

# The Pittsburgh Legal Journal

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NOVEMBER 22, 2024  
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## CIVIL DIVISION

### General Docket

**Midland Credit Management Inc., Midland Credit Management Inc.** vs Everett Latesha, Everett Latesha; GD-24-012577; MDJ Transcript; Notice of Judgment Mailed; 1287.68; Atty(s): Homoleski Kristina, Bunce Martin, Homoleski Kristina, Bunce Martin

**Midland Credit Management Inc., Midland Credit Management Inc.** vs Womack Jodi, Womack Jodi; GD-24-012578; MDJ Transcript; Notice of Judgment Mailed; 1995.58; Atty(s): Homoleski Kristina, Bunce Martin, Homoleski Kristina, Bunce Martin

**Midland Credit Management Inc., Midland Credit Management Inc.** vs Tot Shakira, Tot Shakira; GD-24-012579; MDJ Transcript; Notice of Judgment Mailed; 1127.14; Atty(s): Homoleski Kristina, Bunce Martin, Homoleski Kristina, Bunce Martin

**Midland Credit Management Inc., Midland Credit Management Inc.** vs Wright Julius, Wright Julius; GD-24-012580; MDJ Transcript; Notice of Judgment Mailed; 1191.05; Atty(s): Homoleski Kristina, Bunce Martin, Homoleski Kristina, Bunce Martin

**Midland Credit Management Inc., Midland Credit Management Inc.** vs Gregorius Ryan J., Gregorius Ryan J.; GD-24-012581; MDJ Transcript; Notice of Judgment Mailed; 3022.78; Atty(s): Homoleski Kristina, Bunce Martin, Homoleski Kristina, Bunce Martin

**Heubner Deborah, Heubner Deborah** vs City of Pittsburgh, Biedrzycki George M, City of Pittsburgh, Biedrzycki George M; GD-24-012582; Against Property Owner; Complaint; Atty(s): Dipre Kyle A., Dipre Kyle A.

**Mischen Emily Elizabeth, Mischen Emily Elizabeth;** GD-24-012583; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented, Self-Represented

**Pierce Natalie, Pierce Natalie** vs Empower Finance Inc., Empower Finance Inc.; GD-24-012584; Other Tort; Complaint; Atty(s): Abramowicz Kevin J., Abramowicz Kevin J.

**Franjo Restoration Services LLC, Franjo Restoration Services LLC** vs Chiodo Edward J, Chiodo Cynthia L, Chiodo Edward J, Chiodo Cynthia L; GD-24-012585; Mechanic's Lien; Claim; 5554.38; Atty(s): Cerrone Jr. Danny P, Cerrone Jr. Danny P

**Deandrea Mark L., Deandrea Sharon, Deandrea Mark L., Deandrea Sharon** vs Bombardier Recreational Products Inc., Bombardier Recreational Products Inc.; GD-24-012586; Product Liability; Complaint; Atty(s): Talarico Richard G., Talarico Richard G.

## CIVIL DIVISION

### New Arbitration Suits

**LVNV Funding LLC** vs Bupp Margaret; AR-24-006708; Contract - Credit Card; Order of Court - IFP Granted; 3283.00; Atty(s): Self-Represented

**Cavalry SPV I LLC** vs Rankin Keith; AR-24-006729; Contract - Credit Card; Complaint; 4039.17; Atty(s): Apothaker David J

**84 Lumber Company L.P.** vs King Home Improvement LLC; AR-24-006730; Contract - Other; Complaint; 12140.91; Atty(s): Blick William E

**84 Lumber Company L.P.** vs DM Planning and Design Build Services Inc., Folino Diana M.; AR-24-006731; Contract - Other; Complaint; 6454.85; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

**JPMorgan Chase Bank N.A.** vs Zayn Lewis; AR-24-006732; Contract - Debt Collection; Exhibits; 13805.42; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Pittsburgh Mailing Inc.** vs Noble Environmental Inc.; AR-24-006733; Contract - Other; Complaint; Atty(s): DePaul Louis A., Betts William A.

**Greater Pittsburgh Federal Credit Union** vs Chidziwisano George; AR-24-006734; Contract - Debt Collection; Complaint; Atty(s): Penner Seth, Piscione Natalie, Worosz Tiffany Anne

**Citibank N.A.** vs Kolesar Nicole; AR-24-006735; Contract - Credit Card; Exhibits; 5965.14; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Citibank N.A.** vs Ferry Loretta; AR-24-006736; Contract - Credit Card; Exhibits; 6171.62; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Citibank N.A.** vs Duffy Charmaine M.; AR-24-006737; Contract - Credit Card; Exhibits; 5347.35; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick

**Citibank N.A.** vs Webb Thomas; AR-24-006738; Contract - Credit Card; Exhibits; 3324.68; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Citibank N.A.** vs Nowack Mary H; AR-24-006739; Contract - Credit Card; Exhibits; 2684.47; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Citibank N.A.** vs Nevills Erika L.; AR-24-006740; Contract - Credit Card; Exhibits; 4364.47; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

## ORPHANS' COURT

### Wills

**Judith Provost, deceased;** William W. Provost, Extr.; Atty: Ashley R. Bozewski; 07090 of 2024.

**Sharon L. Hughes, deceased;** John R. Bailey, Extr.; Atty: Steven F. Kessler; 07092 of 2024.

**David A. Bryner, deceased;** Curtis J. Bryner, Extr.; Atty: Rebecca Shaw McHolme; 07095 of 2024.

**John C. Miller, Jr., deceased;** Donna M. Miller, Extr.; 07099 of 2024.

**James R. Johnson, deceased;** Diane S. Johnson, Extr.; Atty: Daniel M. Flynn; 07100 of 2024.

**William S. Woods, deceased;** Kandyce Kay Ashton, Extr.; Atty: Daniel M. Flynn; 07101 of 2024.

**Aileen Schilling, deceased;** Karen Kuziinsky, Extr.; Atty: Bjorn Dakin; 07102 of 2024.

**Andrew J. Fandozzi, III, deceased;** Kevin B. Fandozzi, Extr.; Atty: Cory C. Omasta; 07104 of 2024.

**Ronald A. Purpich, deceased;** Marsha Thomas, Extr.; Atty: Edward J. Kress, II; 07110 of 2024.

**M. Elizabeth Cornell, deceased;** Leiona Carey, Extr.; Atty: Arthur D. Feldman; 07117 of 2024.

**Robert E. Overstreet, deceased;** Keith A. Overstreet, Extr.; Atty: Tammy Singleton-English; 07119 of 2024.

**Robert G. Frank, deceased;** Josephine A. Frank, Extr.; Atty: William T. Woncheck; 07120 of 2024.

**Lucy Ann Albright, deceased;** Frederick C. Albright, Extr.; Atty: Elizabeth K. Eisenhauer; 07124 of 2024.

**Lois Catherine Hartman, deceased;** Michael J. Hartman, Sr., Extr.; Atty: David C. Moran; 07126 of 2024.

**Janice D. Groetzinger, deceased;** Susan Grant, Extr.; Atty: Albert P. Caruso; 07127 of 2024.

**Robert Joseph Kevicki, deceased;** Charles Francis Kevicki, Extr.; 07132 of 2024.

**Robert J. Colosimo, deceased;** Ronald Burkard, Extr.; Atty: Jonathan M. Kamin; 07134 of 2024.

**Robert M. Kingsland, deceased;** Wayne E. Kingsland, Extr.; 07136 of 2024.

**Randall J. Gross, deceased;** Sandra M. Gross, Extr.; Atty: Jennifer Roller Chontos; 07138 of 2024.

**Michele Seeling, deceased;** Renee Hillgrove, Extr.; Atty: James A. Clayton; 07141 of 2024.

**Guy G. Tobin, deceased;** Nicholas Tobin, Extr.; 07142 of 2024.

**Charlotte Louise Poleman, deceased;** Carol Louise Becker, Extr.; Atty: Jeanine M. Franciscus; 07143 of 2024.

## BANKRUPTCY COURT

### Western District

**Donald F. Krinock, Jr.;** WESTMORELAND-PA; 24-22689; Atty: Kenneth Steidl; Chapter: 13; Filed 11/01/2024; Judge Bohm

**Benito Rojas;** ALLEGHENY-PA; 24-22690; Atty: Brian C. Thompson; Chapter: 13; Filed 11/01/2024; Judge Deller

**Heather L. Ferraro;** ALLEGHENY-PA; 24-22691; Atty: Kenneth Steidl; Chapter: 7; Filed 11/01/2024; Judge Bohm

**Elizabeth J. Wissner;** ALLEGHENY-PA; 24-22692; Atty: Michael S. Geisler; Chapter: 13; Filed 11/01/2024; Judge Deller

**Victoria L. Faas;** ALLEGHENY-PA; 24-22693; Atty: Russell A. Burdelski; Chapter: 13; Filed 11/01/2024; Judge Bohm

**Morris E. Turner, Jr. and Crystal D. Turner;** ALLEGHENY-PA; 24-22694; Atty: Russell A. Burdelski; Chapter: 13; Filed 11/01/2024; Judge Taddonio

**Heather Linn Buckels;** WASHINGTON-PA; 24-22695; Atty: David A. Rice; Chapter: 7; Filed 11/01/2024; Judge Deller

**Casey L. Eperjesi;** FAYETTE-PA; 24-22696; Atty: Daniel R. White; Chapter: 13; Filed 11/01/2024; Judge Taddonio

**Kam Realty, LLC;** ALLEGHENY-PA; 24-22697; Atty: Rodney D. Shepherd; Chapter: 11; Filed 11/01/2024; Judge Taddonio

**Jason P. Hersh;** ALLEGHENY-PA; 24-22698; Atty: Kenneth Steidl; Chapter: 7; Filed 11/01/2024; Judge Deller

**Jeremy Randall Widmer;** WESTMORELAND-PA; 24-22699; Atty: Corey J. Sacca; Chapter: 13; Filed 11/01/2024; Judge Deller

**Lewis F. Stiltner, IV and Kandie L. Stiltner;** FAYETTE-PA; 24-22700; Atty: Daniel R. White; Chapter: 13; Filed 11/01/2024; Judge Deller

**Carol Gunter;** ALLEGHENY-PA; 24-22701; Atty: Lauren M. Lamb; Chapter: 7; Filed 11/01/2024; Judge Deller

**Jeannean L. Jacob;** ALLEGHENY-PA; 24-22702; Atty: Joseph F. Nicotero; Chapter: 13; Filed 11/01/2024; Judge Taddonio

**Michael T. Cain and Valerie A. Cain;** WESTMORELAND-PA; 24-22703; Atty: Suzanne M. Bash; Chapter: 13; Filed 11/01/2024; Judge Bohm

**Emily Ann Smalich;** WESTMORELAND-PA; 24-22704; Atty: Corey J. Sacca; Chapter: 13; Filed 11/01/2024; Judge Taddonio

**Brianna Nicole Kelly;** WESTMORELAND-PA; 24-22705; Atty: Corey J. Sacca; Chapter: 13; Filed 11/01/2024; Judge Taddonio

**Andrea M. Johnson;** WESTMORELAND-PA; 24-22706; Atty: Franklin L. Robinson, Jr.; Chapter: 13; Filed 11/01/2024; Judge Bohm

**Robin L. Sims;** WESTMORELAND-PA; 24-22707; Atty: Corey J. Sacca; Chapter: 13; Filed 11/01/2024; Judge Taddonio

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**McClory Joseph Leslie, McClory Joseph Leslie** vs Pennsylvania Department of Revenue Inheritance Tax Division, Pennsylvania Department of Revenue Inheritance Tax Division; GD-24-012587; Quiet Title; Certificate of Location; Atty(s): Self-Represented, Self-Represented

**Allegheny County, Allegheny County** vs Olivis Calvin W., Olivis Calvin W.; GD-24-012588; Sci Fa sur Tax Lien; Certificate of Location; 2467.48; Atty(s): McCabe Michael G., McCabe Michael G.

**Equigrowth Properties LLLP, Equigrowth Properties LLLP** vs Potochnik Susan D., Potochnik Patrick H., Potochnik Susan D., Potochnik Patrick H.; GD-24-012589; Mortgage Foreclosure; Certificate of Location; 25441.08; Atty(s): Zeron Kayleigh, Zeron Kayleigh

**Parrotte Tonya, Parrotte Tonya** vs Moone Thomia, Moone Thomia; GD-24-012590; Motor Vehicle Accident; Complaint; Atty(s): McIlvaine Regina M., McIlvaine Regina M.

**Pitcairn Borough, Pitcairn Borough** vs Lamont Elaine, Lamont Elaine; GD-24-012591; Municipal Lien; Certificate of Location; 1474.97; Atty(s): Witherel Michael J, Witherel Michael J

**Wakefield Dorothy E., Wakefield Dorothy E.** vs Allegheny Health Network, Bobbett M.D. Cameron, Allegheny Health Network, Bobbett M.D. Cameron; GD-24-012592; Medical/Hospital Liability; Complaint; Atty(s): Scanlon Matthew J., Wojton Timothy G, Scanlon Matthew J., Wojton Timothy G

**Strauss Jeffrey, Strauss Jeffrey** vs Miller Maria, Miller Maria; GD-24-012593; Motor Vehicle Accident; Complaint; 100000.00; Atty(s): Porta-Clark Cynthia M., Porta-Clark Cynthia M.

**Manchester Citizens Corporation, Manchester Citizens Corporation** vs Manchester Citizens Corporation, Lowe Stanley A., Manchester Neighbors, Manchester Citizens Corporation, Lowe Stanley A., Manchester Neighbors;

GD-24-012594; Declaratory Judgment; Motion; Atty(s): Gaul Jr. Stuart C, Coriston Sturm Kerri, Gaul Jr. Stuart C, Coriston Sturm Kerri

**West Mifflin Sanitary Sewer & Stormwater Mun Authority, West Mifflin Sanitary Sewer & Stormwater Mun Authority** vs Lawry Cynthia L, Fedoriw Jayne A, Lawry Cynthia L, Fedoriw Jayne A; GD-24-012595; Municipal Lien; Certificate of Location; 7759.76; Atty(s): Ries Jeffrey D, Ries Jeffrey D

**Nexus Real Estate, Nexus Real Estate** vs Sumis Cakery, Sumis Cakery; GD-24-012596; MDJ Transcript; Notice of Judgment Mailed; 5854.52; Atty(s): Scholtz Kenneth G, Scholtz Kenneth G

**Revak Molly, Revak Eric, R. L., Revak Molly, Revak Eric, R. L.** vs Laffey Brianne E., Red's Good News, Mindful Brewing Company LLC, Laffey Brianne E., Red's Good News, Mindful Brewing Company LLC; GD-24-012597; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Emmi Louis W., Emmi Louis W.

**Carnegie Strategic Design Engineers LLC, Carnegie Strategic Design Engineers LLC** vs Montauk Renewables Inc., APEX LFG Energy LLC, Montauk Renewables Inc., APEX LFG Energy LLC; GD-24-012598; Contract - Other; Complaint; Atty(s): Gesk Jonathan M, Gesk Jonathan M

**Aronckes Margaret, Aronckes Jeffrey, Aronckes Margaret, Aronckes Jeffrey** vs Johnson Jr. Russell L., Lavette Jayna R., EAN Holdings LLC, Johnson Jr. Russell L., Lavette Jayna R., EAN Holdings LLC; GD-24-012599; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): French Ryan W., French Ryan W.

**S&T Bank, S&T Bank** vs Scigliano Nathan, Scigliano Nathan; GD-24-012600; Mortgage Foreclosure; Complaint; 448146.91; Atty(s): Kile Brian M, Kile Brian M

**Carnegie Borough, Carnegie Borough** vs Washington Ave Trust a Land Trust dated August 21 2020, Washington Ave Trust a Land Trust dated August 21 2020; GD-24-012602; Municipal Lien; Certificate of Location; 6920.25; Atty(s): McCabe Michael G., McCabe Michael G.

**U.S. Bank National Association, U.S. Bank National Association** vs Rainey Major R, Rainey Major R; GD-24-012603; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J, Hong Kimberly J

**Rankin Borough, Rankin Borough** vs King Andrae, King Andrae; GD-24-012604; Municipal Lien; Certificate of Location; 797.42; Atty(s): Leininger Jason J, Leininger Jason J

**McKees Rocks Borough, McKees Rocks Borough** vs Suders David E, Suders Gina M, Suders David E, Suders Gina M; GD-24-012605; Municipal Lien; Certificate of Location; 1103.73; Atty(s): Leininger Jason J, Leininger Jason J

**Rankin Borough, Rankin Borough** vs Onasni Property Group, L.L.C., Onasni

Property Group, L.L.C.; GD-24-012606; Municipal Lien; Certificate of Location; 1093.61; Atty(s): Leininger Jason J, Leininger Jason J

**Bernard-Skander Bailey, Skander Alexander, Bernard-Skander Bailey, Skander Alexander** vs UPMC Magee Women's Hospital, UPMC Center for Fertility & Reproductive Endocrinology, Moragianni M.D. Vasiliki, Rios M.D. Julie, Handelsman M.D. Roy, Weimer M.D. Anna, UPMC Magee Women's Hospital, UPMC Center for Fertility & Reproductive Endocrinology, Moragianni M.D. Vasiliki, Rios M.D. Julie, Handelsman M.D. Roy, Weimer M.D. Anna; GD-24-012607; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Nolan Kenneth J, Nolan Kenneth J

AUDIT LIST

MOIDAY DECEMBER 16, 2024			
HOJORABLE MICHAEL F. MARMO, S.J.			10:00 A.M. COURT ROOM 10.2 ACCOUNTANT'S ATTORNEY
NUMBER	ESTATE	ACCOUITAIT	ACCOUNTANT'S ATTORNEY
41 2023	MOLLY, RUTHANN	TED HOOVER EXTR.	KATHLEEN SCHNEIDER
26 2019	ZEUNER, ELSIE B.	PATRICIA L. ZEUNER EXECUTRIX	CAROL L. HANNA
2399 2020	FERRARI, VELMA F.	MATTHEW F. FERRARI EXTR.	BRIAN T. MUST
7096 2010	MARSHALL, JASON IRREVOCABLE TRUST	SMITHFIELD TRUST COMPANY TRUSTEE	NORA GIEG CHATHA
5701 2022	ORLOSKI, KATHLEEN	COMMONWEALTH TRUST COMPANY EXTR.	NICOLE L. PHATAK
7650 2022	PANCURAK, JOHN E. A/K/A PANCURAK JR., JOHN EDWARD	CHERYL PANCURAK EXTR.	LINDA C. PLUM
2084 2023	BOZICEVIC, ELIZABETH V.	FRANK A. BOZICEVIC EXTR.	REBECCA SHAW McHOLME
2003 2022	BURNS, MARLENE	JAMES W. BURNS & KATHLEEN SNAPE CO-EXTRS.	THOMAS J. DEMPSEY, JR.
3474 2019	SAWYER, HARRY E.	THOMAS G. LAWLOR EXTR.	PATRICK F. LAWLOR
747 2023	GOETZ, RICHARD T.	THOMAS G. LAWLOR EXTR.	PATRICK F. LAWLOR
654 2023	JURANOWITCH, LORETTA M.	LEONARD W. JURANOWITCH EXTR.	SLADE R. MILLER
6646 2023	HOLTZINGER, KIRK STEPHEN A/K/A HOLTZINGER, KIRK S.	JADE MILLS ADMIN. C.T.A.	GREGORY D. GERLACH
859 2024	MASLANY, JOHN	JOHN MARK MASLANY EXTR.	ELIZABETH A. BEROES
1520 2023	ROBINSON, ANNIE L.	DR. MONA GENERETT EXTRX.	ROSALYN GUY-McCORKLE
8541 2021	ST. MORITZ, PHILIP LOUIS	WILLIAM G. BALL EXTR.	MATTHEW A. FISCUS
1255 2023	GONLIN, THOMAS P.	ALICE R. GONLIN EXTRX.	HAROLD A. ENGLISH
3130 2023	ROLLINS, FRED R. A/K/A ROLLINS, FRED F.	WILLIAM M. ROLLINS ADMIN. C.T.A.	MICHAEL W. NALLI
3824 2023	DSCHUHAN, VAL WALTER	WILLIAM T. BOHATCH ADMIN.	STEVEN KOCHERZAT
1539 2021	FLANAGAN, MARY ELIZABETH	CYNTHIA FLANAGAN EXTRX.	COLT A. McKELVEY
7099 2023	ZIEGAST, MICHELLE	RIVER COMMUNITIES FIDUCIARY SERVICES, INC. ADMIN.	MICHELLE A. ROSS
3736 2020	BENDER, ELIZABETH W.	THOMAS M. BENDER EXTR.	JOHN W. GLITINAN
2114 2015	RODLER, GILBERT E.	ILENE H. FINGERET ADMIN. D.B.N.	LISA M. HENRY
826 2020	MILLER SR., ROBERT J.	JOHN P. SEMBRAT ADMIN. C.T.A.	JOHN P. SEMBRAT

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

**COURT NOTICES**

**Court of Common Pleas  
of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **MONDAY, DECEMBER 30, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, FEBRUARY 10, 2025**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY  
CALENDAR CONTROL JUDGE  
24-04097**

**Court of Common Pleas  
of Allegheny County**

**Orphans' Court Judges Motions  
Schedule for the Month of  
December 2024**

**Week of**

- December 2** - Judge McGough
- December 9** - Judge Marmo
- December 16** - Judge McCarthy
- December 23** - Judge O'Toole
- December 30** - Judge O'Toole  
24-04077

**Court of Common Pleas  
of Allegheny County**

**JUVENILE COURT  
MOTIONS SCHEDULE**

**December 2024**

- December 2** - Judge Woodruff
- December 3** - Judge Woodruff
- December 4** - Judge Woodruff
- December 5** - Judge Woodruff
- December 6** - Judge Woodruff
- December 9** - Judge Spurgeon
- December 10** - Judge Spurgeon
- December 11** - Judge Spurgeon
- December 12** - Judge Spurgeon
- December 13** - Judge Spurgeon
- December 16** - Judge Watson
- December 17** - Judge Watson
- December 18** - Judge Watson
- December 19** - Judge Watson
- December 20** - Judge Watson
- December 23** - Judge Bush
- December 24** - Holiday
- December 25** - Holiday
- December 26** - Judge Sizemore
- December 27** - Judge Hens-Greco
- December 30** - Judge Spurgeon
- December 31** - Holiday

24-04089

**Court of Common Pleas  
of Allegheny County**

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

**December 2024**

- December 2** - No Motions
- December 3** - Middleman, J. in Courtroom 425 at 2:00 PM
- December 4** - Bubash, J. in Courtroom 425 at 2:00 PM
- December 5** - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- December 6** - No Motions
- December 9** - Sweeney, J. in Courtroom 425 at 2:00 PM
- December 10** - Spurgeon, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
- December 11** - Cozza, J. in Courtroom 320 at 10:00 AM and Korb, J. in Courtroom 425 at 2:00 PM
- December 12** - Middleman, J. in Courtroom 425 at 2:00 PM
- December 13** - No Motions
- December 16** - Bubash, J. in Courtroom 425 at 2:00 PM
- December 17** - Watson, J. in Courtroom 320 at 9:30 AM; Bush, J. in Courtroom 323 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
- December 18** - Sweeney, J. in Courtroom 425 at 2:00 PM
- December 19** - Woodruff, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- December 20** - No Motions
- December 23** - Eaton, J. in 814 City-County Building at 2:00 PM
- December 24** - Court Holiday
- December 25** - Court Holiday
- December 26** - No Motions
- December 27** - No Motions
- December 30** - No Motions
- December 31** - Court Holiday

24-04115

**COURT SCHEDULES**

**Daily Jury and  
Non-Jury Trial List**

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

**Monday  
November 25, 2024**

**Jury Trials**

(285C) 201813 GD-18-15530  
Gino Leovac vs Foreign Traffic Import  
Sales and Service; P-Atty: **Robert Martin  
Barnes**; D-Atty: **Matthew R. Barnes**; 4x

**Criminal Division**

**Allegheny County Courthouse  
9:00 a.m.**

**Wednesday  
November 27, 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-0002749-24;** Kelvin Harris;  
Manufacture, Delivery, or Possession

With Intent to Manufacture or Deliver;  
ADA: **Criminal Division Allegheny  
County District Attorney's Office**;  
D-atty: **Michael Dewitt Barry**  
**CR-0004459-22;** Ronald L. Johnston;  
Fraud Obt Foodstamps/Assistance;  
ADA: **Criminal Division Allegheny  
County District Attorney's Office**;  
D-atty: **Mason John Cook**

**CR-0002620-24;** Sharonn K. Washington;  
Possession Of Firearm Prohibited; ADA:  
**Criminal Division Allegheny County  
District Attorney's Office**; D-atty:  
**Justin David Okun**

**Judge Thomas Flaherty  
Courtroom 324**

**CR-0002480-24;** David James Bilicic;  
Fleeing or Attempting to Elude Officer;  
ADA: **Criminal Division Allegheny  
County District Attorney's Office**;  
D-atty: **Domenic Joseph Pietropaolo**

**CR-0002731-24;** Lashawn Christian;  
Criminal Homicide; ADA: **Criminal  
Division Allegheny County District  
Attorney's Office**; D-atty: **Justin  
David Okun**

**CR-0003257-24;** Richard Edward Kennelly;  
Robbery-Threat Immed Ser Injury;  
ADA: **Criminal Division Allegheny  
County District Attorney's Office**;  
D-atty: **Domenic Joseph Pietropaolo**

**CR-0002138-24;** Stephen David  
Shriver; Receives Advance Payment For  
Services and Fails to Perform; ADA:  
**Criminal Division Allegheny County  
District Attorney's Office**; D-atty:  
**Andrew Michael Sherman**

**Judge Kevin G. Sasinoski  
Courtroom 506**

**CR-0004913-24;** Joseph Orszulak;  
Terroristic Threats W/Int To Terrorize  
Another; ADA: **Criminal Division  
Allegheny County District Attorney's  
Office**; D-atty: **Eric A. Fischer**

In Person/via Zoom CLE Seminar Provided by



at Two PPG Place, Second Floor Auditorium, Pittsburgh, PA

**"Medicare Compliance/Settlement  
of Workers Compensation Claims"**

**Wednesday, December 11, 2024 | 12 - 2 p.m.**  
Registration from 11:30 a.m. - Noon, Lunch will be served

**2 Substantive credits**  
(NC, NJ, NY, OH, SC, WV, PA, MI, GA, and FL)

**PANELISTS:** Benjamin Basista, Esquire; Michael Bergonzi, Esquire  
and Nathan Gruz, Esquire

For additional information contact [lpettinato@dmclaw.com](mailto:lpettinato@dmclaw.com), 412-392-5445  
Register at <https://forms.office.com/r/23vMTxKUb8>



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## 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, December 2, 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, DECEMBER 2, 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, DECEMBER 3, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, DECEMBER 9, 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."

## Aleppo

44. Jason Thomas Moore a/k/a Jason T. Moore and Robyn Moore

MG-16-000569—\$160,592.02

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Aleppo Township: Having erected thereon a dwelling being known and numbered as 241 Weber Road, Sewickley, PA

15143. Deed Book Volume 12131, Page 276, Block and Lot 0422-G-00246-0000-00.

## Baldwin Borough

26. Timothy Lee Sheridan and LuAnn Morrone Sheridan

MG-24-000571—\$103,673.61

Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as 5232 Colewood Drive, Pittsburgh, PA 15236. DBV 17257, PG. 213, B/L #390-G-24.

## Bellevue

25. Rebecca M. Kirkpatrick and Zachary M. Kirkpatrick

MG-23-000789—\$110,296.42

Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a multi-family dwelling known as 430 Dawson Avenue, Pittsburgh, PA 15202. Deed Book Volume 15656, Page 424, Block and Lot Number 160-H-104.

## Bethel Park

104. Ryan Lucido and Erin E. Lucido

MG-22-000715—\$294,061.96

Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a single family residential dwelling being known and numbered as 442 Limestone Drive, Bethel Park, PA 15102. Deed Book Volume 1250, Page 500. Block and Lot Number 774-E-20.

110. Aaron A. Reginelli

AR-23-002310—\$5,606.47

Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a King's School Village Homeowner Association dwelling being known and numbered as 118 Old Village Lane, Bethel Park, PA 15102. Deed Book 15043, Page 240. Block and Lot Number 0773-F-00218-0000-00.

## Brackenridge

102. Christopher S. Mazurek

MG-21-000201—\$91,732.00

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 945 Roup Avenue, Brackenridge, PA 15014. Deed Book Volume 10347, Page 528. Block and Lot Number 1367-P-294.

## Braddock

47. Carol E. Griser a/k/a Carol E. Bell-Griser and Carl Griser

MG-22-000934—\$45,435.16

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a dwelling being known and numbered as 649 1st Street,

Braddock, PA 15104. Deed Book Volume 11257, Page 72, Block and Lot 0236-G-00062-0000-00.

## Braddock Hills

2. Mark Dusetzina

MG-24-000490—\$38,375.79

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a dwelling being known and numbered as 100 Pennsylvania Avenue, Pittsburgh, PA 15221. Deed Book 16217, Page 81. Block and Lot Number 235-L-20.

## Bridgeville

128. Thomas S. Efthimiades, Jr., Cynthia M. Efthimiades, and the United States of America

MG-24-000254—\$136,263.79

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 1335 Main Street, Bridgeville, PA 15017. Deed Book Volume 15664, Page 518, Block and Lot 0254-E-00142-0000-00.

## Carnegie

65. Declan Magee

MG-24-000277—\$119,521.25

Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 4 Terrace Avenue, Carnegie, Pennsylvania 15106. Deed Book Volume 18535, Page 197, Instrument No. 2021-24666, Block and Lot Number 66-J-186.

## Castle Shannon

24. Joseph Szewczyk a/k/a Joseph F. Szewczyk

MG-24-000534—\$60,782.16

Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling known and numbered as 3518 Rosalia Avenue, Pittsburgh, PA 15234. DBV 13249, PG. 224, Deed was re-recorded on 8/23/2007 in Book 13350, PG. 224 & on 9/12/2007 in Book 13373, PG. 66, to correct marital status. B/L #190-N-188.

## Borough of Chalfant

91. Harry W. Leeper and Barbara A. Leeper

GD-03-025103—\$6,685.85

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Being thereon vacant residential land known as Greenfield Avenue, East Pittsburgh, PA 15112. Deed Book Volume 9720, Page 603. Block & Lot No. 374-G-206.

## City of Clairton

90. Frank J. Ruzich, with Notice to Heirs and Assigns

GD-17-009474—\$3,838.03

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward

1: Having erected thereon a two story brick house being known as 203 Elm Street, Clairton, PA 15025. Deed Book Volume 10172, Page 399. Block & Lot No. 657-P-287.

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### Collier

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#### 5. Patrick J. Mulligan

MG-24-000540—\$159,954.43  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 100 Scott Way, Carnegie, PA 15106. Deed Book 14282, Page 81. Block and Lot Number 147-F-34.

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### Coraopolis

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#### 54. Tiffany T. Huff

MG-23-001123—\$107,452.36  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1430 Ridge Avenue, Coraopolis, PA 15108. Deed Book Volume 15190, Page 361. Block and Lot Number 342-P-268.

#### 112. Shane Sweeney

MG-24-000442—\$138,849.01  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1024 Buckingham Place, Coraopolis, PA 15108. Deed Book Volume 18158, Page 350. Block and Lot Number 341-G-337.

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### Crafton

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#### 88. Joan K. Hockabout

GD-20-001028—\$3,146.75  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story brick house being known as 242 Ewing Road, Pittsburgh, PA 15205. Deed Book Volume 16057, Page 244. Block & Lot No. 68-J-35.

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### Dormont

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#### 87. Jamie Lynn Khalil

GD-23-012488—\$5,133.34  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story commercial building being known as 2885 West Liberty Avenue, Pittsburgh, PA 15216. Deed Book Volume 19284, Page 130. Block & Lot No. 63-S-128.

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### Duquesne

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#### 101. Carla Hall a/k/a Carla Bobo and Shaheed Washington, as Administrators of the Estate of Vera E. Washington, Deceased

GD-23-009031—\$23,152.69  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 114 S. 6th Street, Duquesne, PA 15110. Deed Book 13097, Page 397. Block and Lot Number 305-M-319.

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### East McKeesport

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#### 39. Orange Investors, LLC

GD-24-004172—\$13,840.69  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 858 Punta Gorda Avenue, East McKeesport, PA 15035. Deed Book 17562, Page 78. Block and Lot Number 547-C-295.

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### Elizabeth Township

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#### 15. Ann Matscherz and Richard A. Matscherz

MG-24-000086—\$123,247.19  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family residential dwelling being known and numbered as 5812 Meade Street, McKeesport, PA 15135. Deed Book Volume 10788, Page 494. Block and Lot Number 653-L-249.

#### 46. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barry P. Gidel, deceased, Bethany Neal, Known Heir of Barry P. Gidel, deceased, Ryan Gidel, Known Heir of Barry P. Gidel, deceased

MG-22-000096—\$122,683.57  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 431 Stoneybrook Drive, Elizabeth, PA 15037. Deed Book Volume 5861, Page 529. Block and Lot 1270-C-00354-0000-00.

#### 74. Josette M. Fuls

GD-23-009319—\$5,584.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one story brick house being known as 185 Grouse Drive, Elizabeth, PA 15037. Deed Book Volume 15351, Page 355. Block & Lot No. 1270-S-20.

#### 123. Dean Pope, in his capacity as Heir of the Estate of Christine Porter, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title or Interest from or under Christine Porter, deceased

MG-22-000035—\$120,972.31  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one-story residential dwelling known and numbered as 260 Mohawk Drive, McKeesport, PA 15135. Deed Book Volume 13000, Page 271. Block & Lot No. 874-S-392.

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### Etna

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#### 77. Sean P. McGrady

GD-23-003435—\$4,190.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story brick house known as 7 Elm Lane, Pittsburgh, PA 15223. Deed Book Volume 14587, Page 406. Block & Lot No. 167-E-62.

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### Fawn

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#### 75. Frederick J. Karadeema

GD-23-013828—\$2,458.04  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a one story frame house being known as 3545 Bull Creek Road, Tarentum, PA 15084. Deed Book Volume 14485, Page 484. Block & Lot No. 1676-K-390.

#### 78. Veronica Trojanovich

GD-22-011815—\$2,715.33  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a one and one half story frame house being known as 6452 Bull Creek Road, Tarentum, PA 15084. Deed Book Volume 17899, Page 318. Block & Lot No. 1842-E-194.

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### Fox Chapel

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#### 71. Elizabeth Berger

GD-24-000719—\$3,447.83  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Fox Chapel: Having erected thereon a one story brick house being known as 419 Valley Drive, Pittsburgh, PA 15215. Deed Book Volume 14732, Page 424. Block & Lot No. 169-H-285.

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### Hampton

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#### 4. Lindsay Ann Kneppshield a/k/a Lindsay Kneppshield

MG-24-000224—\$134,454.56  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling known and numbered as 3133 Camberly Drive, Gibsonia, PA 15044. Deed Book 17566, Page 424. Block and Lot Number 1355-M-37.

#### 135. Rodney R. Kellar

GD-23-010619—\$99,708.39  
Benjamin Hoen, Esq.  
216-739-5100

All the right, title, interest and claim of Rodney R. Kellar of, in and to the following described property: Situated in the Township of Hampton, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 4095 Circle Drive, Allison Park, PA 15101. Described at Deed Book 15144, Page 332, Instrument No. 2013-2558, Parcel Number 718-E-271.

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### Heidelberg

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#### 52. Chester S. Kwasniewski, Administrator and known heir of Chester E. Kwasniewski, deceased last mortgagor; Robert C. Kwasniewski, known heir of Chester E. Kwasniewski, deceased last mortgagor; Lisa M. Kwasniewski, known heir of Chester E. Kwasniewski, deceased last mortgagor; and Kimberly Lynn Kwasniewski, known heir of Chester E. Kwasniewski, deceased last mortgagor

GD-23-001287—\$105,374.26  
Emmanuel J. Argenti, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Parcel 1: Having erected thereon a dwelling being known and numbered as 683 Grant Avenue, Carnegie, PA 15106. Deed Book Volume 4078, Page 209. Block and Lot Number 101-A-85. Parcel 2: Being vacant land being known and numbered as 683 Grant Avenue,

Carnegie, PA 15106 a/k/a 683 Grant Street, Carnegie, PA 15106. Deed Book Volume 4078, Page 209. Block and Lot Number 101-A-87.

#### 86. Curtis Greenwalt and Jay Greenwalt, Co-Administrators of the Estate of Jeffrey A. Greenwalt

GD-17-014538—\$4,090.69  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a two story frame house being known as 1651 Ellsworth Avenue, Carnegie, PA 15106. Deed Book Volume 7675, Page 648. Block & Lot No. 101-C-292.

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### Jefferson Hills

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#### 80. Frank Alford

GD-23-006625—\$3,556.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one and one half story frame house being known as 3036 Scotia Hollow Road, West Elizabeth, PA 15088. Deed Book Volume 17543, Page 309. Block & Lot No. 1134-G-92.

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### Kennedy

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#### 43. Edward Rossetti a/k/a Edward M. Rossetti and Tamilyn B. Rossetti

MG-20-000341—\$407,926.39  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling being known and numbered as 5006 Julia Lane, McKees Rocks, PA 15136. Deed Book 18321, Page 390. Block and Lot Number 154-B-79.

#### 89. Todd Brandl

GD-24-001685—\$4,529.92  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a one story stone house being known as 500 Herbst Manor Road, Coraopolis, PA 15108. Deed Book Volume 18317, Page 164. Block & Lot No. 210-R-147.

#### 119. Donna M. Leeson

GD-23-000332—\$3,904.34  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two story frame house being known as 250 Hickory Street, McKees Rocks, PA 15136. Deed Book Volume 18049, Page 478. Block & Lot No. 109-D-104.

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### Leet

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#### 35. Samantha Jolene Orwig a/k/a Samantha Jolene Fogle and Kirk Vincent Orwig, Sr.

MG-23-000867—\$140,830.76  
Jacob L. Wertz, Esq.  
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, Leet Township: Having erected thereon a single family dwelling being known and numbered as 186 Oak Street, Ambridge, PA 15003 Deed Book Volume 18897, Page 355, Block and Lot Number 815-A-228.

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### Liberty

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#### 62. James Riggs and Melissa J. Riggs

GD-24-004780—\$10,749.39  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a single family dwelling being known and numbered as 811 Lauck Avenue, McKeesport, PA 15133. Deed Book 13363, Page 526. Block and Lot Number 465-R-25.

#### 72. Daniel Floodstrom

GD-23-002120—\$3,493.05  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a one story masonry frame house being known as 305 Owens Avenue, McKeesport, PA 15133. Deed Book Volume 15558, Page 274. Block & Lot No. 556-D-197.

#### 73. Chad W. Miller and Thomas W. Miller

GD-22-012588—\$2,846.41  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a one story brick house being known as 3404 Orchard Drive, McKeesport, PA 15133. Deed Book Volume 13004, Page 542. Block & Lot No. 555-J-201.

### Marshall

#### 45. Iftikhar Malik a/k/a Iftikhar A. Malik and Nasreen Malik a/k/a Nasreen K. Malik

MG-17-000570—\$1,421,417.18  
Samantha Gable, Esq.  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 132 Peppergrass Road, Baden, PA 15005. Deed Book Volume 12777, Page 395, Block and Lot 1821-B-00005-0000-00.

#### 132. Mamata Mohanty and Subhendra Mattagajasingh

MG-21-000145—\$239,364.95  
Samantha Gable, Esq.  
LOGS Legal Group, LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 848 Hillcrest Circle, Wexford, PA 15090. Deed Book Volume 12734, Page 318, Block and Lot 1497-M-00049-0000-00.

### City of McKeesport

#### 7. Jacqueline Davis

GD-23-013160—\$16,668.27  
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 915 Bellview Street, McKeesport, PA 15132. Deed Book 15966, Page 380. Block and Lot Number 307-G-374.

#### 13. William C. Holiday, Sr.

MG-23-000209—\$47,494.77  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - 9th Ward: Having erected thereon a dwelling being known and numbered as 1705 Abraham Street, McKeesport, Pennsylvania 15132. Deed Book Volume 8026, Page 76. Block and Lot Number 0381-H-00137-0000-00.

#### 21. James S. Wilson

GD-23-009040—\$10,851.64  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport:

Having erected thereon a commercial structure being known and numbered as 427 Eden Park Boulevard, McKeesport, PA 15132. Deed Book 10774, Page 472. Block and Lot Number 464-S-070.

### McKees Rocks

#### 10. Cymore Bronaugh and Joshua Lamond

MG-24-000505—\$78,464.88  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 764 Mary Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 17631, Page 310. Block and Lot Number 0043-J-00044-0000-00.

#### 22. Edward Zombeck; Glenn Zombeck; Christine Zombeck; Maureen Zombeck; Colleen Black; Donald Zombeck, Known Heirs of the Estate of Barbara R. Deglmann and the Unknown Heirs, Executors and/or Administrators of the Estate of Barbara R. Deglmann

GD-24-006651—\$18,988.12  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a single family, semi-detached dwelling known as 1214 ½ 3rd Street, McKees Rocks, PA 15136. Deed Book Volume 8264, Page 163, Block and Lot Number 72-G-178.

#### 95. Lois A. Woods

MG-23-000943—\$73,158.79  
J. Michael McCague, Esq.  
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 331 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 18101, Page 203, Block and Lot Number 72-H-97.

Parcel 2: Having erected thereon vacant land being known and numbered as 331 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 18101, Page 203, Block and Lot Number 72-H-99.

### Millvale

#### 76. Wilson Land

GD-22-008731—\$2,738.67  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a two family, two story frame house known as 813 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 11468, Page 498. Block & Lot No. 118-G-40.

### Monroeville

#### 49. Melba J. Byrd

MG-23-001138—\$163,194.01  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story residential dwelling known and numbered as 548 Firethorne Drive, Monroeville, PA 15146 Deed Book Volume 4460, Page 185. Block & Lot No. 637-S-182.

#### 51. Roshonda Mitchell

GD-24-007454—\$63,155.04  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 435 Valley View Drive, Monroeville, PA 15146. Document Number 214107, Deed Book Volume 11221, Page 637. Block and Lot Number 0742-K-00203-0000-00.

#### 114. Kwan L. Nelson and Jennifer Nelson

MG-24-000438—\$32,968.90  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1253 Catalina Dr., Monroeville, PA 15146. Deed Book 10823, Page 367. Block and Lot Number 0858-M-00013-0000-00.

#### 124. Richard K. Berkebile and Denise L. Berkebile

MG-23-000860—\$187,489.80  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story residential dwelling known and numbered as 405 College Park Dr., Monroeville, PA 15146. Deed Book Volume 9661, Page 293. Block & Lot No. 976-H-58.

### Mt. Oliver

#### 99. George M. Laure, Jr. and Deborah Laure

GD-24-006332—\$9,309.68  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 212 Onyx Avenue, Pittsburgh, PA 15210. Deed Book 11126, Page 302. Block and Lot Number 33-L-223.

#### 100. Jeremy Frantz

GD-23-010774—\$4,906.03  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 120 Locust Street, Pittsburgh, PA 15210. Deed Book 13177, Page 438. Block and Lot Number 14-M-222.

### Munhall

#### 16. Rodney L. McLaughlin

MG-24-000488—\$85,089.74  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a single family residential dwelling being known and numbered as 2907 Main Street, Homestead, PA 15120. Deed Book Volume 17712, Page 262. Block and Lot Number 132-H-115.

### North Braddock

#### 92. Carl Chambers, with Notice to Heirs and Assigns

GD-23-012292—\$17,363.08  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Being thereon vacant residential land known as Penn Street, Braddock, PA 15104. Deed Book Volume 5670, Page 823. Block & Lot No. 301-J-337.

#### 93. Jamar Satterwhite

GD-23-012288—\$8,831.77  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house known as 712 1/2 Penn Street, Braddock, PA 15104. Deed Book Volume 19249, Page 456. Block & Lot No. 301-J-335.

### North Versailles

#### 38. Rhonda Jones Modest

GD-24-001979—\$23,219.43  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 309-311 Palma Street, North Versailles, PA 15137. Deed Book 16350, Page 589. Block and Lot Number 458-E-046.

#### 85. Matthew A. Mediate

GD-23-010563—\$3,122.18  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a two story frame house being known as 1207 Walnut Avenue, North Versailles, PA 15137. Deed Book Volume 10636, Page 511. Block & Lot No. 547-S-308.

### Oakmont

#### 61. Eighty-Seven Properties, LLC

GD-23-006041—\$20,089.86  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a three family dwelling being known and numbered as 808 Valley St., Oakmont, PA 15139. Deed Book 17569, Page 422. Block and Lot Number 363-S-259.

#### 83. Alexander J. Frisenda, with Notice to Heirs and Assigns

GD-22-013178—\$2,498.10  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a two story frame house being known as 627 Valley Street, Oakmont, PA 15139. Deed Book Volume 11222, Page 590. Block & Lot No. 363-R-117.

### O'Hara

#### 108. David W. Turner

MG-22-000390—\$37,169.98  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and O'Hara Township: Having erected thereon a dwelling being known and numbered as 605 Ravencrest Road, Pittsburgh, PA 15215. Deed Book Volume 13300, Page 143. Block and Lot Number 286-H-106.

### Penn Hills

#### 3. David Parker

MG-23-000312—\$176,315.79  
KML Law Group, P.C.  
215-627-1322

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

known and numbered as 105 Clay Drive, Pittsburgh, PA 15235. Deed Book 18518, Page 44. Block and Lot Number 539-E-167.

#### 12. Brian Ellis

MG-24-000112—\$215,838.33  
Chelsea A. Nixon, Esq.

McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 815 Churchill Avenue, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16737, Page 441, Block and Lot Number 0369-N-00356-0000-00.

Parcel 2: Vacant land being known as Churchill Avenue, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16737, Page 441, Block and Lot Number 0369-N-00305-0000-00.

#### 17. James Thomas, Co-Administrator of The Estate of Mildred C. Thomas, Deceased and Williams Thomas, Co-Administrator of the Estate of Mildred C. Thomas, Deceased

GD-16-023481—\$94,732.62

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 243 Calmar Drive, Verona, PA 15147. Deed Book Volume 5630, Page 857. Block and Lot Number 230-G-141.

#### 20. Kathleen Stewart and Jeffrey A. Stewart a/k/a Jeffrey Stewart a/k/a Jeffrey Allen Stewart

MG-24-000245—\$146,906.99

Stern & Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 155 Greylock Drive, Pittsburgh, PA 15235. Deed Book Volume 11623, Page 291. Block and Lot Number 540-S-093.

#### 56. Calvin W. Olivis

GD-23-012027—\$14,241.10

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 8124 Aber Road, Verona, PA 15147. Deed Book 17547, Page 327. Block and Lot Number 295-B-280.

#### 57. Carlos J. Scott

GD-24-001709—\$26,598.20

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 Spring Grove Road, Pittsburgh, PA 15235. Deed Book 16511, Page 253. Block and Lot Number 448-R-177.

#### 64. Deborah Scialabba

GD-24-003556—\$34,405.83

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant land known and numbered as Frey Road, Pittsburgh, PA 15235. Deed Book 7061, Page 213. Block and Lot Number 539-G-85.

#### 68. Chad Noel

MG-23-000448—\$49,858.15

Padgett Law Group

850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and in the Municipality of Penn Hills (formerly the

Township of Penn): Having erected thereon a single-family residential dwelling being known and numbered as 315 Janice Drive, Pittsburgh, PA 15235. Deed Book Volume 13649, Page 204, Instrument Number 2008-17836. Block and Lot Number 368-S-179.

#### 113. Mary Patrice Rowe and Jaison Bottoms

MG-24-000381—\$107,691.25

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 554 Saint Clair Drive, Verona, PA 15147. Deed Book Volume 16152, Page 161. Block and Lot Number 535-B-20.

#### 116. Timothy Nuckels and Sadie Yanovich

MG-23-001008—\$98,192.51

Jeff Calcagno, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 129 Windsor Dr., Pittsburgh, PA 15235. Deed Book Volume 17276, Page 226. Block and Lot Number 0451-D-00267-0000-00.

### Pitcairn

**129. Daniel C. Marston, known Heir of Ruth F. Marston, deceased, Michael J. Marston, known Heir of Ruth F. Marston, deceased, Charles E. Marston, known Heir of Ruth F. Marston, deceased, Mark W. Marston, known Heir of Ruth F. Marston, deceased, James D. Marston, known Heir of Ruth F. Marston, deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ruth F. Marston, deceased**

MG-23-000946—\$66,491.92

Samantha Gable, Esq.

LOGS Legal Group, LLP

610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 927 Brinton Avenue, Pitcairn, PA 15140. Deed Book Volume 15522, Page 389, Block and Lot 0746-L-00375-0000-00.

### Pleasant Hills

#### 125. Carmen V. Maglicco

MG-24-000010—\$148,730.02

Jill M. Fein, Esq.

Hill Wallack, LLP

215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling known and numbered as 438 Saratoga Drive, Pittsburgh, PA 15236. Deed Book Volume 17457, Page 130. Block & Lot No. 471-M-29.

### Plum

#### 34. Belinda S. Faix, Ellen G. Faix and Thomas M. Faix

MG-24-000493—\$79,631.82

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a single family residential dwelling being known and numbered as 906 Allegheny Avenue, New Kensington, PA 15068. Deed Book Volume 9233, Page 293. Block and Lot Number 845-H-128.

#### 84. Mary Kitchener

GD-17-015539—\$1,523.17

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one story brick house being known as 417 Allegheny Avenue, Pittsburgh, PA 15239. Deed Book Volume 11002, Page 242. Block & Lot No. 738-B-276.

#### 96. William H. Gildernew

MG-24-000555—\$95,405.24

Michelle Pierro, Esq.

Tucker Arensberg, P.C.

412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling known and numbered as 4933 Havana Dr., Pittsburgh, PA 15239. Deed Book Volume 10874, Page 51, Parcel Number 1238-P-122. Block / Lot# 1238-P-122.

### Richland

#### 32. Edward Bloom

MG-19-000382—\$863,935.58

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a single family residential dwelling being known and numbered as 3023 Fairview Road, Gibsonia, PA 15044. Deed Book Volume 13357, Page 252. Block and Lot Number 1504-R-70.

### Robinson

#### 29. Gold Coast Realty Ventures, LLC

AR-23-004170—\$9,043.20

Fred C. Jug, Jr., Esq.

412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a McKenzie Place Condominium Association dwelling being known and numbered as 1902 Kenzie Drive, Pittsburgh, PA 15205. Deed Book 14964, Page 593. Block and Lot Number 0265-C-00300-0102-00.

### Ross

#### 70. Sarver Realty Andre Plaza, LLC, Sarver Realty McKnight Plaza, LLC, and Sarver Realty Regent Square, LLC

GD-22-015529—\$2,370,644.21

Joseph A. Fidler, Esq.

412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a commercial building being known and numbered as 8035 McKnight Road, Pittsburgh, PA 15237, Deed Book Volume 17413, Page 104, Block and Lot Number 612-L-138.

### Scott

**11. Jeff Todd, Known Surviving Heir of Ronald R. Todd, Joyce Lemesh, Known Surviving Heir of Ronald R. Todd, Amy Persinger, Known Surviving Heir of Ronald R. Todd, Daniel Todd, Known Surviving Heir of Ronald R. Todd, Dana Lewis, Known Surviving Heir of Ronald R. Todd, Alan Todd, Known Surviving Heir of Ronald R. Todd, Donna L. Kolodzieck, Known Surviving Heir of Ronald R. Todd, Jamie Roland, Known Surviving Heir of Ronald R. Todd, Joshua Todd, Known Surviving Heir of Ronald R. Todd, and Unknown Surviving Heirs of Ronald R. Todd**

GD-23-005904—\$208,221.04

Chelsea A. Nixon, Esq.

McCabe, Weisberg & Conway, LLC

856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1325 Cardinal Drive, Pittsburgh, Pennsylvania 15243. Deed Book Volume 6901, Page 529. Block and Lot Number 0143-K-00036-0000-00.

### Shaler

#### 28. Mary S. Bednar a/k/a Mary Susan Bednar and Frances M. Dunn a/k/a Frances Michael Dunn

MG-23-000038—\$121,669.34

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 1484 Wilson Street, Glenshaw, PA 15116. Deed Book 12351, Page 409. Block and Lot Number 355-H-256.

#### 98. Jordan W. Tsvetkoff

MG-24-000236—\$80,384.77

MDK Legal

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 906 Tidal Terrace Drive, Allison Park, PA 15101. Document Number 2011-23694, Deed Book Volume 14696, Page 242. Block and Lot Number 0434-D-00272-0000-00.

#### 105. Francis Michael Dunn and Mary Susan Bednar

MG-22-000999—\$16,162.70

Chelsea A. Nixon, Esq.

McCabe, Weisberg & Conway, LLC

856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 1484 Wilson Street, Glenshaw, Pennsylvania 15116. Deed Book Volume 12351, Page 409. Block and Lot Number 0355-H-00256-0000-00.

#### 131. Rebecca A. Rupp a/k/a Rebecca Auld, Administratrix of the Estate of Dyan Carroll

GD-20-011116—\$67,188.37

Samantha Gable, Esq.

LOGS Legal Group, LLP

610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 939 Middle Road, Pittsburgh, PA 15223. Deed Book Volume 12579, Page 44, Block and Lot 0285-J-00038-0000-00.

### Sharpsburg

#### 37. Paul F. Klysz

GD-23-003880—\$9,210.99

Christopher E. Vincent, Esq.

724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Parcel One: Having erected thereon a dwelling being known and numbered as 1319 S. Canal Street, Pittsburgh, PA 15215. Deed Book 8480, Page 609. Block and Lot Number 168-K-347.

Parcel Two: Having erected thereon a dwelling being known and numbered as 1324 Middle Street, Pittsburgh, PA 15215. Deed Book 8480, Page 609. Block and Lot Number 168-K-168.

### South Fayette

#### 69. Jeffrey P. Smith

AR-22-004166—\$2,193.12

Fred C. Jug, Jr., Esq.

412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon an Old Orchard Community Services Association dwelling being known and numbered as 309 Redrome Circle West, Bridgeville, PA 15017. Deed Book 17698, Page 146. Block and Lot Number 0398-L-00030-0000-00.

### South Park

**107. Mary A. Johnson a/k/a Mary Alice Johnson**  
GD-24-002563—\$26,183.61  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Park: Having erected thereon a dwelling being known and numbered as 3127 Southern Drive, South Park, PA 15129. Deed Book Volume 6562, Page 416. Block and Lot Number 1008-J-212.

### Tarentum

**67. Susan M. Logue and Kenneth R. Sprouse, Jr.**  
MG-23-000642—\$38,980.23  
Padgett Law Group  
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and 3rd Ward of the Borough of Tarentum: Having erected thereon a single-family dwelling being known and numbered as 720 Center Street, Tarentum, PA 15084. Deed Book Volume 10131, Page 395, Instrument Number 1998-020339. Block and Lot Number 1223-P-144.

### Upper St. Clair

**122. Dennis Witzel**  
MG-21-000276—\$321,089.10  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 315-327 Old Lesnett Road, Pittsburgh, Pennsylvania 15241 a/k/a 315 Old Lesnett Road, Pittsburgh, PA 15241. Deed Book Volume 15397, Page 41. Block and Lot Number 0322-S-00104-0000-00.

### Verona

**53. Samuel Glover, Jr., Individually and as Administrator of the Estate of Samuel E. Glover a/k/a Samuel E. Glover, Sr. a/k/a Samuel Elie Glover, Deceased**  
MG-24-000550—\$39,286.14  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family residential dwelling being known and numbered as 606 South Avenue, Verona, PA 15147. Deed Book Volume 19341, Page 192. Block and Lot Number 364-M-122.

**106. Edward Narr a/k/a Edward H. Narr, Individually and as Heir of Judith A. Huffman-Narr, Deceased and John Huffman, solely in his capacity as heir of Judith A. Huffman-Narr, deceased and Joseph Huffman Jr., solely in his capacity as heir of Judith A. Huffman-Narr, deceased and Kevin Narr, solely in his capacity as heir of Judith A. Huffman-Narr, deceased and the Unknown Heirs of Judith A. Huffman-Narr, deceased**  
MG-23-000851—\$86,254.08  
Stern & Eisenberg, PC  
215-572-8111

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

Verona: Having erected thereon a dwelling being known and numbered as 702 Herron Avenue, Verona, PA 15147. Deed Book Volume 11664, Page 318. Block and Lot Number 364-L-274.

### West Deer

**33. Martin Viale and Donna M. Viale**  
MG-14-000704—\$125,349.33  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a single family residential dwelling being known and numbered as 30 Ashley Road, Gibsonia, PA 15044. Deed Book Volume 9801, Page 517. Block and Lot Number 1510-G-203.

### West Mifflin

**117. Nikki Rose**  
MG-23-001094—\$123,553.20  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel 1: Having erected thereon a dwelling being known and numbered as 1835 Homestead Duquesne Rd., West Mifflin, PA 15122 Deed Book Volume 18915, Page 152, Block and Lot Number 0305-N-00152-0000-00.

Parcel 2: Vacant land being known and numbered as Ohio Avenue, West Mifflin, PA 15122 Deed Book Volume 18915, Page 152, Block and Lot Number 0305-N-00115-0000-00.

### West View

**103. Estate of Andrea J. Good, last record owner/mortgagor, David R. Good, Administrator of the Estate of Andrea J. Good and in his individual capacity as heir to Andrea J. Good, Shannon M. Good, Known Heir of the Estate of Andrea J. Good, and Unknown heirs, devisees and personal representatives of Andrea J. Good and his, her, their or any of their successors in right, title and interest**  
MG-18-001330—\$170,656.30  
Emmanuel J. Argentieri, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a one (1) story dwelling house being known and numbered as 172 Lakewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 12358, Page 133. Block and Lot Number 279-D-108.

### Whitaker

**111. Ashley Atkins and Bryan Stacy**  
GD-24-006506—\$86,567.91  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 235 Grant Avenue Ext., Homestead, PA 15120. Deed Book 17510, Page 372. Block and Lot Number 180-L-235.

### White Oak

**1. Joyce E. Couch and David Couch**  
GD-24-005955—\$10,067.18  
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 114 Oliver Drive, McKeesport, PA 15131. Deed Book 11497, Page 530. Block and Lot Number 551-K-326.

### Whitehall

**41. Steven M. Blohm**  
MG-23-001081—\$149,907.59  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5270 Orchard Hill Drive, Pittsburgh, PA 15236. Deed Book Volume 17922, Page 505. Block and Lot Number 249-R-168.

**120. Barry W. Blaney**  
MG-23-000473—\$89,901.36  
Padgett Law Group  
850-422-2520

All that certain lot or piece of ground situate in the Borough of Whitehall, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 556 Glowood Drive, Pittsburgh, PA 15227. Deed Book Volume 11133, Page 297. Block and Lot Number 0189-C-13.

### Wilkinsburg

**8. Debra E. Harper**  
GD-22-008438—\$11,799.92  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 905 Ross Avenue, Pittsburgh, PA 15221. Deed Book 11418, Page 219. Block and Lot Number 233-A-169.

**9. The Unknown Heirs of Quechawn Quemar Lamont Wade a/k/a Que'Chawn Wade a/k/a Amariey Lei Wade**  
GD-24-000525—\$10,730.81  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1203 Montier Street, Pittsburgh, PA 15221. Deed Book 18037, Page 452. Block and Lot Number 233-B-20.

**58. David Broom**  
GD-24-005898—\$10,414.95  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1161 South Ave., Pittsburgh, PA 15221. Deed Book 17224, Page 138. Block and Lot Number 233-F-147.

**60. The Unknown Heirs of William B. Hamiel, Deceased**  
GD-23-014288—\$12,398.56  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1433 Foliage St., Pittsburgh, PA 15221. Deed Book 4630, Page 409. Block and Lot Number 232-J-204.

**63. Pia M. Colucci, Executrix of the Estate of Lawrence Konter, Deceased and the United States of America**  
GD-22-004631—\$34,735.97  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 2405 Forest Drive, Pittsburgh, PA 15235. Deed Book 16306, Page 490. Block and Lot Number 297-L-286.

### Pittsburgh—5th Ward

**133. Anthony I. Bentley, Jr.**  
GD-20-010310—\$34,859.67  
Samantha Gable, Esq.  
LOGS Legal Group, LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3309 Iowa Street, Pittsburgh, PA 15219. Deed Book Volume 12614, Page 159, Block and Lot 0027-C-00024-0000-00.

### Pittsburgh—7th Ward

**27. John Boon-Kee Wong, Jr.**  
GD-22-0135223—\$82,157.22  
Richard J. Thomas, Esq.  
330-744-1148

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of Pittsburgh: Having erected thereon a condominium unit dwelling being known and numbered as 5708 Walnut Street, Unit L4, Pittsburgh, Pennsylvania 15232. Deed Book 15713, Page 233. Block and Lot Number 0085-A-00222-0000-00.

**50. Natalie R. Moten, as believed Heir to the Estate of Irvin C. Moten; Natalie R. Moten, as believed Administrator to the Estate of Irvin C. Moten; Melvin N. Moten, Jr., as believed Heir to the Estate of Irvin C. Moten; Melvin N. Moten, Jr., as believed Administrator to the Estate of Irvin C. Moten; Nancy R. Moten, as believed Heir to the Estate of Irvin C. Moten; Nancy R. Moten, as believed Administrator to the Estate of Irvin C. Moten; Unknown Heirs, to the Estate of Irvin C. Moten; Unknown Administrators, to the Estate of Irvin C. Moten**

GD-24-005181—\$111,316.69  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 7: Having erected thereon a dwelling being known and numbered as 612 Summerlea Street, Pittsburgh, PA 15232. Document Number 43950, Deed Book Volume 4481, Page 562. Block and Lot Number 0084-N-00108-0000-00.

### Pittsburgh—8th Ward

**6. Baum Corner Investors, L.P.**  
GD-24-007438—\$1,426,970.72  
Michael A. Shiner, Esq.  
Alexandra L. Yuill, Esq.  
Michelle Piero, Esq.  
Tucker Arensburg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Eighth Ward: Having erected thereon a commercial building known and numbered as 5620 Baum Boulevard, Pittsburgh, PA 15232, Deed Book 8191, Page 270, Block & Lot Number 51-H-139.

### Pittsburgh—9th Ward

**134. Darren Mascilli and Donna Mascilli**  
MG-09-001431—\$81,733.59  
Samantha Gable, Esq.  
LOGS Legal Group, LLP  
610-278-6800



In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4008 Mintwood Street, Pittsburgh, PA 15224. Deed Book Volume 10153, Page 367, Block and Lot 0049-R-00124-0000-00.

### Pittsburgh—10th Ward

**66. Remedy Redevelopment, LLC**  
GD-24-006700—\$282,235.75  
Padgett Law Group  
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and in the 10th Ward of the City of Pittsburgh: Having erected thereon a single-family residential dwelling being known and numbered as 1219 Duffield Street, Pittsburgh, PA 15206. Deed Book Volume 19228, Page 566, Instrument Number 2023-5706. Block and Lot Number 82-A-55.

**97. Sue R. Antoszewski; and Michael R. Snipes a/k/a Michael Snipes**  
MG-22-000559—\$68,541.64  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 10: Having erected thereon a dwelling being known and numbered as 1707 Morningside Avenue, Pittsburgh, PA 15206. Document Number 2003-22408, Deed Book Volume 11699, Page 251. Block and Lot Number 0121-K-00043-0000-00.

**126. Alfredo F. Russo**  
MG-24-000075—\$87,850.44  
Samantha Gable, Esq.  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1711 Morningside Avenue, Pittsburgh, PA 15206. Deed Book Volume 15844, Page 313, Block and Lot 0121-K-00041-0000-00.

### Pittsburgh—11th Ward

**55. Cornell Titus, Jr., as Administrator of the Estate of Sandra M. Floyd a/k/a Sandra M. Floyd-Seay, Deceased**  
MG-24-000519—\$79,276.16  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 5498 Black Street, Pittsburgh, PA 15206. Deed Book Volume 9050, Page 628. Block and Lot Number 83-E-76.

**109. Richard McCague and Penny S. McCague**  
MG-21-000012—\$258,933.82  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 11th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5500 Beverly Place, Pittsburgh, PA 15206. Deed Book Volume 11397, Page 159, Block and Lot Number 082-K-253.

### Pittsburgh—17th Ward

**19. David D. Stine**  
GD-24-003840—\$205,651.71  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 125 South 13th Street, Pittsburgh, PA 15203. Deed Book Volume 18280, Page 360. Block and Lot Number 3-M-263.

### Pittsburgh—18th Ward

**94. 522 Freeland St. PA, LLC**  
MG-23-000759—\$142,080.62  
Dana Marks, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 522 Freeland Street, Pittsburgh, PA 15210. Deed Book Volume 18903, Page 64. Block and Lot Number 0014-E-00051-0000-00.

### Pittsburgh—19th Ward

**14. Dontae M. Ellis**  
MG-24-000203—\$241,563.38  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a two family residential dwelling being known and numbered as 1427-1429 Fallowfield Avenue, Pittsburgh, PA 15216. Deed Book Volume 18721, Page 383. Block and Lot Number 35-C-44.

**18. Brittani L. Pronic, Surviving Heir of Donald Pronic a/k/a Donald Edward Pronic, Jr., Deceased and Unknown Surviving Heirs of Donald Pronic a/k/a Donald Edward Pronic, Jr., Deceased**  
MG-24-000357—\$79,396.68  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 250 Lelia Street, Pittsburgh, PA 15211. Deed Book Volume 11450, Page 531. Block and Lot Number 15-B-174.

**115. David B. Torrey**  
MG-24-000419—\$95,918.40  
Jeff Calcagno, 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 328 Labelle St., Pittsburgh, PA 15211. Deed Book Volume 10711, Page 574. Block and Lot Number 0005-D-00087-0000-00.

### Pittsburgh—25th Ward

**23. John L. Clark, Jr.**  
MG-24-000062—\$24,625.05  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 25th Ward: Having erected thereon a one-story brick dwelling known as 1959 Letsche Street, Pittsburgh, PA 15214. Deed Book Volume 11195, Page 546, Block and Lot Number 46-P-270.

### Pittsburgh—27th Ward

**31. Starr D. Morris**  
MG-23-000066—\$54,390.12  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 1111 Ridgeland Drive, Pittsburgh, PA 15212. Deed Book Volume 10800, Page 345. Block and Lot Number 45-K-230.

**40. James Whiting**  
GD-24-006029—\$51,969.39  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2640 California Avenue, Pittsburgh, PA 15212. Deed Book Volume 15089, Page 180. Block and Lot Number 44-M-41.

**42. Mathias Nkwenti**  
MG-24-000352—\$117,936.56  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1407 Hodgkiss Street, Pittsburgh, PA 15212. Deed Book 13017, Page 391. Block and Lot Number 45-J-255.

**130. Nancy L. Dugan**  
MG-24-000502—\$54,060.12  
Samantha Gable, Esq.  
LOGS Legal Group, LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1166 Lapis Road, Pittsburgh, PA 15212. Deed Book Volume 967, Page 545, Block and Lot 0114-D-00132-0000-00.

### Pittsburgh—28th Ward

**121. Dale P. Pinto, Jr. and Sonja L. Pinto**  
MG-21-000270—\$42,187.36  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 28th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 1422 Magnus Street, Pittsburgh, PA 15205 a/k/a 1576 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 12551, Page 83. Block and Lot Number 19-E-201.

Parcel 2: Being vacant land being known as Magnus Street, Pittsburgh, PA 15205 a/k/a 1576 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 12551, Page 83. Block and Lot Number 19-E-204.

### Pittsburgh—29th Ward

**36. Jesse Caretti, Surviving Heir of Susan Pashel Caretti, Deceased, Joshua Caretti, Surviving Heir of Susan Pashel Caretti, Deceased and Unknown Surviving Heirs of Susan Pashel Caretti, Deceased**  
MG-24-000358—\$78,987.86  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 22 Newett Street, Pittsburgh, PA 15210. Deed Book Volume 10224, Page 315. Block and Lot Number 60-L-136.

### Pittsburgh—30th Ward

**48. Mary Sarah Dayton**  
GD-23-010785—\$44,245.88  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 242 Reifert Street, Pittsburgh, PA 15210. Deed Book Volume 5448, Page 397, Block and Lot 0033-K-00097-0000-00.

### Pittsburgh—32nd Ward

**127. Daniel N. Lewis and Denise A. Craig**  
MG-23-001168—\$72,707.07  
Samantha Gable, Esq.  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh, formerly Borough of Overbrook: Having erected thereon a dwelling being known and numbered as 314 Parklyn Street, Pittsburgh, PA 15234. Deed Book Volume 9086, Page 650, Block and Lot 0139-D-00200-0000-00.

#### AMENDED NOTICE

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

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

**Allegheny County Bar Association**  
412-261-0518  
**Lawyer Referral Services**  
412-261-5555  
**Neighborhood Legal Services**  
412-255-6700

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

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

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

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

**Sheriff's Office, Pittsburgh, PA.**  
Kevin M. Kraus, Sheriff  
Nov 7, 2024  
Nov 8, 15, 22, 2024

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

**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:

Cislo, Nancy Jean a/k/a Nancy J. Cislo, deceased, of Dravosburg, PA. No. 05348 of 2024. Susan Marie Cislo, Extr., c/o Ian Petrulli, Esq., 12239 U.S. Route 30, North Huntingdon, PA 15642.

24-04151 Nov 22, 27; Dec 4, 2024

Dern, Louise A. a/k/a Louise A. Antes, deceased, of Plum Borough, PA. No. 07155 of 2024. William E. Dern, Extr., 87 Bedick Road, Saltsburg, PA 15681 or to Chelsea Dice, Esq., Bruce E. Dice & Assoc., PC, 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

24-04150 Nov 22, 27; Dec 4, 2024

Hurka, Michael, deceased, of McKees Rocks, PA. No. 00779 of 2024. Susan Hurka Satina, Admr., c/o Donald Mark Satina, Esq., 902 Broadway Ave., McKees Rocks, PA 15136.

24-02118w Nov 22, 27; Dec 4, 2024

Introcoso, Candace a/k/a Candace Introcoso, deceased, of McCandless, PA. No. 05429 of 2023. Judith Connor, Extr., c/o Timothy J. Giltinan, 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

24-02116w Nov 22, 27; Dec 4, 2024

Kane, Francis P., deceased, of Pittsburgh, PA. No. 07305 of 2024. Kathleen Hussak, Extr., 2435 Saratoga Dr., Pittsburgh, PA 15237 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-02115w Nov 22, 27; Dec 4, 2024

Korpiel, Ann C., deceased, of Scott Township, PA. No. 06821 of 2024. Thomas M. Korpiel, Extr., 151 Kimber Drive, McMurray, PA 15317 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-04154 Nov 22, 27; Dec 4, 2024

Krutules, Sr., Lawrence J., deceased, of Pittsburgh, PA. No. 06921 of 2024. Lawrence J. Krutules, Jr., Extr., 116 Donley Road, Eighty-Four, PA 15330 or to Maxwell R. Dormer, Esq., The Lynch Law Group, LLC, 375 Southpointe Boulevard, Suite 100, Canonsburg, PA 15317.

24-04156 Nov 22, 27; Dec 4, 2024

Leddy, Jr., Thomas J., deceased, of Monroeville, PA. No. 06987 of 2024. Thomas J. Leddy, III, Co-Extr., 168 Winchester Dr., Pittsburgh, PA 15239 and Lora Leddy Skulicz, Co-Extr., 9 Camera Place, Pittsburgh, PA 15235.

24-02112w Nov 22, 27; Dec 4, 2024

Monfredi, Raffelina M., deceased, of Verona, PA. No. 6836 of 2024. Michael C. Monfredi, Extr., 1001 McCallister Drive, New Kensington, PA 15068 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

24-04155 Nov 22, 27; Dec 4, 2024

Seeling, Michele a/k/a Michele M. Seeling, deceased, of Crafton, PA. No. 7141

of 2024. Renee Hillgrove, Extr., 509 Walden Way, Imperial, PA 15126 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

24-04148 Nov 22, 27; Dec 4, 2024

Woods, William S. a/k/a William Sayre Woods, deceased, of Dormont, PA. No. 07101 of 2024. Kandyce K. Ashton a/k/a Kandyce Kay Ashton, Extr., 2960 Halsey Dr. NE, Warren, OH 44483 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

24-04147 Nov 22, 27; Dec 4, 2024

Ziecina, Cecelia A., deceased, of Pittsburgh, PA. No. 07122 of 2024. Marcia M. DiNardo, Admr., c/o Matthew J. Morella, Esq., MJM Law, PLLC, 301 Grant Street, Suite 270, Pittsburgh, PA 15219.

24-02117w Nov 22, 27; Dec 4, 2024

Andrejasik, Anthony J., deceased, of Pittsburgh, PA. No. 06738 of 2024. Kathleen H. Lloyd, Admr., 352 Orchard Spring Road, Pittsburgh, PA 15220 or to Robert H. Gustine, Esq., Straka & Gustine, LLP, 1130 Greentree Road, Pittsburgh, PA 15220.

24-04109 Nov 15, 22, 27, 2024

Barron, Elizabeth A., deceased, of Hampton Township, PA. No. 06870 of 2024. Beth Ann Kelly, Extr., 4035 Waters Lane, Gibsonia, PA 15044 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

24-04107 Nov 15, 22, 27, 2024

Doyle, Paul J., deceased, of Mount Oliver, PA. No. 05452 of 2024. Leslie Scalise, Extr., c/o Robert K. Schweitzer, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-04104 Nov 15, 22, 27, 2024

Duncan, Karen S. a/k/a Karen Susan Duncan, deceased, of Pittsburgh, PA. No. 06818 of 2024. Mary Jane Snyder, Admr. c.t.a., 734 Kratt Street, Buena Vista, PA 15018 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-04112 Nov 15, 22, 27, 2024

Gouker, Kenneth P., deceased, of Jefferson Hills, PA. No. 06751 of 2024. Marie Gouker, Extr., 107 Walters Road, Jefferson Hills, PA 15025 or to Charles A. Frankovic, Esq., Pribanic & Pribanic, LLC, 1735 Lincoln Way, White Oak, PA 15131.

24-04113 Nov 15, 22, 27, 2024

Ives, Alina, deceased, of Franklin Park Borough, PA. No. 7028 of 2024. Dennis Hareras, Co-Extr. and Joyce Annette Singleton-Hareras, Co-Extr., c/o Ashley M. Elias, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001.

24-04105 Nov 15, 22, 27, 2024

Koll, Kathleen S., deceased, of Ross Township, PA. No. 06723 of 2024. Richard F. Koll, Jr., Extr., 113 Mercia Drive, Pittsburgh, PA 15237 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

24-04111 Nov 15, 22, 27, 2024

Mozurak, Mary Jo, deceased, of Ross Township, PA. No. 06928 of 2024. Michele E. Bampurak, Extr., 2491 Shadowbrook Dr., Wexford, PA 15090 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

24-04108 Nov 15, 22, 27, 2024

Mroz, Sr., Ronald A., deceased, of West Mifflin, PA. No. 3730 of 2024. Ramona Mroz Stanoszek, Admr., c/o Laura J. Whiteman, Esq., 3910 Main St., Munhall, PA 15120.

24-04106 Nov 15, 22, 27, 2024

Snider, James C., deceased, of Penn Hills, PA. No. 6963 of 2024. Cynthia Jane Bigenho, Extr., c/o Jeanine M. Francisus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-04114 Nov 15, 22, 27, 2024

Stevenson, Robert J., deceased, of McKees Rocks, PA. No. 07202 of 2024. William E. Stevenson, Extr., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C. 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

24-02078w Nov 15, 22, 27, 2024

Tharp, Karla a/k/a Karla J. Tharp, deceased, of Pittsburgh, PA. No. 06912 of 2024. Brice Feal, Admr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

24-04110 Nov 15, 22, 27, 2024

Butter, Robert E., deceased, of Mt. Lebanon, PA. No. 06748 of 2024. Sandra M. Colatrella, Extr., 125 Fieldgate Drive, Pittsburgh, PA 15241 or to Donald B. Formoso, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.

24-04059 Nov 8, 15, 22, 2024

Ferencak, Evelyn L., deceased, of Crescent, PA. No. 06610 of 2024. Carianne McLane, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.

24-02053w Nov 8, 15, 22, 2024

Finnigan, Kenneth W., deceased, of West Mifflin, PA. No. 06470 of 2024. Charles Hammell, Admr., 1365 Overdale Drive, West Mifflin, PA 15120 or to Taylor Martucci, Esq., Kontos, Mengine, Killion & Hassen, 603 Stanwix Street, Suite 1228, Two Gateway Center, Pittsburgh, PA 15222.

24-04062 Nov 8, 15, 22, 2024

Marcello, Mary Alma, deceased, of Gibsonia, PA. No. 7027 of 2024. Michael Marcello, Extr., P. O. Box 139, Mars, PA 16046 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-02051w Nov 8, 15, 22, 2024

Popko, Michael Charles a/k/a Michael Popko, deceased, of Clairton, PA. No. 06899 of 2024. Gregory W. Popko, Extr., 11 Angle Street, Pittsburgh, PA 15220 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.

24-02052w Nov 8, 15, 22, 2024

Smith, R. Banks a/k/a Robert Banks Smith, deceased, of Oakmont, PA. No. 06665 of 2024. Michael W. Smith, Extr., 702 11th Street, Oakmont, PA 15139 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04058 Nov 8, 15, 22, 2024

Stokes, Albert M., deceased, of Wexford, PA. No. 07008 of 2024. Beth Ann Kelly, Extr., 4035 Watts Lane, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-02056w Nov 8, 15, 22, 2024

Sylvester, Rawlins, deceased, of Pittsburgh, PA. No. 07018 of 2024. Bernadette L. DeLeon Lovett, Extr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

24-02054w Nov 8, 15, 22, 2024

Wolf, Robert E., deceased, of Moon Township, PA. No. 07067 of 2024. Kurtis R. Wolf, Extr., 717 N. Shefford Court, Wichita, KS 67212 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-02058w Nov 8, 15, 22, 2024

Wolfe, Beverly Joyce a/k/a Beverly Wolfe a/k/a Beverly J. Wolfe, deceased, of Elizabeth, PA. No. 06745 of 2024. Aleda Arnold Menchyk, Extr., 545 Wolfe Drive, Elizabeth, PA 15037 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131.

24-04061 Nov 8, 15, 22, 2024

**Articles of Incorporation  
Business Corporation**

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

24-04149 Nov 22, 2024

**Articles of Incorporation  
Nonprofit Corporation**

Rocco E. Cozza, Esq., Cozza Law Group PLLC, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15220. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on November 5, 2024, with respect to a nonprofit corporation, God's Touch Nation, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-02113w Nov 22, 2024

**Articles of Incorporation  
Nonprofit Corporation**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on July 18, 2024, with respect to a nonprofit corporation, Forest Hills Swim Team Booster Club, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-02114w Nov 22, 2024

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-007992. In re: Petition of Olandy Williams, for change of name to Olando Williams. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 18, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-04175 Nov 22, 2024

**Fictitious Name Registration**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of JH Low Voltage Services, with its principal office or place of business at 1646 Route 30, Clinton, PA 15026. The names and addresses of all persons who are parties to the registration are: Joshua Leroy Hoover, 1646 Route 30, Clinton, PA 15026.

24-04158 Nov 22, 2024

**Notice of Trust Administration**

Notice is hereby given of the administration of the Anna Marie Kramer Revocable Living Trust Dated November 22, 2005. Anna Marie Kramer, settlor of trust, of Pittsburgh and the Commonwealth of Pennsylvania, died September 13, 2024. All persons having claims against said Trust are

requested to make known the same to Joseph Kramer, successor Trustee. All persons indebted to Anna Marie Kramer are requested to make payment without delay to Joseph Kramer, successor Trustee, c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015.

24-04103 Nov 15, 22, 27, 2024

## CIVIL DIVISION

### New Arbitration Suits

(Continued from Page 1, Column 2)

**Citibank N.A.** vs Parris Patricia; AR-24-006741; Contract - Credit Card; Exhibits; 2724.20; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Bailey Robert** vs Woodland Hills School District; AR-24-006742; Contract - Other; Complaint; 48400.00; Atty(s): Newborg John, Skovdal Finn L.

**Citibank N.A.** vs Zwick Tim; AR-24-006743; Contract - Credit Card; Exhibits; 3526.59; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Citibank N.A.** vs Meyers Shelley L.; AR-24-006744; Contract - Credit Card; Exhibits; 5942.30; Atty(s): Lipinski Michael Robert, Zion Ilana

**Citibank N.A.** vs Lynch Jr Clifford; AR-24-006745; Contract - Credit Card; Exhibits; 8738.49; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Citibank N.A.** vs Conley Nancy C.; AR-24-006746; Contract - Credit Card; Exhibits; 15188.94; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Citibank N.A.** vs Taylor Jamaar; AR-24-006747; Contract - Credit Card; Exhibits; 2652.17; Atty(s): Lipinski Michael Robert, Zion Ilana

**U.S. Bank National Association** vs Colwell Patience; AR-24-006748; Contract - Credit Card; Praecepte for Appearance; 6880.10; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

**Citibank N.A.** vs Fitzhenry Shawna; AR-24-006749; Contract - Credit Card; Exhibits; 11656.89; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

**Citibank N.A.** vs Dengler Wayne S.; AR-24-006750; Contract - Credit Card; Exhibits; 8621.76; Atty(s): Lipinski Michael Robert, Zion Ilana

**Discover Bank** vs Casale Navegante Jordana; AR-24-006751; Contract - Credit Card; Praecepte for Appearance; 1984.44; Atty(s): Kramer Danielle Berger, Fitzgibbon Brittany R.

**Discover Bank** vs Mikoloski Daniel J; AR-24-006752; Contract - Credit Card; Praecepte for Appearance; 12352.61; Atty(s): Kramer Danielle Berger, Fitzgibbon Brittany R.

**Discover Bank** vs Nzongola Peter; AR-24-006753; Contract - Credit Card; Praecepte for Appearance; 2417.84; Atty(s): Kramer Danielle Berger, Fitzgibbon Brittany R.

**Discover Bank** vs Purcell Van W; AR-24-006754; Contract - Credit Card; Praecepte for Appearance; 8629.19; Atty(s): Kramer Danielle Berger, Fitzgibbon Brittany R.

**Community Bank N.A.** vs Meyers Katie A.; AR-24-006755; Contract - Other; Complaint; 19704.67; Atty(s): Sheils Robert Peter

**Capital One N.A.** vs Wills Grant A.; AR-24-006756; Contract - Credit Card; Exhibits; 33946.00; Atty(s): Hannum Kellie T

**Capital One N.A.** vs Robertson Melissa M.; AR-24-006757; Contract - Credit Card; Exhibits; 12959.98; Atty(s): Ratchford Michael

**Oxford Court Condominium Association** vs Walkowiak Timothy W., Hartley Richelle Rikal; AR-24-006758; Contract - Other; Complaint; 4928.17; Atty(s): Jug Jr. Fred C.

**Citizens Bank N.A.** vs Ferguson Robert V.; AR-24-006759; Contract - Credit Card; Motion to File Late Appeal; 5370.46; Atty(s): Bifulco David Kennedy

**Cherrington Homeowners Association** vs Chen Bill, Chen Anne; AR-24-006760; Contract - Other; Complaint; 750.00; Atty(s): Jug Jr. Fred C.

**Williford Chanel, Vickers Antonio** vs Cumpston Candace, Little Peeps Play & Learn; AR-24-006761; Other Tort; Order of Court - IFP Granted; Atty(s): Self-Represented

**JPMorgan Chase Bank N.A.** vs Lawu Angelica; AR-24-006762; Contract - Debt Collection; Exhibits; 15487.77; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Leber Ronald; AR-24-006763; Contract - Debt Collection; Exhibits; 6959.89; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Steck Bradford; AR-24-006764; Contract - Debt Collection; Exhibits; 9773.02; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Alvarez Kevin; AR-24-006765; Contract - Debt Collection; Exhibits; 23277.34; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Ujzdowski David; AR-24-006766; Contract - Debt Collection; Exhibits; 16013.21; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Barr Luke** vs Laurel Real Estate Services LLC; AR-24-006767; Other Tort; Defendant's Appeal of MDJ; 910.43; Atty(s): Self-Represented

**Moore John, Moore Sharon** vs Avid Settlement Inc., Carpenter Deanna; AR-24-006768; Contract - Other; Complaint; Atty(s): Miller Katherine E., Dornish Bradley S, Morrison Sarah Elizabeth

**Halpin Daniel** vs Crunch Fitness; AR-24-006769; Other Tort; Complaint; Atty(s): Shaffer John

**Velocity Investments LLC** vs Fields Travis; AR-24-006770; Contract - Debt Collection; Exhibits; 6674.13; Atty(s): Tsarouhis Demetrios H.

**Chatham Village Homes Inc.** vs Margaret Ringel & Associates; AR-24-006771; Contract - Debt Collection; Defendant's Appeal of MDJ; 2941.56; Atty(s): Self-Represented

**Margaret Ringel & Associates** vs Chatham Village Homes Inc.; AR-24-006772; Contract - Debt Collection; Complaint from MDJ Decision; 2941.56; Atty(s): Self-Represented

**Thermal Care Inc.** vs Azzur Cleanrooms On Demand Services LLC; AR-24-006773; Contract - Other; Complaint; 18933.75; Atty(s): Cerrone Jr. Danny P

**Velocity Investments LLC** vs Newton Sarah; AR-24-006774; Contract - Debt Collection; Exhibits; 3631.99; Atty(s): Weinberg Frederic I, Flink Joel M

**Velocity Investments LLC** vs Amer Ahmed; AR-24-006775; Contract - Debt Collection; Exhibits; 4964.54; Atty(s): Weinberg Frederic I, Flink Joel M

**Velocity Investments LLC** vs O'Brien Gail; AR-24-006776; Contract - Debt Collection; Exhibits; 9174.31; Atty(s): Weinberg Frederic I, Flink Joel M

**Frangos Mekala, Lynch Kendan** vs Travelers Personal Insurance Company; AR-24-006777; Contract - Other; Complaint; Atty(s): LaCava Nick, Mengine Anthony C

**Baker Britanni Evette** vs General Motors LLC; AR-24-006778; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Kanski Brandi** vs LVNV Funding LLC; AR-24-006779; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

**Ostravich Tina** vs Midland Credit Management Inc.; AR-24-006780; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

**Tucek Arlene** vs Hyundai Motor America; AR-24-006781; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**Ally Bank** vs McCormick Sydney Johna; AR-24-006782; Replevin; Complaint; 48552.89; Atty(s): Rase Leslie J.

**JPMorgan Chase Bank N.A.** vs Sukitch Brian D; AR-24-006783; Contract - Debt Collection; Exhibits; 16759.83; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Gaber Tim P.; AR-24-006784; Contract - Debt Collection; Exhibits; 24427.14; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Muick Catherine; AR-24-006785; Contract - Debt Collection; Exhibits; 11984.94; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Strasser Erica V.; AR-24-006786; Contract - Debt Collection; Exhibits; 9159.11; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Tinter Robert; AR-24-006787; Contract - Debt Collection; Exhibits; 6735.96; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Bogus Jason; AR-24-006788; Contract - Debt Collection; Exhibits; 19181.91; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Halerz Donnette** vs Allstate Fire & Casualty Insurance Company; AR-24-006789; Motor Vehicle Accident; Complaint; 50000.00; Atty(s): Kofsky Joel Jay

**Advanced Equity Capital LLC** vs Fox John C., Werkmeister Courtney B.; AR-24-006790; Other Tort; Praecepte for Appearance; 29500.24; Atty(s): Hanchak Carl M

**Nourashrafeddin Seyed** vs Fairmont Pittsburgh; AR-24-006791; Employment Discrimination; Complaint; 3000.00; Atty(s): Self-Represented

**Navy Federal Credit Union** vs Omata Renee A.; AR-24-006792; Contract - Debt Collection; Complaint; Atty(s): Blecki Douglas Richard

**JPMorgan Chase Bank N.A.** vs Patterson James; AR-24-006793; Contract - Debt Collection; Exhibits; 13235.73; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Spring Oaks Capital SPV LLC** vs Mroz Jessica; AR-24-006794; Contract - Credit Card; Exhibits; 3942.35; Atty(s): Weinberg Frederic I, Flink Joel M

**Bank of America N.A.** vs Vennero Megan Lyn; AR-24-006795; Contract - Credit Card; Exhibits; 20787.65; Atty(s): Weinberg Frederic I, Flink Joel M

**Blokh Zeev, Blokh Noa L.** vs Pittsburgh Water & Sewer Authority; AR-24-006796; Other Tort; Complaint; 49999.99; Atty(s): Zwickl Todd Thomas, Foreman Robert L

**Woodring Nathan Rylie** vs General Motors LLC; AR-24-006797; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Capital One N.A.** vs Koprivnikar Kelli A.; AR-24-006798; Contract - Credit Card; Exhibits; 13239.56; Atty(s): Baroska III Robert L.

**Capital One N.A.** vs Sante Sr. Richard A.; AR-24-006799; Contract - Credit Card; Exhibits; 20879.62; Atty(s): Ratchford Michael

**Capital One N.A.** vs Haley Elizabeth G.; AR-24-006800; Contract - Credit Card; Exhibits; 17436.62; Atty(s): Ratchford Michael

**Washington Danay Aniah, Lee-Washington Sylvia** vs General Motors LLC; AR-24-006801; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Port Authority of Allegheny County** vs Berry Sherrelle; AR-24-006802; Motor Vehicle Accident; Complaint; 24708.87; Atty(s): Foley Jr. Roger W, Kennedy Michael E, Cetra Michael J

**JPMorgan Chase Bank N.A.** vs Fiore Michael G.; AR-24-006803; Contract - Debt Collection; Exhibits; 13146.29; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Keegan Edward** vs Brooks Eugene Tai; AR-24-006804; Other Tort; Defendant's Appeal of MDJ; 328.23; Atty(s): Self-Represented

**JPMorgan Chase Bank N.A.** vs Enos Ryan; AR-24-006805; Contract - Debt Collection; Exhibits; 5856.90; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Washington Joseph L.; AR-24-006807; Contract - Debt Collection; Exhibits; 6271.10; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Bennett Brian O., Bennett Mary Lynne** vs Brown Paul, Strategic Improvements; AR-24-006808; Contract - Buyer Plaintiff; Complaint; 11000.00; Atty(s): Self-Represented

**84 Lumber Company L.P.** vs USA Security LLC, Cox William; AR-24-006809; Contract - Other; Complaint; 16752.27; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

**Walker Adam** vs Mirza Haroon; AR-24-006810; Contract - Credit Card; Petition to Proceed IFP; Atty(s): Self-Represented

**Hill Keisha** vs Mackenzie Place Holdings; AR-24-006827; Other Tort; Defendant's Appeal of MDJ; 3500.00; Atty(s): Self-Represented

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## CIVIL DIVISION

## New Arbitration Suits

(Continued from Page 11, Column 4)

**Coleman Paris** vs Kent Ryan; AR-24-006828; Other Tort; Defendant's Appeal of MDJ; 3000.00; Atty(s): Self-Represented

**Maida Aminata** vs Kabamba Enoch Nzila; AR-24-006829; Contract - Debt Collection; Complaint; 19959.32; Atty(s): Self-Represented

**Credit Corp Solutions Inc** vs Mekala Vivek; AR-24-006832; Contract - Debt Collection; Exhibits; 15492.15; Atty(s): Morris Gregg L

**Credit Corp Solutions Inc** vs Lewis Taumir; AR-24-006833; Contract - Debt Collection; Exhibits; Atty(s): Morris Gregg L

**Credit Corp Solutions Inc** vs Dinapoli Jenna, Dinapoli Dean V.; AR-24-006834; Contract - Debt Collection; Exhibits; Atty(s): Morris Gregg L

**Watkins Cory E.** vs George Michael T.; AR-24-006835; Contract - Other; Complaint; 15400.00; Atty(s): Krawiec Vincent James

**Crosby Sabina** vs Pittsburgh Regional Transit, Doe John; AR-24-006836; Motor Vehicle Accident; Complaint; Atty(s): Keller Brandon Russell

**Credit Acceptance Corporation** vs Kelly Geoffrey S.; AR-24-006837; Contract - Other; Exhibits; 13815.70; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**State Farm Mutual Automobile Insurance Company** vs Edemidiong Sunny; AR-24-006838; Motor Vehicle Accident; Complaint; 13672.52; Atty(s): Allen Robert W.

**Cleanup Services Inc.** vs Gardner Brandi J., Gardner II Harold P.; AR-24-006839; Contract - Debt Collection; Complaint; 13351.55; Atty(s): McKenna Mark F

**JPMorgan Chase Bank N.A.** vs Long Michael; AR-24-006840; Contract - Debt Collection; Exhibits; 6174.57; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Carroll Jr. Leon; AR-24-006841; Contract - Debt Collection; Exhibits; 12048.51; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Charley Jr. Edward A.; AR-24-006842; Contract - Debt Collection; Exhibits; 6163.31; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Yetsick Derek; AR-24-006843; Contract - Debt Collection; Exhibits; 6178.47; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Rodriguez Roberto J.; AR-24-006844; Contract - Debt Collection; Exhibits; 5559.40; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Rodriguez Roberto J.; AR-24-006845; Contract - Debt Collection; Exhibits; 3538.20; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**State Farm Mutual Automobile Insurance Company** vs Nationwide General Insurance Company; AR-24-006846; Other Tort; Complaint; 163.76; Atty(s): Allen Robert W.

**JPMorgan Chase Bank N.A.** vs Pahnke Ryan M.; AR-24-006847; Contract - Debt Collection; Exhibits; 6857.52; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**State Farm Mutual Automobile Insurance Company** vs Day & Ross USA Inc., A&S Services Group LLC, Stiver Shawn; AR-24-006848; Motor Vehicle Accident; Complaint; 2549.84; Atty(s): Allen Robert W.

**Citibank N.A.** vs Keys Keyanna N.; AR-24-006849; Contract - Credit Card; Exhibits; 2922.24; Atty(s): Klemm Paul

**Citibank N.A.** vs Shitemi Michael; AR-24-006850; Contract - Credit Card; Exhibits; 1780.48; Atty(s): Klemm Paul

**Citibank N.A.** vs Ehven Mihal R.; AR-24-006851; Contract - Credit Card; Exhibits; 4181.74; Atty(s): Pomy Matthew Weston

**Citibank N.A.** vs Agar Ian Z.; AR-24-006852; Contract - Credit Card; Exhibits; 2355.80; Atty(s): Pomy Matthew Weston

**Melvin Charlotte** vs Visk Jr. Robert; AR-24-006853; Motor Vehicle Accident; Complaint; Atty(s): Cartwright James L., Giannetti Anthony J.

**State Farm Mutual Automobile Insurance Company** vs Verizon Pennsylvania LLC, Garcia-Delgado Francisco; AR-24-006854; Motor Vehicle Accident; Complaint; 2001.21; Atty(s): Allen Robert W.

**Citibank N.A.** vs Clemente Fred; AR-24-006855; Contract - Credit Card; Exhibits; 6267.33; Atty(s): Pomy Matthew Weston

**LVNV Funding LLC, LVNV Funding LLC** vs Moran Corey, Moran Corey; AR-24-006831; Contract - Debt Collection; Defendant's Appeal of MDJ; 5665.27; Atty(s): Self-Represented, Self-Represented

**McFarland Brandy, McFarland Brandy** vs LVNV Funding LLC, LVNV Funding LLC; AR-24-006857; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P., Gordon Travis A., Ward Joshua P.

**Prestito Project LLC, Prestito Project LLC** vs Thompson McKinley Lynne, Mirror Production's LLC, Thompson McKinley Lynne, Mirror Production's LLC; AR-24-006858; Contract - Other; Complaint; Atty(s): Gailey Matthew D., Gailey Matthew D.

**Burns Lori, Burns Lori** vs Midland Credit Management Inc., Midland Credit Management Inc.; AR-24-006859; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P., Gordon Travis A., Ward Joshua P.

**Elko Delores, Elko Delores** vs Buono Brothers Memorials, Buono Brothers Memorials; AR-24-006860; Contract - Other; Defendant's Appeal of MDJ; Atty(s): Lautner D. Scott, Lautner D. Scott

**Four Seasons Sunrooms & Window, Four Seasons Sunrooms & Window** vs Pittsburgh Remodeling Queens LLC, Klaus Victoria Brady, Pittsburgh Remodeling Queens LLC, Klaus Victoria Brady; AR-24-006861; Contract - Other; Complaint; 43376.38; Atty(s): McClure Shawn P, Cummings Kevin J., McClure Shawn P, Cummings Kevin J.

**Jackson Cathy, Jackson Cathy** vs Portfolio Recovery Associates LLC, Portfolio Recovery Associates LLC; AR-24-006862; Other Tort; Exhibits; Atty(s): Gordon Travis A., Gordon Travis A.

**Wells Fargo Bank N.A., Wells Fargo Bank N.A.** vs Dykla Jordan A., Dykla Jordan A.; AR-24-006863; Contract - Debt Collection; Complaint; 7032.85; Atty(s): Francese Nicole M., Francese Nicole M.

**Saddlewood Condominium Association, Inc., Saddlewood Condominium Association, Inc.** vs Saydirasulov Bahtiyor, Obidova Madina, Saydirasulov Bahtiyor, Obidova Madina; AR-24-006864; Contract - Debt Collection; Complaint; 3054.50; Atty(s): Jug Jr. Fred C., Jug Jr. Fred C.

**Hohl Kristina** vs 2M Management Group; AR-24-006806; Other Tort; Order of Court - IFP Granted; 2311.00; Atty(s): Self-Represented

**Avis Rent A Car System LLC** vs Samuel Robert I, Samuel Myra C.; AR-24-006865; Contract - Other; Complaint; 25313.50; Atty(s): McElhanev Travis L.

**TD Bank USA N.A.** vs Skeel Justin D.; AR-24-006866; Contract - Credit Card; Exhibits; 16250.99; Atty(s): Morris Gregg L

**Frank Daniel** vs Price Patricia A.; AR-24-006867; Motor Vehicle Accident; Complaint; Atty(s): Rudert Erin K

**Kropf Christopher** vs Seamon Ashley; AR-24-006868; Contract - Other; Complaint; 2850.39; Atty(s): Self-Represented

**Pasquarelli Holly Ann** vs General Motors LLC; AR-24-006869; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Condra Catherine A** vs General Motors LLC; AR-24-006870; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Davey Tree Expert Company** vs Danella Line Services Company Inc.; AR-24-006871; Contract - Debt Collection; Praecipe for Appearance; 36242.88; Atty(s): Wechsler Daniel A

**Johnson Douglas, Johnson Nancy** vs Southern Heritage Investment Properties LLC; AR-24-006872; Contract - Other; Complaint; 7000.00; Atty(s): Galbraith Robert W

**Melendez Jose E.** vs JNM Expert Auto Care, Gomez Sam, Reyes Jaime; AR-24-006873; Other Tort; Order of Court - IFP Granted; Atty(s): Self-Represented

**JPMorgan Chase Bank N.A.** vs Diehl Danielle A.; AR-24-006874; Contract - Debt Collection; Exhibits; 3566.53; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Fox Hollow Condominium Association** vs Rutkowski Sandra; AR-24-006875; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

**McFarlane Courtney** vs Midland Credit Management Inc.; AR-24-006876; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

**JPMorgan Chase Bank N.A.** vs Mawritz Theresa; AR-24-006877; Contract - Debt Collection; Exhibits; 12603.38; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Forsythe Finance LLC** vs Jones Janina; AR-24-006878; Contract - Debt Collection; Exhibits; 5330.63; Atty(s): Tsarouhis Demetrios H.

**JPMorgan Chase Bank N.A.** vs Collins Jr. Thomas A.; AR-24-006879; Contract - Debt Collection; Exhibits; 8604.18; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Velocity Investments LLC** vs Trowell Troy; AR-24-006880; Contract - Debt Collection; Exhibits; 4986.19; Atty(s): Tsarouhis Demetrios H.

**JPMorgan Chase Bank N.A.** vs Mason Asia S.; AR-24-006881; Contract - Debt Collection; Exhibits; 4997.63; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Velocity Investments LLC** vs Montgomery Vanessa; AR-24-006882; Contract - Debt Collection; Exhibits; 6133.74; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Alvarez Catherine; AR-24-006883; Contract - Debt Collection; Exhibits; 5643.86; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Plater Ashley; AR-24-006884; Contract - Debt Collection; Exhibits; 2272.12; Atty(s): Tsarouhis Demetrios H.

**Columbia Gas of Pennsylvania** vs West Penn Utilities LLC; AR-24-006885; Other Tort; Complaint; 2722.66; Atty(s): Molczan William T

**Velocity Investments LLC** vs Bellissimo Lisa; AR-24-006886; Contract - Debt Collection; Exhibits; 2676.68; Atty(s): Tsarouhis Demetrios H.

**Velocity Investments LLC** vs Mallon Colleen; AR-24-006887; Contract - Debt Collection; Exhibits; 10413.44; Atty(s): Tsarouhis Demetrios H.

**Summerhill Tracy A., Sibley Neal C.** vs A & L Motors, Jaguar Land Rover North America LLC; AR-24-006888; Contract - Other; Complaint; Atty(s): Roseman Christina Gill

**Tagliaferi Jan** vs Paving Solutions LLC; AR-24-006889; Contract - Buyer Plaintiff; Complaint; 49000.00; Atty(s): Feldman Max C.

**American Express National Bank** vs Donofrio Richard; AR-24-006890; Contract - Credit Card; Complaint; 10701.47; Atty(s): Doyle Amy F

**First National Bank of Omaha** vs Winning Augusta; AR-24-006891; Contract - Debt Collection; Complaint; 20949.76; Atty(s): Raker Nicholas J.

**People's Natural Gas Company LLC** vs JR Contracting LLC; AR-24-006892; Other Tort; Complaint; 3076.72; Atty(s): Leyland Jacob, Gramc Joseph W, Monti Richard A.

**Beck Gene R., Beck Shirley J., Beck Glenn D.** vs Eastern Gas Transmission & Storage Inc.; AR-24-006893; Contract - Other; Complaint; 15881.02; Atty(s): Corcoran Jr. John P.

**Miracle Landscaping** vs Gropelli Anthony, Maze Victoria A.; AR-24-006894; Contract - Debt Collection; Defendant's Appeal of MDJ; 2881.00; Atty(s): Fedel L. Charles

**Sewickley Heights Manor Homes Association** vs Bauer Lawrence E.; AR-24-006895; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

**Sewickley Heights Manor Homes Association** vs Kasperik Kathleen A.; AR-24-006896; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

**Danko Richard, Harshman Danielle L.** vs Travelers Casualty and Surety Company of America; AR-24-006897; Contract - Other; Complaint; 25631.25; Atty(s): Gregorio Neil J., Hamilton Mark Conrad

**Danko Richard, Harshman Danielle L.** vs Travelers Casualty and Surety Company of America; AR-24-006898; Contract - Other; Complaint; 38095.21; Atty(s): Gregorio Neil J., Hamilton Mark Conrad