

SA-24-000422; Comm. of PA Dept. of Transportation vs Edward Donald Kovalcinc; D-atty: **Christopher Philip Thomas**

SA-24-000423; Comm. of PA Dept. of Transportation vs Candace Rae Hicks; D-atty: **Pro Se**

SA-24-000426; Comm. of PA Dept. of Transportation vs William Francis Behr, Jr.; D-atty: **Pro Se**

SA-24-000427; Comm. of PA Dept. of Transportation vs Ciera Lynn Gaines; D-atty: **Pro Se**

SA-24-000429; Comm. of PA Dept. of Transportation vs Joseph R. Lindemuth; D-atty: **Justin J. Ketchel**

SA-24-000430; Comm. of PA Dept. of Transportation vs Jamal Eli Harrison; D-atty: **Pro Se**

SA-24-000431; Comm. of PA Dept. of Transportation vs Alyssa Marie Nagal; D-atty: **Pro Se**

SA-24-000432; Comm. of PA Dept. of Transportation vs Paula S. Ellebie; D-atty: **Pro Se**

SA-24-000433; Comm. of PA Dept. of Transportation vs Deandre Antonio Gordon; D-atty: **Pro Se**

SA-24-000434; Comm. of PA Dept. of Transportation vs Kevin Kenneth Handyside; D-atty: **David Seth Zuckerman**

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, November 4, 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, NOVEMBER 4, 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, NOVEMBER 5, 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, NOVEMBER 12, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows: SUBSECTION 475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

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

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

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

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

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

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

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

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

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

Avalon

4. Daniel J. Aubel a/k/a Daniel Aubel and Roberta L. Aubel a/k/a Roberta Aubel
MG-19-00042—\$47,817.32
KML Law Group, P.C.
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 111 Marie Avenue, Pittsburgh, PA 15202. Deed Book 12258, Page 593. Block and Lot Number 214-L-155.

Baldwin Borough

19. Stephanie Garrett and Todd M. Garrett
MG-22-000249—\$98,128.18
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 129 Eileen Drive, Pittsburgh, PA 15227. Deed Book 16375, Page 195. Block and Lot Number 136-H-130.

28. Mark C. Raymond
GD-23-001527—\$3,409.56
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story brick house being known as 2945 Churchview Avenue, Pittsburgh, PA 15227. Deed Book Volume 18042, Page 290. Block & Lot No. 94-R-122.

29. David Perry
GD-23-003575—\$3,427.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story masonry frame house being known as 3000 Ruthwood Avenue, Pittsburgh, PA 15227. Deed Book Volume 12885, Page 118. Block & Lot No. 94-S-112.

31. Yellow Goat Enterprises, LLC
GD-23-003807—\$3,939.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one story frame house being known as 3101 Vernon Avenue, Pittsburgh, PA 15227. Deed Book Volume 15183, Page 475, Block & Lot No. 137-D-99.

53. David Perry
GD-23-012961—\$14,848.21
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling, known as 3000 Ruthwood Avenue, Pittsburgh, PA 15227. Deed Book 12885, Page 118. Block and Lot Number 94-S-112.

58. Alexis A. Reilly
MG-21-000058—\$105,329.57
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3713 Churchview Avenue, Pittsburgh, PA 15236. Deed Book Volume 9625, Page 555. Block and Lot Number 0092-P-00193-0000-00.

Bethel Park

32. Mary Jane Taradena, Trustee of the Mary Jane Taradena Revocable Living Trust, dated March 26, 2008
GD-23-011447—\$2,745.44
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two story frame townhouse known as 140 Old Village Lane, Bethel Park, PA 15102. Deed Book Volume 13579, Page 172. Block & Lot No. 773-F-244.

34. Ronald O. Burns
GD-23-011437—\$2,407.53
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story frame house being known as 148 Slatewood Court, Bethel Park, PA 15102. Deed Book Volume 13074, Page 55. Block & Lot No. 774-F-282.

49. Jeremy S. Gorman
GD-23-011283—\$11,786.29
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 3524 Ashland Drive, Bethel Park, PA 15102. Deed Book 15834, Page 296. Block and Lot Number 667-C-89.

50. Paul A. Crisson and Rosalind Crisson
GD-24-000258—\$12,147.69
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 5941 Wallace Avenue, Bethel Park, PA 15102. Deed Book 7750, Page 195. Block and Lot Number 772-F-194.

51. Ronald O. Burns
GD-22-015713—\$24,867.00
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 148 Slatewood Court, Bethel Park, PA 15102. Deed Book 13074, Page 55. Block and Lot Number 774-F-282.

74. Richard Manfred Hopf, Executor of the Estate of Manfred G. Hopf, Deceased
GD-22-015768—\$19,676.83
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 545 Clifton Road, Bethel Park, PA 15102. Deed Book 5424, Page 665. Block and Lot Number 667-J-4.

Braddock Hills

86. Dawn M. Roof, as real owner and in her capacity as Administratrix of the Estate of Sally M. Dorr a/k/a Sally McDonough a/k/a Sarah Jane Dorr
MG-22-000704—\$89,074.64
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Braddock Hills: Having erected thereon a dwelling being known and numbered as 1252 Brinton Road, Pittsburgh, PA 15221. Deed Book Volume 16822, Page 91. Block and Lot Number 235-D-042.

Brentwood

2. Laura J. Riland and Mark A. Korol, as Joint Tenants with right of survivorship
GD-23-014272—\$17,694.34
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 61 Bellanca Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 7951, Page 183, Block and Lot 137-E-315.

77. Michelle L. McClory

MG-22-000030—\$143,197.45
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3235 Bookman Avenue, Pittsburgh, PA 15227. Deed Book Volume 15759, Page 292. Block and Lot Number 0137-K-00144-0000-00.

Carnegie**85. Regina M. Rogowski**

MG-24-000315—\$132,296.01
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 501 6th Ave., Carnegie, PA 15106. Deed Book Volume 7351, Page 506. Block and Lot Number 103-P-154.

Castle Shannon**47. Colleen L. Griffiths, Joyce L. Griffiths, and Bertram J. Griffiths**

MG-23-001070—\$35,508.46
Padgett Law Group
850-422-2520

All that certain lot or piece of ground situate in the Borough of Castle Shannon, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 807 Londonderry Drive, Pittsburgh, PA 15234. Deed Book Volume 11719, Page 518, Instrument Number 2023-24658. Block and Lot Number 139-K-222.

Crafton**9. Brandon J. Austin; and Brittney L. Jacob**

MG-23-000935—\$93,173.62
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling being known and numbered as 33 Fountain Street, Pittsburgh, PA 15205. Document Number 2015-19033, Deed Book Volume 16031, Page 231. Block and Lot Number 0068-P-00101-0000-00.

Elizabeth Borough**64. CCH Homes LLC and Owner/Operator, Corey Hawkins**

GD-24-001630—\$17,822.77
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 234 5th Ave., Elizabeth, PA 15037. Deed Book 19150, Page 435. Block and Lot Number 1133-M-348.

Elizabeth Township**20. Devon Malter and Brianna Malter each in their capacity as Known Heirs of Michele N. Malter, Deceased and Unknown Heirs of Michele N. Malter, Deceased**

GD-23-012940—\$118,848.04
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 6225 Smithfield Street, McKeesport, PA 15135. Deed Book 16927, Page 480. Block and Lot 653-D-282.

Fawn**73. Kathy Y. Resnick**

GD-04-025084—\$84,790.46
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Fawn Township: Having erected thereon a dwelling being known and numbered as 206 Freedom Lane, Natrona Heights, PA 15065. Deed Book Volume 5998, Page 217. Block and Lot Number 2203-A-00167-0000-00.

Franklin Park**65. Haranath Parepally and Shailaja Parepally**

GD-24-001719—\$25,322.97
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a single family dwelling being known and numbered as 1703 Lacosta Court, Pittsburgh, PA 15237. Deed Book 9996, Page 484. Block and Lot Number 712-E-28.

Frazier**11. Sheryl D. McBride**

MG-23-001066—\$91,202.18
Manley Deas Kochalski LLC
614-220-5611

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

Parcel No. 2: Vacant land being known as Miller Drive, Tarentum, PA 15084. Deed Book Volume 10763, Page 33, Block and Lot# 1674-F-00109-0000-00.

23. Daniel M. Bogan

GD-23-011201—\$2,647.14
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Frazier: Having erected thereon a one story frame house known as 1768 Bakerstown Road, Tarentum, PA 15084. Deed Book Volume 10976, Page 380. Block & Lot No. 1365-A-81.

Glassport**90. Emily K. Bodnar**

MG-21-000239—\$91,433.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 34 Erie Avenue, Glassport, PA 15045. Document Number 2017-10899, Deed Book Volume 16766, Page 21. Block and Lot Number 0467-C-00248-0000-00.

Hampton**1. Truong Bui, Phuc Nguyen and Tuoi Dam**

MG-24-000221—\$127,183.09
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling known and numbered as 5013 Meadow Crest Dr., Allison Park, PA 15101. Deed Book Volume 15886, Page 460, Parcel Number 1213-G-00009. Block/Lot# 1213-G-9.

Indiana**70. Katherine L. Blanck a/k/a Katherine Blanck n/k/a Katherine Lynn Mangol**

MG-23-001121—\$66,765.22
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Indiana Township: Having erected thereon a dwelling being known and numbered as 170 Lincoln Dr., Indianola, PA 15051. Deed Book Volume 18246, Page 460. Block and Lot Number 0725-R-00251-0000-00.

Ingram**30. Jill A. Yanke**

GD-23-010982—\$2,430.21
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two story frame house known as 97 Evans Avenue, Pittsburgh, PA 15205. Deed Book Volume 18309, Page 576. Block & Lot No. 70-R-20.

33. Rosa A. Depp

GD-20-000976—\$2,987.17
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a one story brick house known as 130 Noll Avenue, Pittsburgh, PA 15205. Deed Book Volume 5857, Page 41. Block & Lot No. 70-L-236.

Kennedy**41. Unknown Heirs and Assigns of Ida V. Fleming**

GD-24-006603—\$14,454.21
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Being thereon vacant land known as Pine Hollow Road, McKees Rocks, PA 15136. Deed Book Volume 4128, Page 225. Block & Lot No. 110-M-290.

McDonald**83. Charles Zombeck, Jr.**

MG-19-000039—\$102,370.93
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McDonald: Parcel 1: Having erected thereon a dwelling being known and numbered as 402 East Lincoln Avenue, McDonald, Pennsylvania 15057. Deed Book Volume 17146, Page 593. Block and Lot Number 0683-F-00359-0000-00; Parcel 2: Being known as Noblestown Road, McDonald, Pennsylvania 15057. Deed Book Volume 17146, Page 593. Block and Lot Number 0683-F-00358-0000-00.

City of McKeesport**16. Amy M. Allen a/k/a Amy M. Layhue a/k/a Amy Layhue**

MG-24-000455—\$18,544.98
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Seventh Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 3015 Riverview Street, McKeesport, PA

15132. Deed Book Volume 11865, Page 136. Block and Lot Number 381-R-10.

72. Richard G. Ostrosky

MG-20-000007—\$45,574.18
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 512 Romine Avenue, McKeesport, PA 15132. Deed Book Volume 15696 Page 167. Block and Lot Number 0308-L-00217-0000-00.

79. Julian Thomas and Stephanie Thomas

GD-23-011180—\$4,877.31
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Parcel One: Having erected thereon a dwelling being known and numbered as 438 Pacific Avenue, McKeesport, PA 15132. Deed Book 18133, Page 212. Block and Lot Number 308-K-279.

Parcel Two: Having erected thereon vacant land being known and numbered as 438 Pacific Avenue, McKeesport, PA 15132. Deed Book 18133, Page 212. Block and Lot Number 308-K-281.

81. Reynolds Property Group, LLC

GD-23-005033—\$4,644.55
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2900 Palmgreen Avenue, McKeesport, PA 15132. Deed Book 18109, Page 203. Block and Lot Number 381-K-266.

Millvale**42. Mark R. Pilszak**

GD-24-006604—\$5,521.04
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a three story, two family house being known as 728 Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 16214, Page 363. Block & Lot No. 79-B-335.

43. Scott R. Rice

GD-24-006605—\$11,507.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Parcel #1: Being vacant residential land known as Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 12776, Page 481. Block & Lot No. 79-B-332.

Parcel #2: Being vacant residential land known as Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 12776, Page 481. Block & Lot No. 79-B-334.

Monroeville**54. Kimberly D. Andrews a/k/a Kim Andrews; and Timothy H. Andrews a/k/a Tim Andrews**

MG-22-001017—\$108,928.73
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 614 Brightberry Rd., Monroeville, PA 15146. Deed Book Volume 16835, Page 418. Block and Lot 0637-G-00017-0000-00.

Moon

76. Norman L. Warshavsky
AR-23-004772—\$9,717.56
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a Montclair Homeowners Association dwelling being known and numbered as 925 Montclair Drive, Coraopolis, PA 15108. Deed Book 16752, Page 243. Block and Lot Number 0414-E-00038-0000-00.

Mt. Lebanon

8. Mary Beth Bruder
GD-24-003607—\$16,573.51
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 381 Jefferson Drive, Pittsburgh, Pennsylvania 15228, Deed Book Volume 12573, Page 197, Block and Lot P-138.

Munhall

55. Amber Wehrer a/k/a Amber L. Williams, Individually, and in Her Capacity as Administratrix and Heir of the Estate of Franklin A. Wehrer; Elizabeth Wehrer, in Her Capacity as Heir of Franklin A. Wehrer; Shawn Michael Wehrer, in His Capacity as Heir of Franklin A. Wehrer; E.W., a Minor, in His Capacity as Heir of Franklin A. Wehrer; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Franklin A. Wehrer
GD-23-002029—\$40,193.90
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 891 Munn Street, Homestead, PA 15120. Deed Book Volume 11476, Page 410. Block and Lot 0179-J-00248-0000-00.

North Versailles

5. Vanessa McReynolds a/k/a V. McReynolds
MG-23-000999—\$92,827.55
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 263 Maryellen Drive, North Versailles, PA 15137. Deed Book 18225, Page 377. Block and Lot Number 645-E-41.

Oakdale

35. Ella Williams
GD-18-010269—\$2,170.40
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakdale: Having erected thereon a one story frame house known as 119 Bridge Street, Oakdale, PA 15071. Deed Book Volume 5431, Page 649. Block & Lot No. 492-M-123.

Oakmont

59. Janice Harvanek
GD-22-007516—\$8,156.40
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a single family dwelling being known and numbered as 736 6th Street, Oakmont, PA 15139. Deed Book 7750, Page 489. Block and Lot Number 362-R-21.

60. Dhruv Jani
GD-22-010278—\$17,567.12
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a single family dwelling being known and numbered as 817 ½ 4th Street, Oakmont, PA 15139. Deed Book 15573, Page 22. Block and Lot Number 362-L-326.

O'Hara

40. Brian Vlahos
GD-22-013282—\$4,130.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a one story brick house being known as 212 Margery Drive, Pittsburgh, PA 15238. Deed Book Volume 13335, Page 22. Block & Lot No. 228-A-102.

Penn Hills

3. Lisa Belin, in her capacity as known heir of the Estate of Stephen A. Belin, Jr., Deceased, Debra Belin, in her capacity as known heir of the Estate of Stephen A. Belin, Jr., Deceased, Stephen Belin, in his capacity as known heir of the Estate of Stephen A. Belin, Jr., Deceased, and Ronald Belin, in his capacity as known heir of the Estate of Stephen A. Belin, Jr., Deceased
MG-22-000853—\$58,499.42
Edward J. McKee, Esq.
Duane Morris LLP
215-979-1159

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 10 Ocala Trail Drive, Pittsburgh, PA 15235, Deed Book Volume 79, Pages 118 and 119. Block and Lot 0635-E-00338-0000-00.

61. Ohad Gil
GD-22-013456—\$15,962.87
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 10032 Frankstown Road, Pittsburgh, PA 15235. Deed Book 15962, Page 233. Block and Lot Number 295-S-218.

62. Paul A. Newcomb
GD-22-013723—\$18,819.02
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 117 Colonial Village Drive, Pittsburgh, PA 15235. Deed Book 11152, Page 160. Block and Lot Number 634-R-162.

67. Cassandra Bray
MG-11-000210—\$162,080.77
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 2732 Race Street, Pittsburgh, PA 15235. Document Number 2007-6721, Deed Book Volume 13167, Page 211. Block and Lot Number 634-S-147.

82. Remedy Redevelopment, LLC
GD-24-005929—\$152,220.53
Padgett Law Group
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and the Municipality of Penn Hills formerly Township of Penn Hills: Having erected thereon a single-family residential dwelling being known and numbered as 100 Spring Grove Road, Pittsburgh, PA 15235. Deed Book Volume 19278, Page 297, Instrument Number 2023-10282. Block and Lot Number 448-R-342.

84. Gwendolyn L. Talkish a/k/a Gwendolyn Talkish
MG-24-000202—\$63,300.81
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 86 Woods Road, Pittsburgh, PA 15235 a/k/a 86 Woods Drive, Pittsburgh, PA 15235. Deed Book Volume 11260, Page 626. Block and Lot Number 0230-P-00116.

87. Revive Pittsburgh Real Estate, LLC
GD-22-009987—\$222,218.74
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling known as 134 Ange Drive, Pittsburgh, PA 15235, Deed Book Volume 17824, Page 86, Block & Lot No. 538-S-198.

Plum

57. Nadine A. Goodwin
MG-23-001054—\$104,716.24
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 283 Fiesta Dr., Pittsburgh, PA 15239. Deed Book Volume 17820, Page 383. Block and Lot 1240-C-00286-0000-00.

Robinson

22. Terry E. Mahan and Denise A. Mahan
GD-22-008736—\$2,721.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story brick house being known as 28 Schuler Lane, Coraopolis, PA 15108. Deed Book Volume 10282, Page 197. Block & Lot No. 270-K-302.

25. Mickey M. Taylor
GD-22-008419—\$3,607.58
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story condominium being Unit No. G-6 Building G, in McKenzie Place Condominium, known as 1606 Kenzie Drive, Pittsburgh, PA 15205. Deed Book Volume 15378, Page 430. Block & Lot No. 265-C-100-76.

71. Denise McDonald
MG-22-000937—\$121,190.39
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Robinson Township: Having erected thereon a dwelling being known and numbered as 1113 Grandview

Ave., Coraopolis, PA 15108. Deed Book Volume 12076, Page 265. Block and Lot Number 0272-F-00160-0000-00.

Ross

17. John Marlovits and Diane Marlovits
MG-24-000305—\$160,781.61
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a one-story residential dwelling known and numbered as 120 Hetherton Drive, Pittsburgh, PA 15237. Deed Book Volume 10465, Page 621. Block & Lot No. 515-N-39.

21. Ryan R. Rodeheaver
MG-23-000861—\$48,139.31
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon one-story frame dwelling being known and numbered as 156 2nd Avenue, Pittsburgh, PA 15229. Deed Book DE-13485, Page 294. Block and Lot 430-P-173.

36. Timothy B. Flaherty
GD-19-014305—\$5,501.80
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house being known as 281 Sewickley Oakmont Road, Pittsburgh, PA 15237. Deed Book Volume 13221, Page 85. Block & Lot No. 516-N-88.

39. Brittany L. Brenner and the United States of America
GD-23-000956—\$2,001.26
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story frame townhouse being known as 300 Wildflower Court, Pittsburgh, PA 15202. Deed Book Volume 10373, Page 458, Block & Lot 216-P-104-D.

Shaler

37. Lori E. Jockel
GD-23-008821—\$2,797.72
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story stone house being known as 105 West Glenn Avenue, Glenshaw, PA 15116. Deed Book Volume 18100, Page 385. Block & Lot No. 355-P-221.

South Fayette

10. Daniel A. Parisi; Delaney Ann Parisi, as Believed Heir of the Estate of Erin Yonna Parisi; Delaney Ann Parisi, as Believed Administrator of the Estate of Erin Yonna Parisi; Unknown Heirs of the Estate of Erin Yonna Parisi (if any); and Unknown Administrators of the Estate of Erin Yonna Parisi (if any)
MG-21-000167—\$642,796.70
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 5108 Forest Ridge Drive, McDonald, PA 15057. Document Number 2004-24461, Deed Book Volume 12125, Page 182. Block and Lot Number 0403-D-00016-0000-00.

75. Michelle Rahall
AR-23-002002—\$5,755.26
Fred C. Jug, Jr., Esq.
412-255-6500
In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 2317 Firethorn Road, Bridgeville, PA 15017. Deed Book 17724, Page 130. Block and Lot Number 0572-G-00027-0000-00.

Springdale

26. Victoria L. Faas
GD-23-005954—\$2,810.20
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a one story frame house being known as 411 Chestnut Street, Springdale, PA 15144. Deed Book Volume 12937, Page 176. Block & Lot No. 627-R-158.

27. Joseph Bushmen
GD-22-013544—\$5,149.20
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a one and one half story frame house being known as 373 James Street, Springdale, PA 15144. Deed Book Volume 17371, Page 22. Block & Lot No. 732-J-307.

Tarentum

15. Jay M. Eiler, Sr. a/k/a Jay Eiler, as believed Heir to the Estate of Joyce Eiler; Jay M. Eiler, Sr. a/k/a Jay Eiler, as believed Administrator to the Estate of Joyce Eiler; Joyce Eiler, as believed Heir to the Estate of Joyce Eiler; Joyce Eiler, as believed Administrator to the Estate of Joyce Eiler; James Eiler, Jr., as believed Heir to the Estate of Joyce Eiler; James Eiler, Jr., as believed Administrator to the Estate of Joyce Eiler; Unknown Heirs, to

the Estate of Joyce Eiler; and Unknown Administrators, to the Estate of Joyce Eiler
GD-24-003630—\$26,683.13
Manley Deas Kochalski LLC
614-220-5611
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 1025 Summit Street, Tarentum, PA 15084. Deed Book Volume 11607, Page 330. Block and Lot Number 1223-D-00307-0000-00.

Verona

66. Kennington Investment Homes LLC
GD-22-007514—\$12,922.29
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family dwelling being known and numbered as 452 Parker Street, Verona, PA 15147. Deed Book 16904, Page 170. Block and Lot Number 364-G-287.

West Mifflin

56. Christopher M. Galore
MG-24-000310—\$41,342.37
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 4424 Outlook Drive, West Mifflin, PA 15122. Deed Book Volume 14604, Page 55. Block and Lot 0238-M-00032-0000-00.

68. Melanie Kustes Eckert, as Believed Heir to the Estate of Rosemarie R. Kustes a/k/a Rosemarie Kustes
GD-22-001742—\$84,638.88
Manley Deas Kochalski LLC
614-220-5611
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling

being known and numbered as 333 Meadowlark Lane, West Mifflin, PA 15122. Document Number 2022-27081, Deed Book Volume 19026, Page 484. Block and Lot Number 0312-S-00218-0000-00.

West View

38. Harold R. King, Jr.
GD-23-011625—\$3,842.08
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two story concrete block house being known as 224 Ridgewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 8143, Page 331, Block & Lot 280-G-26.

White Oak

80. 11 Gauge Properties, LLC
GD-22-009322—\$9,387.50
Christopher E. Vincent, Esq.
724-978-0333
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 14350 Palm Street, Irwin, PA 15642. Deed Book 15811, Page 93. Block and Lot Number 752-B-342.

Whitehall

24. Eric D. Ovitsky and Melody D. Ovitsky
GD-24-002077—\$8,519.84
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one and one half story masonry frame house being known as 4446 Brownsville Road, Pittsburgh, PA 15236. Deed Book Volume 16772, Page 473. Block & Lot No. 248-G-54.

Wilkinsburg

46. Remedy Redevelopment, LLC
GD-24-005979—\$359,188.85
Padgett Law Group
850-422-2520
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and the Third (3rd) Ward of the Borough of Wilkinsburg: Having erected thereon a single-family residential dwelling being known and numbered as 333 Barnes Street, Pittsburgh, PA 15221. Deed Book Volume DE-19198, Page 457, Instrument Number 2023-2793. Block and Lot Number 176-L-232.

63. Lay Real Estate LLC
GD-21-012965—\$11,206.51
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three family dwelling being known and numbered as 1320 Wood St., Pittsburgh, PA 15221. Deed Book 19400, Page 13. Block and Lot Number 175-M-346.

Pittsburgh—7th Ward

88. Red Elephant, LLC and Brian Dolan
GD-24-006100—\$586,270.33
Brian M. Kile, Esq.
Grenen & Birsic, P.C.
412-281-7650
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 7th Ward: Having erected thereon an office/retail space known as 728 Copeland

Street, Pittsburgh, PA 15232. Deed Book Volume 13061, Page 159, Block and Lot Number 52-D-156.

Pittsburgh—11th Ward

18. Marcus Blackwell and Marissa Blackwell
MG-24-000486—\$34,806.08
KML Law Group, P.C.
215-627-1322
In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 534 Mellon Street, Pittsburgh, PA 15206. Deed Book 18635, Page 501. Block and Lot Number 83-F-204.

Pittsburgh—16th Ward

44. Timothy Gaber
MG-24-000237—\$359,568.04
Padgett Law Group
850-422-2520
In the Commonwealth of Pennsylvania, County of Allegheny, and 16th (formerly 27th) Ward of the City of Pittsburgh: Having erected thereon a single-family residential dwelling being known and numbered as 71 Barry Street, Pittsburgh, PA 15203. Deed Book Volume 17292, Page 270, Instrument Number 2018-22263. Block and Lot Number 13-D-54.

48. Lawrence F. Pendizh, Jr. a/k/a Lawrence Pendizh a/k/a Lawrence Pendizh
MG-24-000239—\$35,108.95
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 16th Ward: Having erected thereon a dwelling being known and numbered as 981 Becks Run Road, Pittsburgh, Pennsylvania 15210. Deed Book Volume 11222, Page 129. Block and Lot Number 0031-F-00108-0000-00.

Pittsburgh—19th Ward

69. Nathan C. Mallory and Phillip J. Mannarelli
MG-24-000364—\$103,121.05
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646
In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1407 Woodbourne Avenue, Pittsburgh, PA 15226. Deed Book 13730, Page 33. Block and Lot Number 0096-J-00342-0000-00.

Pittsburgh—26th Ward

45. Anthony C. Gilmore
MG-16-001659—\$94,068.74
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178
In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 56 Bascom Avenue, Pittsburgh, PA 15214. Deed Book Volume 14120, Page 372. Block and Lot Number 162-R-42.

89. Valerie J. McDonald
MG-24-000162—\$49,265.87
Robert P. Wendt, Esq.
914-219-5787 x 490
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Twenty Sixth Ward in the City of Pittsburgh: Having erected thereon a residential single-family dwelling being known and numbered

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

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opportunity on
jobs.acba.org.**

as 206 Bonvue Street, Pittsburgh, PA 15214; Deed Book 11666, Page 48; which has a Parcel Identification Number of 116-A-194.

Pittsburgh—28th Ward

78. **Crystal Turner and Morris E. Turner, Jr.**
MG-23-000186—\$400,941.85
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1911 Elmdale Road, Pittsburgh, PA 15205. Deed Book 13190, Page 325. Block and Lot Number: 0018-E-00179-0000-00.

Pittsburgh—29th Ward

7. **Christine R. Aggazio a/k/a Christine Renee Aggazio a/k/a Christine Kovach a/k/a Christine Aggazio Kovach**
MG-24-000335—\$49,856.73
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh 29th Ward: Having erected thereon a dwelling known and numbered as 401 Birmingham Ave., Pittsburgh, PA 15210. Deed Book Volume 10586, Page 307, Parcel Number 0032-N-00249. Block/Lot# 32-N-249.

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
Oct 10, 2024
Oct 11, 18, 25, 2024

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

Estate Notice

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

Davies, Barbara L., deceased, of Plum, PA. No. 06205 of 2024. Brenda L. Heinlein, Admrx., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.
24-03647 Oct 11, 18, 25, 2024

Dvorak, Kathleen M. a/k/a Kathleen Marian Dvorak, deceased, of Collier Township, PA. No. 05790 of 2024. Carole A. Dvorak, Extrx., 222 Wedgewood Ct.,

Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
24-03644 Oct 11, 18, 25, 2024

Feldmeier, Ralph M., deceased, of White Oak, PA. No. 5120 of 2024. Joanne Feldmeier, Admrx., 2541 Mohwak Drive, White Oak, PA 15131 or to Aleksandra J. Kocelko, Esq., 454 Perry Highway, West View, PA 15229.
24-03642 Oct 11, 18, 25, 2024

Grice, Patricia A., deceased, of Moon Township, PA. No. 06476 of 2024. Tiffany Montell, Admrx. c.t.a., 101 College Park Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
24-01891w Oct 11, 18, 25, 2024

Hodge, Iola M., deceased, of Pittsburgh, PA. No. 02185 of 2024. Laura A. Hodge, Admrx., c/o Joseph V. Luvara, Esq., Luvara Law Group, LLC, 1822 Worcester Drive, Pittsburgh, PA 15243.
24-03641 Oct 11, 18, 25, 2024

Jacob, Rolf G. a/k/a Rolf Gunter Jacob, deceased, of Pittsburgh, PA. No. 06226 of 2024. Jacqueline Dunbar-Jacob, Extrx., c/o Ted Tishman, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.
24-03643 Oct 11, 18, 25, 2024

Keller, Mary Louise, deceased, of Sewickley, PA. No. 06423 of 2024. Donna Mittner, Extrx., 853 Kennedy Street, Carnegie, PA 15106 or to Kathryn A. Gioia, Esq., Bowles Rice, 1800 Main Street, Suite 200, Canonsburg, PA 15317.
24-01889w Oct 11, 18, 25, 2024

Mirena, Donna Jean a/k/a Donna J. Mirena a/k/a Donna Mirena, deceased, of Pittsburgh, PA. No. 6354 of 2024. Denise Panasko, Extrx., 619 Clearview Drive, Bethel Park, PA 15102 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
24-01888w Oct 11, 18, 25, 2024

Petes, Donald A., deceased, of Pittsburgh, PA. No. 06451 of 2024. Nicholas Petesch, Admrx. c.t.a., 122 Gladstone Road, Pittsburgh, PA 15217 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.
24-01886w Oct 11, 18, 25, 2024

Pizzuti, Joseph V., deceased, of Penn Hills Township, PA. No. 06081 of 2024. Joseph V. Pizzuti, Jr., Admrx., 1 Pin Oak Circle, Pittsburgh, PA 15239 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.
24-03648 Oct 11, 18, 25, 2024

Tecak, Paula A. a/k/a Paula Tecak a/k/a Paula Ann Tecak, deceased, of Plum Borough, PA. No. 06086 of 2024. Justina Tecak, Extrx., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.
24-03646 Oct 11, 18, 25, 2024

Unks, Robert D. a/k/a Robert Daniel Unks, deceased, of Pittsburgh, PA. No. 5150 of 2024. Matthew Scott Sweitzer, Extrx., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.
24-03645 Oct 11, 18, 25, 2024

Bowick, Gwendolyn L., deceased, of Coraopolis, PA. No. 03988 of 2024. Carol W. Mohamed, Extrx., 449 Sulgrave Road, Pittsburgh, PA 15211 or to Sheila M. Ford, Esq., 6419 Stanton Avenue, Pittsburgh, PA 15206.
24-01831w Oct 4, 11, 18, 2024

D'Angelo, George Anthony, deceased, of Pittsburgh, PA. No. 05958 of 2024. Lisa Cowan, Extrx., 4418 Diane Drive, Austin, TX 78745 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.
24-03545 Oct 4, 11, 18, 2024

Fisher, Judith Ann a/k/a Judith Fisher, deceased, of Elizabeth, PA. No. 5981 of 2024. David A. Fisher, Extrx., 112 Spencer Lane, Allison Park, PA 15101 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
24-03548 Oct 4, 11, 18, 2024

Gressley, Janet Louise a/k/a Janet Gressley, deceased, of Ohio Township, PA. No. 05980 of 2024. Maxine Riddle, Extrx., 124 Gary Dr., Ohio Township, PA 15143 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
24-03551 Oct 4, 11, 18, 2024

Hamilton, Christine a/k/a Christine H. Hamilton, deceased, of White Oak Borough, PA. No. 6171 of 2024. Robert Hamilton, Co-Extr., 1813 Hill St., White Oak, PA 15131 and Barbara Hamilton, Co-Extrx., 2003 Cypress Drive, White Oak, PA 15131 or to Edgar P. Striffler, Esq., 1537 Lincoln Way, White Oak, PA 15131-1711.
24-03553 Oct 4, 11, 18, 2024

Hartman, Arthur H., deceased, of McKeesport, PA. No. 05476 of 2024. Linda S.



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

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

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

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Pearce, Extr., 121 Georgetown Place, McKeesport, PA 15132 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.

24-01834w Oct 4, 11, 18, 2024

Martire, Gabriel H., deceased, of Coraopolis, PA. No. 5631 of 2024. Carla M. Martire, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

24-03550 Oct 4, 11, 18, 2024

McQuillan, Michael Patrick a/k/a Michael P. McQuillan a/k/a Michael McQuillan, deceased, of Oakmont, PA. No. 06155 of 2024. Kathleen S. McGrath, Admrx., 306 Morton Street, Pittsburgh, PA 15234 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-01833w Oct 4, 11, 18, 2024

Norris, Loretta L., deceased, of West Deer Township, PA. No. 05698 of 2024. Janie Tanilli, Extr., 163 Ralston Road, Sarver, PA 16055 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.

24-03554 Oct 4, 11, 18, 2024

Pollock, Elizabeth, deceased, of Tarentum, PA. No. 6033 of 2024. Susan Allenberg, Extr., 325 West 9th Avenue, Tarentum, PA 15084 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

24-03547 Oct 4, 11, 18, 2024

Rupinsky, Bonnie B. a/k/a Bonnie Beth Rupinsky, deceased, of Collier Township, PA. No. 6055 of 2024. Michele Chlystek, Extr., 1500 N. Randolph Drive, Jefferson Hills, PA 15025 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

24-03549 Oct 4, 11, 18, 2024

Senka, Kenneth G. a/k/a Kenneth Senka, deceased, of West Mifflin, PA. No. 06038 of 2024. Sandee Senka, Extr., 251 Bluemont Drive, West Mifflin, PA 15122 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

24-03546 Oct 4, 11, 18, 2024

Spinneweber, Robert L., deceased, of Green Tree, PA. No. 6068 of 2024. Susan Spinneweber, Extr., 168 Sheldon Avenue, Green Tree, PA 15220 or to Thomas N. Farrell, Esq., Farrell Weaver & Okun, 1428 Banksville Road, Pittsburgh, PA 15216.

24-03552 Oct 4, 11, 18, 2024

Torrance, Janice Kathleen a/k/a Janice Torrance, deceased, of Moon Township, PA. No. 06024 of 2024. Tammi K. Hanak, Extr., 2212 Shawnee Drive, Washington, PA 15301 or to Chad F. McMillen, Esq., McMillen, Urick, Tocci & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.

24-03555 Oct 4, 11, 18, 2024

Vernon, Sr., Ronald Brian, deceased, of Verona, PA. No. 05717 of 2024. Deborah L. Vernon, Extr., 2011 Kimball Avenue, Arnold, PA 15068 or to Edward J. Kress, Esq., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219.

24-03556 Oct 4, 11, 18, 2024

Wood, Deanna A., deceased, of Pittsburgh, PA. No. 06045 of 2024. Dale P. Frayer, Adm. and Atty., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

24-03544 Oct 4, 11, 18, 2024

Beron, David Oscar a/k/a David O. Beron, deceased, of Gibsonia, PA. No. 06026 of 2024. Laura B. Harper, Extr., 505 Madison Drive, Gibsonia, PA 15044 or to Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219.

24-01783w Sep 27; Oct 4, 11, 2024

Bethel, Kimberly J., deceased, of Pittsburgh, PA. No. 05908 of 2024. Shae Wofford, Adm., 714 Mellon St., Pittsburgh, PA 15206 or to G. Clinton Kelley, Esq., Law Office of G. Clinton Kelley, 300 Mt. Lebanon Blvd., Ste. 212, Pittsburgh, PA 15234.

24-01788w Sep 27; Oct 4, 11, 2024

Collings, Edna M. a/k/a Edna Collings, deceased, of Tarentum, PA. No. 05362 of 2024. David P. Collings, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

24-03404 Sep 27; Oct 4, 11, 2024

Coperich, Florence M. a/k/a Florence Coperich, deceased, of McKees Rocks, PA. No. 05478 of 2024. Marsha M. Cook, Extr., 2417 Helen Street, McKees Rocks, PA 15136 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-03405 Sep 27; Oct 4, 11, 2024

Edwards, Bobbi Jo, deceased, of Indiana Township, PA. No. 05090 of 2024. Dylan Edwards, Adm., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

24-03407 Sep 27; Oct 4, 11, 2024

Lew, Beatrice E., deceased, of Bethel Park, PA. No. 05496 of 2024. Darlene F. Malzone, Extr., 266 Jean Drive, Pittsburgh, PA 15236 or to Jonathan C. Voelker, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219.

24-01785w Sep 27; Oct 4, 11, 2024

Ritts, Catherine H., deceased, of Scott Twp., PA. No. 05942 of 2024. Lynn Elizabeth Geibel, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

24-03406 Sep 27; Oct 4, 11, 2024

Schreiber, Cecilia A., deceased, of Pittsburgh, PA. No. 05757 of 2024. Elaine Hood, Extr., 1501 Cooper Avenue, Pittsburgh, PA 15212 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-03402 Sep 27; Oct 4, 11, 2024

Thornton, Dorothy, deceased, of Ingram, PA. No. 06108 of 2024. John Thornton, Co-Extr., 11 Crestview Drive, McKees Rocks, PA 15136 and Thomas Thornton, Co-Extr., 368 Locust Hill Road, Cheswick, PA 15024 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-01782w Sep 27; Oct 4, 11, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-24-004457

Allegheny County Central Tax Collection District, Plaintiff,
vs.

Nikki J. Monroe-Hines, Defendant(s).
Nikki J. Monroe-Hines:

You are hereby notified that on July 17, 2024 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-24-004457. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2015, 2018 and 2019 that were to be reported and paid.

Notice To Defend

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

claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service

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

24-03702 Oct 11, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-24-004329

Allegheny County Central Tax Collection District, Plaintiff,
vs.

Digital Dream Labs LLC, Defendant(s).
Digital Dream Labs LLC:

You are hereby notified that on July 10, 2024 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-24-004329. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2022 that was to be reported and paid.

Notice To Defend

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

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Lawyer Referral Service

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

24-03703 Oct 11, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-24-004098

Allegheny County Southwest Tax Collection District, Plaintiff,
vs.

Jacob L. Overdorff, Defendant(s).
Jacob L. Overdorff:

You are hereby notified that on June 28, 2024 Plaintiff, Allegheny County Southwest Tax Collection District, filed a Complaint

against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-24-004098. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2015 - 2020 that were to be reported and paid.

Notice To Defend

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

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Lawyer Referral Service

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

24-03704 Oct 11, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-24-004668

Allegheny County Central Tax Collection District, Plaintiff,
vs.

Jemilen R. Aragon & James P. Doney, Defendant(s).

Jemilen R. Aragon & James P. Doney:

You are hereby notified that on July 25, 2024 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-24-004668. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2017 and 2019 that were to be reported and paid.

Notice To Defend

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

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Lawyer Referral Service
The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219
(Telephone: 412-261-5555)
24-03705 Oct 11, 2024

Trust Termination Notice

Advertising Trust Termination due to the death of Carl E. Palitti 09/11/2023.

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

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

And/or:

Mario Santilli, Jr., Esquire
Dentons Cohen Grigsby
625 Liberty Ave., 5th Floor
Pittsburgh, PA 15222

24-03401 Sep 27; Oct 4, 11, 2024

Notice of Action in Mortgage Foreclosure

Allegheny County
Court of Common Pleas
Number: GD-23-014415
Carrington Mortgage Services LLC, Plaintiff
v. Lauren Beard Known Surviving Heir of Merrily Petitta, Mark Petitta, Known Surviving Heir of Merrily Petitta, and Unknown Surviving Heirs of Merrily Petitta, Defendants

TO: Unknown Surviving Heirs of Merrily Petitta. Premises subject to foreclosure: 480 Roosevelt Road, Pittsburgh, Pennsylvania 15237. 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.

24-03684 Oct 11, 2024

Voluntary Dissolution Business Corporation

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

24-03557 Oct 4, 11, 2024

FAMILY DIVISION

(Continued from Page 1, Column 3)

Breazzano Jeremy, Breazzano Jeremy vs Breazzano Jacqueline, Breazzano Jacqueline; FD-24-008897; Custody; Confidential Information Form; P-atty: Weinberg Robert D.

Alarcon Elena vs Rye Deandre Lorenzo; FD-24-008898; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

Carver Nicholas vs Carver Mackenzie; FD-24-008899; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Fischbach Jordan vs Silk Yael; FD-24-008900; Divorce; Complaint in Divorce (4 count); Atty(s): Cappella Kerri L

Pinchok Brandi vs Pinchok Matthew; FD-24-008901; Divorce; Complaint in Divorce (1 count); P-atty: Ruppert Sean L.

Nadini Amina vs Gordon Rayon; FD-24-008902; Divorce; Complaint in Divorce (1 count); P-atty: Ruppert Sean L.

Boswell Edna H. vs Boswell William E.; FD-94-007597; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Huss Casey vs Huss John; FD-24-001997; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Huss Casey vs Huss Katie M.; FD-24-001998; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Jones Teonna vs Kirkland Samuel; FD-24-002000; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

Douglas Deone vs Sibley-Bates Passion; FD-24-002002; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Runski Bryan vs Runski Aleisha; FD-24-002004; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Suders Harry B. vs Mazoch Holly; FD-24-002005; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Dolan Jacki Lynn vs Runco Michael; FD-24-002006; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Gibbons Jordan vs Morse Amanda; FD-24-002007; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Dell Kaylee Ryan vs Gregor Brian S.; FD-24-002008; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Cifaldi Gabrielle vs Byers Jonathan; FD-24-002009; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Breazzano Jacqueline vs Breazzano Jeremy; FD-24-002011; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Woodson Von vs Vince Alexis M.; FD-24-002012; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

Zhu Fang Fang vs Patel Rajit Kishor; FD-24-002023; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Heckman Heather vs Heckman Jeffrey; FD-24-003822; Support; Complaint in Support; Atty(s): Self-Represented

Hooper Nicole vs Blake Jessie, Miller Jamie; FD-24-008903; Custody; Petition to Proceed IFP; Atty(s): Self-Represented

Emerick Jr. Richard L. vs Bateman Shannon; FD-24-008904; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

Browne Kyle vs Buckley Jolie; FD-24-008905; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

Guerrero Desiree vs Lowery Jerell; FD-24-008906; Custody; Petition to Proceed IFP; Atty(s): Self-Represented

Page Elizabeth, Page Elizabeth vs Page Broc, Page Broc; FD-24-008907; Divorce; Confidential Information Form; P-atty: Notaro Bethany L

James Ross vs Shofa Indah; FD-24-008908; Divorce; Petition to Proceed IFP; Atty(s): Self-Represented

Patel Rajit Kishor vs Zhu Fang Fang; FD-24-002013; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Florijan Andrea Dawn vs Florijan Nicholas Thomas; FD-24-002014; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Kim A Hyun vs Harrison Jasen Demetri; FD-24-002015; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Mazoch Holly Marie vs Suders Harry B.; FD-24-002016; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Lugundi Adan vs Johnson Nicola; FD-24-002017; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Langston Jalisa vs Wright Julian; FD-24-002018; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Cunningham Andrea vs Brown Gene Leonardo; FD-24-002019; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Buice Denise vs James Willie; FD-24-002020; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Grant Shantell T. vs Lewis Jr. James Edward; FD-24-002021; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Shriver Michelle vs Persinger Michael Patrick; FD-24-002022; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Britsch Julia vs Britsch Andrew; FD-24-002026; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Colledge Kelly S. vs Colledge David A.; FD-24-002031; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Ricketts Joshua M vs Walker Kristine D; FD-24-002033; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Okunade Briemann vs Okunade John O; FD-24-003827; Support; Complaint in Support; Atty(s): Self-Represented

Belsito Emily, Belsito Emily vs Belsito Michael, Belsito Michael; FD-24-008879; Divorce; Confidential Information Form; P-atty: Rawlings Jessie D.

Jaehne Neal vs Widjaya Aswin; FD-24-008913; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Cole Christina vs Cole Thomas; FD-24-008914; Divorce; Acceptance of Service; Atty(s): Self-Represented

Norman Tina Pace vs Norman Jeffrey Michael; FD-24-008915; Divorce; Settlement Agreement; Atty(s): Alexander Effie G

Siwa Damber Bahadur vs Siwa Tula Maya; FD-24-008916; Divorce; Complaint in Divorce (1 count); P-atty: Pollock Jeffrey L

De Lyser Elizabeth vs Jobko Jon; FD-24-008918; Divorce; Complaint in Divorce (2 count); Atty(s): Gale Christine

Singh Sachdeva Jatinder vs Kaur Gurvinder; FD-24-008919; Divorce; Complaint in Divorce (1 count); Atty(s): Gale Christine

Duffie Jarett E. vs Hollenberger Bridget; FD-24-008920; Divorce; Praecipe for Appearance; P-atty: Friday Mallory L.

Smith Jeffrey A vs Smith Jessica D; FD-24-008921; Divorce; Complaint in Divorce (2 count); Atty(s): Eichstaedt Katrina M., Piscione Natalie

Bacco Gerald vs Bacco Lisa; FD-24-008922; Divorce; Complaint in Divorce (2 count); P-atty: Vitti Lois M

Abbott Marilyn vs Abbott William; FD-86-001762; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Egenlauf Leonna vs Jackowski Devin; FD-24-002024; Protection from Abuse; Order of Court; Atty(s): Self-Represented

Sandoval Steven vs Brackett Jarell Theo; FD-24-002025; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Evan Aileen Lisa vs Gible Donald E.; FD-24-002027; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Stiegler Joanne vs Isenberg Jayla M.; FD-24-002028; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Martin Russell vs Martin Beth; FD-24-002029; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Totty Brianna S. vs Totty II Kevin A.; FD-24-002032; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Sheffey Jonae S. vs Curry Jr. Charles Eric; FD-24-002034; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

Boggs Wesley vs Pampena Joan; FD-24-002035; Protection from Abuse; Order of Court; Atty(s): Self-Represented

Black Melvina Rochelle vs Broskey Devan J.; FD-24-002036; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Willochell Sage vs Sonick Evan Michael; FD-24-002037; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Moore Timeka A vs Kane Burquette; FD-24-002038; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Kent Autumn vs Wallace Andrew; FD-24-002039; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Brackett Jarrell T. vs Sandoval Steven John; FD-24-002041; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

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reservations, contact
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PLJads@acba.org.