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## CIVIL DIVISION

### General Docket

**Ross Township** vs Heintz Joseph F., Heintz Cathy J., Heintz Timothy F., Heintz Janet M.; GD-24-013500; Municipal Lien; Certificate of Location; 566.46; Atty(s): McCabe Michael G.

**Ross Township** vs Heintz Steven John, Heintz Jennifer Maria; GD-24-013501; Municipal Lien; Certificate of Location; 1414.99; Atty(s): McCabe Michael G.

**Ross Township** vs Herchko Matthew R.; GD-24-013502; Municipal Lien; Certificate of Location; 926.03; Atty(s): McCabe Michael G.

**Ross Township** vs Higgins Johnny; GD-24-013503; Municipal Lien; Certificate of Location; 1804.51; Atty(s): McCabe Michael G.

**Ross Township** vs Hunt Justin J., Hunt Rachael Lee; GD-24-013504; Municipal Lien; Certificate of Location; 2251.88; Atty(s): McCabe Michael G.

**Meier Haylei** vs Ryan J. Rupert DMD LLC; GD-24-013505; Employment Discrimination; Complaint; 100000.00; Atty(s): Linkosky John

**Ross Township** vs Hipsley Robert C., Hipsley Margaret E.; GD-24-013506; Municipal Lien; Certificate of Location; 2693.16; Atty(s): McCabe Michael G.

**Urban Redevelopment Authority of Pittsburgh** vs J Development Inc.; GD-24-013507; No Lien Agreement; Certificate of Location; Atty(s): Thomas Alexander

**Paul Jeffrey** vs UPMC Magee Womens Hospital; GD-24-013510; Medical/Hospital Liability; Acceptance of Service; Atty(s): Caputo John A, Jenkins Elizabeth L

**Maggio Steve, Maggio Christina** vs Cline Mark B.; GD-24-013511; Motor Vehicle Accident; Complaint; Atty(s): Bush Jordan Taylor

**Janicki Joshua Thomas**; GD-24-013512; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Ripley Nicholas D.

**American Beverage Corporation** vs Terry Andrew; GD-24-013513; MDJ Transcript; Notice of Judgment Mailed; 4382.16; Atty(s): Wechsler Daniel A

**Hartford Fire Ins Co** vs Eisler Landscapes Inc; GD-24-013514; Other Tort; Praecepte for Writ of Summons; Atty(s): Britt Leslie

**Discover Bank** vs Morris Jonel; GD-24-013515; MDJ Transcript; Notice of Judgment Mailed; 6488.81; Atty(s): Sullivan Kate

**Ross Township** vs Hollebeek Timothy J.; GD-24-013516; Municipal Lien; Certificate of Location; 998.44; Atty(s): McCabe Michael G.

## CIVIL DIVISION

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**Commonwealth of PA Department of Transportation** vs Compton Kenneth L.; SA-24-000670; Operator License Suspension; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Gray Colin Wesley; SA-24-000671; Operator License Suspension; Writ of Certiorari; Atty(s): Witherel Michael J, Eshete Murphy Meron

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**Nikki Gillespie, deceased**; Charles A. Merchant, Admr.; Atty: Charles A. Merchant; 07300 of 2024.

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**Lance A. Montgomery**; WESTMORELAND-PA; 24-22879; Atty: Kenneth Steidl; Chapter: 7; Filed 11/21/2024; Judge Melaragno

**Isaac Guest**; WESTMORELAND-PA; 24-22880; Atty: Justin P. Schantz; Chapter: 13; Filed 11/21/2024; Judge Bohm

**John Joseph Interval and Kerri Dawn Interval**; WASHINGTON-PA; 24-22881; Atty: David A. Rice; Chapter: 7; Filed 11/21/2024; Judge Bohm

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**Warren E. Whitlock, Jr.**; ALLEGHENY-PA; 24-22884; Atty: Kenneth Steidl; Chapter: 7; Filed 11/21/2024; Judge Melaragno

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**Discover Bank** vs Aguglia Linda; GD-24-013520; MDJ Transcript; Notice of Judgment Mailed; 5604.76; Atty(s): Sullivan Kate

**Discover Bank** vs Carrozzi Victoria; GD-24-013521; MDJ Transcript; Notice of Judgment Mailed; 11518.93; Atty(s): Sullivan Kate

**Ross Township** vs Jackson Ryan W., Jackson Danielle M.; GD-24-013522; Municipal Lien; Certificate of Location; 2725.36; Atty(s): McCabe Michael G.

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**Discover Bank** vs Ross Schad; GD-24-013527; MDJ Transcript; Notice of Judgment Mailed; 4866.69; Atty(s): Sullivan Kate

**Discover Bank** vs Taylor Alan J; GD-24-013528; MDJ Transcript; Notice of Judgment Mailed; 3588.03; Atty(s): Sullivan Kate

**O'Rorke Ryan Thomas, O'Rorke Laura Angela**; GD-24-013529; Petition for Change of Name; Petition to Change Name; Atty(s): Bunde Robb D.

**Ross Township** vs Knass William J., Knass Joyce A.; GD-24-013530; Municipal Lien; Certificate of Location; 428.87; Atty(s): McCabe Michael G.

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**Ross Township** vs Labaze Dukens, Labaze Amalia K.; GD-24-013540; Municipal Lien; Certificate of Location; 3510.29; Atty(s): McCabe Michael G.

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**Ross Township** vs Tegethoff Joanne G.; GD-24-013614; Municipal Lien; Certificate of Location; 1335.89; Atty(s): McCabe Michael G.

**Ross Township** vs Totin Michael A., Totin Debra M.; GD-24-013616; Municipal Lien; Municipal Lien; 1591.97; Atty(s): McCabe Michael G.

**Ross Township** vs Towers III Ronald James; GD-24-013617; Municipal Lien; Municipal Lien; 1165.22; Atty(s): McCabe Michael G.

**Ross Township** vs Upshur Cindy A., Upshur Dante L.; GD-24-013618; Municipal Lien; Municipal Lien; 2158.30; Atty(s): McCabe Michael G.

**Ross Township** vs Ulizio Denise R.; GD-24-013619; Municipal Lien; Municipal Lien; 638.42; Atty(s): McCabe Michael G.

**Ross Township** vs Urbanek John S.; GD-24-013620; Municipal Lien; Certificate of Location; 1410.08; Atty(s): McCabe Michael G.

**Ross Township** vs Tomaselli Luke, Tomaselli Stephanie; GD-24-013621; Municipal Lien; Municipal Lien; 269.76; Atty(s): McCabe Michael G.

**U.S. Bank National Association** vs Haines Scott D., Unknown Occupant(s); GD-24-013622; Ejectment; Praecepte for Appearance; Atty(s): Qaqish Eid Edward

**Citizens Bank N.A.** vs Persinger Emery, Persinger Darla Gurrola, Unknown Surviving Heirs of Donna R. Richey and Beneficiaries; GD-24-013623; Mortgage Foreclosure; Complaint; Atty(s): Paul Nathalie, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Foley Joseph L., Fein Barbara A., Blank Jerome B

**Steel Valley School District** vs Moyta Sr. Rebecca A.; GD-24-013624; Sci Fa sur Tax Lien; Certificate of Location; 57946.87; Atty(s): Ries Jeffrey D

**Ellis John M.** vs Tusk Development LLC; GD-24-013625; Against Property Owner; Complaint; Atty(s): Monzo Jeffrey D

**Ross Township** vs Vaccaro Dante J.; GD-24-013626; Municipal Lien; Certificate of Location; 1389.94; Atty(s): McCabe Michael G.

**Ross Township** vs Walker Kevin; GD-24-013627; Municipal Lien; Certificate of Location; 4077.02; Atty(s): McCabe Michael G.

**Ross Township** vs Wofford Gloria J. Revocable Living Trust; GD-24-013628; Municipal Lien; Certificate of Location; 935.10; Atty(s): McCabe Michael G.

**Ross Township** vs Yessel Debra L.; GD-24-013629; Municipal Lien; Certificate of Location; 2041.43; Atty(s): McCabe Michael G.

**Ross Township** vs Zarko Aaron A., Belvedere Alexis R.; GD-24-013630; Municipal Lien; Municipal Lien; 1980.36; Atty(s): McCabe Michael G.

**Ross Township** vs Zhang Chengku, Cai Jianli; GD-24-013631; Municipal Lien; Municipal Lien; 320.24; Atty(s): McCabe Michael G.

**Beizaei Prperties LLC** vs Mishra Mayank; GD-24-013632; Against Property Owner; Praecepte for Writ of Summons; 333000.00; Atty(s): Castello Thomas M

**Commonwealth of PA Department of Labor & Industry** vs Itt Trucking LLC; GD-24-102463; Unemployment Compensation Lien; Unemployment Compensation Lien; 1060.56

**Viscusi James M.** vs Johnston Michael; GD-88-015261; Pre-computer case; Satisfaction; Atty(s): Self-Represented

**Lakeview Loan Servicing LLC** vs Miller Toni M.; MG-24-000874; Mortgage Foreclosure; Confidential Information Form; 75937.36; Atty(s): Williams Robert W.

**PHH Mortgage Corporation** vs March Joshua, Unknown Heirs of Dana L. Walsh A/K/A Dana Walsh; MG-24-000875; Mortgage Foreclosure; Certificate of Location; 54654.66; Atty(s): Marley Andrew John

**Princeton Mortgage Corporation** vs Wagley Gopi Lal, Wagley Dhola Debi; MG-24-000876; Mortgage Foreclosure; Complaint; Atty(s): Pierro Michelle Lynn

**Huntington National Bank** vs Matta John; MG-24-000877; Mortgage Foreclosure; Certificate of Location; 44912.62; Atty(s): Hong Kimberly J

**McWilson Marlon** vs Johnson Marcia; GD-24-013571; MDJ Transcript; Notice of Judgment Mailed; 4000.00; Atty(s): Self-Represented

**Ursavas Muhlis Zehi**; GD-24-013615; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Venkatesan Anantharamakris** vs Chaz Plumbing LLC, Choice Hime Warranty; GD-24-013633; MDJ Transcript; Notice of Judgment Mailed; 11059.00; Atty(s): Self-Represented

**Didomenico Rocco** vs Paisecki Lauren M.; GD-24-013635; MDJ Transcript; Notice of Judgment Mailed; 3922.01; Atty(s): Self-Represented

**Investigative Photography LLC** vs Eberle Brandon; GD-24-013636; MDJ Transcript; Notice of Judgment Mailed; 499.08; Atty(s): Self-Represented

## COURT NOTICES

## Court of Common Pleas of Allegheny County

## CIVIL DIVISION

## GENERAL ASBESTOS MOTIONS

## Honorable Daniel D. Regan

Beginning January 8, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

January 8, 2025 at Noon  
February 5, 2025 at 11:00 a.m.  
March 12, 2025 at 11:00 a.m.

24-04258

## Court of Common Pleas of Allegheny County

## CIVIL DIVISION

## GENERAL ASBESTOS MOTIONS

## Honorable Arnold I. Klein

Beginning Thursday, January 9, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

Thursday, January 9, 2025 at 9:30 a.m.  
Thursday, February 13, 2025 at 9:30 a.m.  
Thursday, March 13, 2025 at 8:45 a.m.

24-04259

## 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

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

## COURT SCHEDULES

**Criminal Division**Allegheny County Courthouse  
9:00 a.m.**Wednesday  
December 18, 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-0004736-24;** Michael Everson; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0002757-24;** Jason Bernard Jackson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Gary D. Ludin**

**CR-0009248-23;** Anthony Mack; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

**CR-0004891-24;** Joshua McCaughtry; Fleeing or Attempting to Elude Officer; ADA: **Peyton Eileen Myers;** D-atty: **Kevin Vance Horne**

**CR-0005308-24;** Dwight Moses; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

**CR-0005533-24;** Dwight Moses; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0008637-22;** Stephen Moskal; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Kelly Bigley  
Courtroom 525**

**CR-0004809-24;** Birkha Bahadur Dahal; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Randall T. Ricciuti**

**CR-0004286-24;** Amy Harteis; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Oliver Stiffler**

**CR-0007565-21;** Kari Kosko; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas N. Farrell**

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

**CR-0005062-24;** Connor J. Cain; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**CR-0003787-24;** Bobby Dwyane Cothran; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**CR-0004572-24;** Terrell Lavarr Craig; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron David Sontz**

**CR-0005207-24;** Rodlyn Dunson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

**CR-0004939-24;** Rayshawn Earl L. Hammond; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**CR-0005126-24;** William Horace Hawkins; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0003006-24;** Thomas Hiles; Transient - Fail to Verify Address or be Photographed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

**CR-0004825-24;** Cornell McGriff; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0005159-24;** Brandon Scott Miller; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0000330-24;** Isabella Silvie Maler Shaw; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

**CR-0003931-24;** Marquise Michael Smith; Discharge Of A Firearm Into Occupied Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**CR-0005034-24;** Michael Anthony Steals; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0004414-24;** Stanley L. Williamson Jr.; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0007863-23;** Brian M. Willoughby; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**Judge Kevin G. Sasinowski  
Courtroom 506**

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

**CR-0002885-24;** Dimareja Cashtion Edelen; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0000667-23;** Jackie R. Ejaz; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0002500-24;** Shawanda Elaine Fitzgerald; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0008651-23;** Carolyn Fullard; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0001778-24;** Jayla Keyara Johnson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0001777-24;** Kayla Janika Johnson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

**CR-0006269-23;** Cindy Liang; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

**CR-0000850-24;** Joshua Wayne Martin; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

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

**CR-0003411-24;** Justin Edward Richards; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0003587-24;** Ydale Thomas; Possession Of Firearm Prohibited; ADA: **Peyton Eileen Myers;** D-atty: **William S. Flynn**

**CR-0005192-24;** Raelynn N. Thompson; DUI: Gen Imp/Inc of Driving Safely - 4th Off & Sub Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**Judge Jennifer Satler  
Courtroom 527**

**CR-0005687-23;** Gregory Michael Marsh; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**Judge Randal B. Todd  
Courtroom 310**

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

**CR-0003297-24;** Malik Bibb; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblenz McGuire**

**CR-0000520-24;** Raymond Lamont Dean Sr.; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0000519-24;** Raymond Lamont Dean Sr.; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0008147-23;** Brandon Gray; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**CR-0008143-23;** Isaiah Gray; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

**CR-0008146-23;** France Harper; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

**CR-0005304-24;** Quaziah Jones; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Vishal Bajpai**

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

**CR-0005411-24;** Anthony Robert Paese Sr.; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**CR-0005593-24;** Ryan Perry; Contraband/Controlled Substance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

**CR-0004532-24;** Ryan Perry; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

**CR-0005452-24;** Ray Rivera; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblenz McGuire**

**CR-0005451-24;** Ray Rivera; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0002378-24;** Christopher R. Singleton; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0003434-23;** Christopher R. Singleton; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0002995-24;** Gerald Stover; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0003654-24;** Haileigh Van Schaick; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

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

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

**CR-0004952-24;** April Wright; Contraband/Controlled Substance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

# Arbitration Trial List

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

**Wednesday  
December 18, 2024**

**GD-18-010561;** McTonic vs Port Authority of Allegheny County; P-atty: **G. Christopher Apossos;** D-atty: **Michael E. Kennedy**

**AR-24-005263;** South Hills Country Club vs Parey, et al; P-atty: **Charles Voelker**

**AR-24-005261;** South Hills Country Club vs Tornatore, et al; P-atty: **Charles Voelker**

**AR-24-005258;** Diulus, et al vs Pittsburgh Board of Public Education; P-atty: **Gregory P. Diulus;** D-atty: **Brian P. Gabriel**

**AR-24-005253;** Dodson vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

**AR-24-005247;** Discover Bank vs McWilliams; P-atty: **Michael F. McGuigan, Kirsten R. Armstrong**

**AR-24-005244;** Dollar Bank, F.S.B. vs Natale; P-atty: **Shawn P. McClure;** D-atty: **Pro Se**

**AR-24-005242;** Portman vs Citizens Bank, N.A., et al; P-atty: **Brittany Nicole Weston**

**AR-24-005241;** Discover Bank vs Bocianoski; P-atty: **Erin Grady, Michael F. McGuigan**

**AR-24-005239;** Gray vs Vitaluna, et al; D-atty: **Richard S. Canciello, Dale K. Forsythe**

**AR-24-005238;** LVNV Funding, LLC vs Beres; P-atty: **Robert L. Baroska, III;** D-atty: **Dennis J. Spyra**

**AR-24-005235;** Duquesne Light Company vs Foley; P-atty: **Lauren N. Rulli**

**AR-24-005233;** Discover Bank vs Bailey; P-atty: **Erin Grady, Michael F. McGuigan**

**AR-24-005230;** Umeoduagu vs Vitus; P-atty: **Pro Se**

**AR-24-005226;** Barclays Bank Delaware vs Romesburg, Jr.; P-atty: **Frederic I. Weinberg;** D-atty: **Pro Se**

**AR-24-005225;** Spring Oaks Capital SPV, LLC vs Carcy; P-atty: **Frederic I. Weinberg;** D-atty: **Vincent George Trott**

**AR-24-005224;** Citibank, N.A. vs Krug; P-atty: **Paul Klemm;** D-atty: **Brittany Nicole Weston**

**AR-24-005222;** Donegal Mutual Insurance Company vs Bray, et al; P-atty: **Eugene Bederman;** D-atty: **Scott W. Stephan**

**AR-24-005220;** Atlantic States Insurance Company vs Rasulov, et al; P-atty: **Eugene Bederman**

**AR-24-005215;** Duquesne Light Company vs Perry; P-atty: **Lauren N. Rulli**

**AR-24-005212;** Duquesne Light Company vs Wilson, et al; P-atty: **Lauren N. Rulli**

**AR-24-004246;** Knight vs MAAK Family, LLC; P-atty: **Elizabeth M. Tarasi;** D-atty: **Lawrenz Fares**

**AR-24-003947;** Hosey Excavation Services, LLC vs Springdale Township; P-atty: **Michael F. Fives;** D-atty: **Craig H. Alexander**

**AR-24-001402;** Pinkerton vs AAR Enterprises II, LLC, et al; P-atty: **Jennifer L. Enciso;** D-atty: **William J. Wyrick**

**AR-24-001070;** Discover Bank vs Rahenkamp; P-atty: **Andrew Loewy, Erin Grady**

**AR-24-001009;** Rosenberger, et al vs McGuire-Chambers; P-atty: **Craig E. Frischman;** D-atty: **Amanda C. Steffy**

**AR-24-000885;** Crown Assent Management, LLC vs Enyeart; P-atty: **Daniel J. Santucci;** D-atty: **Vincent G. Trott**

**AR-24-000582;** McNeely vs Chen, et al; P-atty: **Pro Se;** D-atty: **Gregory Michael Reichart**

**AR-23-004705;** Miyan Associates, LLC vs Beck, et al; P-atty: **Anthony Borrero;** D-atty: **Donald R. Calaiaro**

**AR-21-000905;** Penn Power Company vs Gravatt; P-atty: **William T. Molczan;** D-atty: **Robert P. Vincler**

## Summary Appeals Branch

Judge Kathleen R. Mulligan  
City-County Building  
Room 313

**Wednesday  
December 18, 2024**

### Hearings

**SA-0001237-24;** Comm. of PA vs Magda E. Adam; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

**SA-0001234-24;** Comm. of PA vs Gordon C. Austin; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001241-24;** Comm. of PA vs Laci Badamo; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001242-24;** Comm. of PA vs Laci Badamo; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000889-23;** Comm. of PA vs Rashee Beasley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001248-24;** Comm. of PA vs Markus Yusei Bradley Sr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001073-24;** Comm. of PA vs Shianne Brown; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001091-24;** Comm. of PA vs Yusuf Chandler; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001195-24;** Comm. of PA vs Anthony James Corrado; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001065-24;** Comm. of PA vs Linda M. Courson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001224-24;** Comm. of PA vs William Davenport; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001223-24;** Comm. of PA vs William Davenport; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001222-24;** Comm. of PA vs William Davenport; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000796-24;** Comm. of PA vs Leeauja Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000971-24;** Comm. of PA vs Margaret Decavele; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001247-24;** Comm. of PA vs Karim Djuraev; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001236-24;** Comm. of PA vs Joseph D. Franks; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001215-24;** Comm. of PA vs Thomas S. Keenan; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001246-24;** Comm. of PA vs Noor Wali Khan; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001243-24;** Comm. of PA vs Christalynn Lindsey; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001233-24;** Comm. of PA vs Kattie Ann Loniello; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

**SA-0001240-24;** Comm. of PA vs Layla Rozelle Nelson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001239-24;** Comm. of PA vs Taymon Plummer; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001238-24;** Comm. of PA vs Michael Andrew Pro; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001203-24;** Comm. of PA vs Roger Pryor II; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001085-24;** Comm. of PA vs Jamar Abdul Sherrill Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000750-24;** Comm. of PA vs Paul G. Shovel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

**SA-0001446-24;** Comm. of PA vs Scott James Stolar; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001245-24;** Comm. of PA vs Zyshon Tyree Tot; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001235-24;** Comm. of PA vs Caleb Worou; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001200-24;** Comm. of PA vs Tayron Wright; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## LEGAL ADS

### Sheriff's Sale

Kevin M. Kraus, Sheriff  
Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, January 6, 2025 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, JANUARY 6, 2025 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, JANUARY 7, 2025, 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, JANUARY 13, 2025 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class  
County New Chapter 475.

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

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

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

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

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

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

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

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

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

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

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

### Baldwin Borough

10. Donald Mient a/k/a Donald J. Mient and Mary Mient a/k/a Mary Ann Mient  
MG-23-001101—\$142,256.16  
KML Law Group, P.C.  
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 1233 Cloverfield Drive, Pittsburgh, PA 15227. Deed Book 8694, Page 447. Block and Lot Number 58-J-148.

30. Dino E. Conti and Eugene A. Conti  
GD-23-004725—\$4,602.18  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story brick house being known as 725 Agnew Road, Pittsburgh, PA 15227. Deed Book Volume 15450, Page 585. Block & Lot No. 59-R-66.

### Bell Acres

34. Erin E. Thoh  
GD-23-000566—\$4,616.40  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Having erected thereon a one story stone house being known as 102 Orris Road, Sewickley, PA 15143. Deed Book Volume 18098, Page 218. Block & Lot No. 1198-B-226.

### Bethel Park

41. Mandy Reed  
MG-24-000218—\$303,884.67  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 110 Logan Rd., Bethel Park, PA 15102. Deed Book Volume 19296, Page 157. Block and Lot Number 0477-M-00159-0000-00.

69. Daniel Varhola  
GD-22-012359—\$3,305.90  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two story brick house being known as 1029 Surrey Woods Road, Bethel Park, PA 15102. Deed Book Volume 4440, Page 225. Block & Lot No. 391-R-252.

80. Mary Ann Ritchey, Solely in Her Capacity as the Executrix of the Estate of Lynda J. Pore  
MG-24-000391—\$69,042.78  
Michelle Pierro, Esq.  
Tucker Arenberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling known and numbered as 5996 Cherryview Ln., Bethel Park, PA 15102. Deed Book Volume 12207, Page 103, Parcel Number 666-R-125. Block / Lot # 666-R-125.

81. Elizabeth Pagano  
GD-22-015781—\$33,026.31  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 1514 Stoltz Road, Bethel Park, PA 15102. Deed Book 18126, Page 182. Block and Lot Number 665-H-155.

### Braddock Hills

31. James E. Colwell  
GD-23-000640—\$3,167.90  
Joseph W. Gramc, Esq.  
412-281-0587

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

Hills: Having erected thereon a two story brick house being known as 698 Park Avenue, Pittsburgh, PA 15221. Deed Book Volume 18177 Page 429. Block & Lot No. 235-C-252.

68. Darlene M. James  
GD-23-000643—\$9,242.43  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a two story frame house being known as 979 Wilkins Avenue, Pittsburgh, PA 15221. Deed Book Volume 16526, Page 469. Block & Lot No. 300-E-154.

### Brentwood

97. Sean Cullen Doyle  
MG-23-000383—\$177,134.39  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 2960 Churchview Ave., Pittsburgh, PA 15227. Deed Book Volume DE, V1-18699, Page 427. Block and Lot Number 0094-R-00041-0000-00.

### Bridgeville

90. Zachary Arturi, as Administrator of the Estate of Valerie Arturi, Deceased  
GD-24-006541—\$19,669.47  
Justin M. Tuskan, Esq.  
Metz Lewis Brodman Must O'Keefe LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a one-story residential building and garage known as 226 Patterson Avenue, Bridgeville, PA 15017. Deed Book Volume 10971, Page 162. Block and Lot Number 255-E-346.

### City of Clairton

91. Richard James and Kelli Gaines  
MG-23-001078—\$76,233.78  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the First Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 713 Walnut Avenue, Clairton, PA 15025. Deed Book Volume 18839, Page 373, Block and Lot Number 764-F-122.

92. Anthony B. Koontz and Nicole M. Koontz  
MG-18-001178—\$85,611.10  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 409 Mendelssohn Avenue, Clairton, PA 15025 a/k/a 409 Mendelssohn Avenue, Clairton, PA 15025. Deed Book Volume 10065, Page 219, at Instrument Number 154206. Block and Lot Number 0764-G-00236-0000-00.

### Collier

22. John Weigner  
GD-19-003661—\$10,316.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a one story frame house being known as 1028 Franklin Street, Oakdale, PA 15071. Deed Book Volume 9076, Page 639. Block & Lot No. 331-N-7.

### Crafton

8. Gregg W. Dodd, Jr.  
GD-24-009450—\$41,180.16  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two story frame dwelling house, now known and numbered as 1672 Crafton Boulevard, Pittsburgh, PA 15205. Deed Book Volume 16861, Page 535, Block and Lot Number 39-B-316.

29. Mary Frances Olson  
GD-22-004477—\$2,821.18  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story frame house being known as 555 Chess Street, Pittsburgh, PA 15205. Deed Book Volume 17050, Page 337. Block & Lot No. 39-B-140.

### Dormont

70. Scott A. Charlton and Jill L. Charlton  
GD-19-003562—\$2,162.78  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story brick house being known as 1132 Arkansas Avenue, Pittsburgh, PA 15216. Deed Book Volume 16481, Page 375. Block & Lot No. 97-E-18.

### Duquesne

3. Louise A. Negron and Gabriel Negron-Medina  
MG-24-000563—\$114,037.03  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - 3rd Ward: Having erected thereon a dwelling being known and numbered as 508 Fern Aly., Duquesne, Pennsylvania 15110. Deed Book Volume 18787, Page 248. Block and Lot Number 0378-N-00037-0000-00.

77. James Michael Crunkleton, as Surviving Heir of John C. Crunkleton, Deceased, Karen Shelton, as Surviving Heir of John C. Crunkleton, Deceased and Unknown Surviving Heirs of John C. Crunkleton, Deceased  
MG-24-000469—\$37,402.69

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

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the City of Duquesne: Having erected thereon a single family residential dwelling being known and numbered as 110 Miller Avenue, Duquesne, PA 15110. Deed Book Volume 10247, Page 559. Block and Lot Number 304-B-143.

### East Pittsburgh

89. Deon Triplett a/k/a Deon L. Triplett, in His Capacity as Heir of Anita Triplett a/k/a Anita Phyllis Triplett; Ashawntae Thomas a/k/a Ashawntae M. Thomas, in Her Capacity as Heir of Anita Triplett a/k/a Anita Phyllis Triplett; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations, Claiming Right, Title or Interest, From or Under Anita Triplett a/k/a Anita Phyllis Triplett  
GD-23-011760—\$50,672.01  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 532 Maple St., East Pittsburgh, PA 15112. Deed Book Volume 17066, Page 465. Block and Lot 0375-L-00127-0000-00.

### Elizabeth Borough

#### 78. Cheryl Wilcox, Administratrix of the Estate of Gary G. Wilcox

GD-23-006125—\$4,952.56  
Robert J. Garvin  
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two story dwelling being known as 615 Walker Road, Elizabeth, PA 15037. Deed Book Volume 10156, Page 573. Block & Lot No. 1272-F-30.

### Elizabeth Township

#### 48. Nathan Osborne Hines

GD-24-006576—\$95,885.92  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 2214 Ridge Road, McKeesport, PA 15135 a/k/a 2214 Ridge Road, Mc Keesport, PA 15135. Document Number 2022-37906, Deed Book Volume 19139, Page 572. Block and Lot Number 0875-G-00333-0000-00.

### Etna

#### 23. Gloria Jean Trent, Administratrix of the Estate of Gladys M. Truman, Deceased

GD-19-000734—\$5,966.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story, two family frame house being known as 16-18 Weible Street, Pittsburgh, PA 15223. Deed Book Volume 14486, Page 229. Block & Lot No. 222-J-293.

### Glassport

#### 55. Andrew Michael Miller

GD-24-003710—\$15,755.07  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 523 Delaware Ave., Glassport, PA 15045. Deed Book 17333, Page 353. Block and Lot Number 467-S-6; and

Parcel 2: Having erected thereon a commercial garage building being known and numbered as 509 Monongahela Ave., Glassport, PA 15045. Deed Book 17704, Page 443. Block and Lot Number 467-P-63.

### Green Tree

#### 79. P I Hospitality, LLC

GD-23-012374—\$2,987,611.91  
Joseph A. Fidler, Esq.  
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Parcel I: Having erected thereon a commercial building being known and numbered as 401 Holiday Drive, Pittsburgh, PA 15220, Deed Book Volume 14388, Page 396, Block and Lot Number 38-G-200.

And Parcel II: Being vacant commercial property known as Mansfield Ave., Pittsburgh, PA 15220, Deed Book Volume 14388, Page 396, Parcel I.D. 38-G-170.

### Hampton

#### 40. Dana Mester Kearns, as Heiress of the Estate of William C. Kearns; Jeremy Kearns as Heirs of the Estate of William C. Kearns, Deceased; Justin Kearns as Heirs of the Estate of William C. Kearns, Deceased; J.K., a Minor and Known Heir of William C. Kearns, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William C. Kearns

MG-24-000299—\$112,898.95  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 4042 Clarkland Ave., Allison Park, PA 15101. Deed Book Volume 16076, Page 73. Block and Lot Number 0720-F-00149-0000-00.

#### 76. Amanda M. Klink and Daniel R. Klink

GD-24-005928—\$546,063.59  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a single family residential dwelling being known and numbered as 4559 Nature Trail Drive, Allison Park, PA 15101. Deed Book Volume 18105, Page 543. Block and Lot Number 951-A-134.

### Harrison

#### 59. Jason R. Meier

MG-24-000289—\$178,787.02  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single family dwelling being known and numbered as 1211 Dallas Avenue, Natrona Heights, PA 15065. Deed Book DE-18959, Page 13. Block and Lot 1519-F-247.

### Jefferson Hills

#### 85. Carl L. Hanford and Debbie L. Hanford a/k/a Debbie L. Thompson

GD-23-012477—\$289,489.50  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a residential dwelling known as 428 Wray Large Road, Clairton, PA 15025 a/k/a 428 Wray Large Road, Jefferson Hills, PA 15025, Deed Book Volume 14125, Page 480, Block & Lot No. 766-L-246.

### Liberty

#### 46. James R. Andreoli a/k/a James Andreoli

MG-24-000643—\$100,650.54  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 213 Scene Ridge Road, McKeesport, PA 15133 a/k/a 213 Scene Ridge Road, Mc Keesport, PA 15133. Document Number 2020-14430, Deed Book Volume 18042, Page 23. Block and Lot Number 0555-A-00045-0000-00.

### City of McKeesport

#### 74. Tristone Keith, Known Heir of Rosie E. Keith, Deceased, and the Unknown Heirs of Rosie E. Keith, Deceased

MG-24-000317—\$24,931.53  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1505 Flagler Street, McKeesport, PA 15132. Deed Book Volume 14077, Page 501. Block and Lot Number 382-H-385.

### Monroeville

#### 100. Heather Willson a/k/a Heather M. Willson a/k/a Heather M. Wilson

MG-22-000436—\$171,867.87  
Perry Russell, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 428 Longview Dr., Monroeville, PA 15146. Deed Book Volume 13361, Page 54. Block and Lot Number: 0543-H-00077-0000-00.

### Mt. Lebanon

#### 99. Kenneth E. Gray, Jr., Known Heir of the Estate of Kenneth E. Gray, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Kenneth E. Gray, Deceased

MG-24-000220—\$54,018.80  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 1155 Pinewood Dr., Pittsburgh, PA 15243. Deed Book Volume 5987, Page 57. Block and Lot Number 0194-H-00220-0000-00.

#### 101. Andrew T. Waller and Carolyn A. Waller, Husband and Wife

GD-24-006894—\$15,912.21  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 20 Fernwood Avenue, Pittsburgh, Pennsylvania 15228, Deed Book Volume 7498, Page 86, Block and Lot 141-C-257.

### Mt. Oliver

#### 4. Carol M. Flannery

GD-23-009802—\$4,337.28  
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 Ormsby Avenue, Pittsburgh, PA 15210. Deed Book 10404, Page 555. Block and Lot Number 32-A-124.

### Munhall

#### 28. Robert M. Crawford and Anita E. Crawford

GD-23-004664—\$2,648.99  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two story brick house being known as 3649 Valewood Drive, Homestead, PA 15120. Block & Lot No. 182-E-216.

#### 62. Trent Thompson and April Franklin

GD-23-010324—\$4,680.74  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two story brick house being known as 118 East 21st Avenue, Homestead, PA 15120. Deed Book Volume 16260, Page 130. Block & Lot No. 131-M-110.

### North Braddock

#### 73. Crystel Anne Sneed, Known Heir of Bryant K. Sneed, Deceased, and the Unknown Heirs of Bryant K. Sneed, Deceased

MG-24-000327—\$37,683.71  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a dwelling being known and numbered as 1701 Madison Avenue, Braddock, PA 15104. Deed Book Volume 10534, Page 451. Block And Lot Number 375-K-120-0-2.

### North Versailles

#### 17. Walter Page

MG-24-000507—\$65,312.41  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 1116 Jacks Run Road, North Versailles, PA 15137. Deed Book 17094, Page 232. Block and Lot Number 750-N-81.

#### 71. Louis Richard Carnevale and Tammy L. Carnevale

GD-23-010569—\$3,512.43  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story brick house being known as 511 Overhill Drive, North Versailles, PA 15137. Deed Book Volume 17099, Page 269. Block & Lot No. 459-E-131.

### Penn Hills

#### 2. Robert E. Moore

MG-23-000795—\$87,913.84  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 564 Idlewood Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 8707, Page 552. Block and Lot Number 0538-K-00127-0000-00.

#### 36. Frank Steven Schmidt

MG-24-000113—\$144,466.24  
Carolyn Treglia, 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 105 Richmore Dr., Verona, PA 15147. Deed Book

Volume 18510, Page 403. Block and Lot Number 0446-N-00295-0000-00.

- 49. Bernard J. Gioia and Christina M. Gioia**  
MG-24-000629—\$45,584.16  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 185 Shenandoah Drive, Pittsburgh, PA 15235. Document Number 2003-36612, Deed Book Volume 11826, Page 55. Block and Lot Number 0448-S-00138-0000-00.

- 54. Timothy Lewis**  
GD-24-004716—\$14,251.71  
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 1701 Nash Ave., Pittsburgh, PA 15235. Deed Book 17544, Page 359. Block and Lot Number 632-P-101.

- 57. Rita K. Thompson**  
GD-24-005428—\$13,254.45  
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 7740 Mount Carmel Road, Verona, PA 15147. Deed Book 5647, Page 489. Block and Lot Number 230-K-66.

- 94. Golden Pinnacle, LLC**  
GD-24-004718—\$18,983.44  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 8213 Nadine Road, Verona, PA 15147. Deed Book 18480, Page 447. Block and Lot Number 229-H-38; and

Parcel 2: Having erected thereon a single family dwelling being known and numbered as 8217 Nadine Road, Verona, PA 15147. Deed Book 18480, Page 442. Block and Lot Number 229-H-40.

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### Plum

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- 82. William H. Gildernew**  
GD-23-004371—\$12,016.21  
Elizabeth P. Sattler, Esq.  
412-391-0160

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

- 83. Timothy A. Hudec and Gina M. Hudec**  
GD-22-010246—\$23,436.33  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 232 Carriage Boulevard, Pittsburgh, PA 15239. Deed Book 9418, Page 274. Block and Lot Number 741-B-228.

- 84. Trent J. O'Leary, Administrator of the Estate of William P. O'Leary, Deceased**  
GD-23-004399—\$42,239.18  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 2289 Chapparral Drive, Pittsburgh, PA 15239. Deed Book 10461, Page 168. Block and Lot Number 1239-J-134.

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### Port Vue

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- 13. Diane M. Kugler**  
MG-23-000870—\$40,703.88  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 317 Gumbert Street, McKeesport, PA 15133. Deed Book 10904, Page 302. Block and Lot Number 383-S-288.

- 21. Lawrence Bellas**  
GD-23-010343—\$2,851.94  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a one story brick house being known as 931 Morton Avenue, McKeesport, PA 15133. Deed Book Volume 17852, Page 51. Block & Lot No. 383-F-329.

- 51. Abdalla Grimes**  
GD-24-001644—\$9,513.78  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 824 Glenn Ave., McKeesport, PA 15133. Deed Book 18062, Page 142. Block and Lot Number 465-K-249.

- 93. Keith M. Geissler, solely as heir of Norma J. Geissler, deceased Mark Geissler, solely as heir of Norma J. Geissler, deceased Scott F. Geissler, solely as heir of Norma J. Geissler, deceased Dawn Miller, solely as heir of Norma J. Geissler, deceased Unknown heirs, devisees and personal Representatives of Norma J. Geissler, deceased**  
MG-22-001036—\$75,519.12  
Emmanuel J. Argentiari, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1317 Beverly Road, McKeesport, PA 15133. Deed Book Volume 16118, Page 105. Block and Lot Number 383-K-228.

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### Reserve

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- 42. Frank C. Harvey and Kathleen V. Harvey**  
MG-24-000584—\$74,024.79  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 3239 Mount Troy Rd., Pittsburgh, PA 15212 a/k/a 3239 Mt. Troy Rd., Pittsburgh, PA 15212. Deed Book Volume 15443, Page 184. Block and Lot Number 0117-K-00020-0000-00.

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### Richland

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- 66. Lawrence J. Mull**  
GD-23-005995—\$6,444.45  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a one story frame house being known as 3612 Northfield Drive, Gibsonsia, PA 15044. Deed Book Volume 9338, Page 263. Block & Lot No. 1504-B-69.

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### Ross

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- 18. Sally A. Cerveny**  
MG-24-000325—\$60,815.05  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 140 Peony Avenue, Pittsburgh, PA 15229. Deed Book Volume 16966, Page 454. Block and Lot Number 349-M-230.

- 39. James Schillinger**  
MG-24-000447—\$143,968.60  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 21 Saint William Pl., Pittsburgh, PA 15237. Deed Book Volume 11373, Page 571. Block and Lot Number 0517-B-00365-0000-00.

- 65. Seraj Mokhtar**  
GD-23-000959—\$6,182.69  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story brick condominium being Unit # 1404 in Charlemagne II Condominium, known as 1404 Charlemagne Circle, Pittsburgh, PA 15237. Deed Book Volume 15913, Page 71, Block & Lot 517-H-30-1404.

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### Scott

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- 37. Joseph Jameson**  
MG-23-000720—\$103,522.26  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 220 Finley Ave., Carnegie, PA 15106. Deed Book Volume 17904, Page 468. Block and Lot Number 0102-R-00144-0000-00.

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### Sewickley

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- 75. John W. Lecornu and Susan W. Lecornu**  
MG-16-001272—\$489,130.72  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a single family residential dwelling being known and numbered as 601 Locust Place, Sewickley, PA 15143. Deed Book Volume 17571, Page 80. Block and Lot Number 508-N-311.

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### South Park

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- 25. Ranmar Property Group, LLC**  
GD-24-002085—\$6,543.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Parcel #1: Having erected thereon a one story commercial building being known as 5724 Curry Road, Pittsburgh, PA 15236. Deed Book Volume 17544, Page 185. Block & Lot No. 473-L-172.

Parcel #2: Having erected thereon a two story industrial warehouse being known as 1175 Thomas Avenue, Pittsburgh, PA 15236. Deed Book Volume 17544, Page 185. Block & Lot No. 473-L-165.

- 26. Ranmar Property Group, LLC**  
GD-24-002084—\$4,485.61  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two story commercial

building being known as 5724 Curry Road, Pittsburgh, PA 15236. Deed Book Volume 17436, Page 16. Block & Lot No. 473-L-175.

- 27. Ranmar Property Group, LLC**  
GD-24-001844—\$4,705.50  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one story commercial building being known as 5681 Horning Road, Pittsburgh, PA 15236. Deed Book Volume 17544, Page 185. Block & Lot No. 473-G-214.

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### Stowe

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- 14. Kenneth Thomas Faulisi a/k/a Kenneth Faulisi**  
MG-24-000008—\$11,211.55  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 913 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 14907, Page 336. Block and Lot Number 73-P-82.

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### Swissvale

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- 9. Jack Young**  
GD-23-013324—\$3,848.27  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7913 Lloyd Avenue, Pittsburgh, PA 15218. Deed Book 16162, Page 301. Block and Lot Number 234-P-021.

- 64. Debra Martino, Angela Martino, David Martino and Abigail Seidling**  
GD-23-001506—\$18,200.63  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a three story commercial building being known as 1918 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 17996, Page 114. Block & Lot No. 178-C-141.

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### Tarentum

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- 63. Joseph Price**  
GD-22-011064—\$9,105.54  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two story frame house being known as 533 2nd Avenue, Tarentum, PA 15084. Deed Book Volume 14386, Page 82. Block & Lot No. 1224-J-73.

- 67. Richard Scholl, with Notice to Heirs and Assigns**  
GD-15-010412—\$5,735.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two story frame house being known as 522 3rd Avenue, Tarentum, PA 15084. Deed Book Volume 4244, Page 135. Block & Lot No. 1224-J-106.

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### Turtle Creek

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- 33. Carla White**  
GD-23-009337—\$12,551.96  
Joseph W. Gramc, Esq.  
412-281-0587

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



Having erected thereon a two story frame house being known as 604 Boden Street, Turtle Creek, PA 15145. Deed Book Volume 17387, Page 392. Block & Lot No. 454-R-285.

**98. Amy Bartoli Baublitz, Known Heiress of Daniel Guy Bartoli, Deceased; William Bartoli, Known Heir of Daniel Guy Bartoli, Deceased; Thomas Bartoli, Known Heir of Daniel Guy Bartoli, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Daniel Guy Bartoli**

MG-24-000251—\$36,703.54  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 414 George St., Turtle Creek, PA 15145. Deed Book Volume 13011, Page 549. Block and Lot Number 0455-M-00218-0000-00.

**Verona**

**11. Meg L. Burkardt as Administratrix of the Estate of Monte Williams, Deceased**

GD-24-008551—\$38,933.08  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 567 Peter Street, Verona, PA 15147. Deed Book 9269, Page 591. Block and Lot Number 364-S-56.

**West Mifflin**

**20. Daniel S. Radocay, With Notice to Heirs and Assigns**

GD-19-016401—\$3,942.00  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story frame house being known as 1808 Worton Boulevard, West Mifflin, PA 15122. Deed Book Volume 15962, Page 557. Block & Lot No. 240-S-398.

**60. Stephanie Macsurak, Administratrix of the Estate of Linda M. Macsurak**

MG-24-000573—\$119,764.35  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a brick dwelling known as 2234 Vermont Avenue, West Mifflin, PA 15122. DBV 18215, PG. 279, B/L #241-M-57.

**86. All Known and Unknown Heirs of Adrienne N. Devine a/k/a Adrienne M. Devine**

MG-24-000484—\$43,979.30  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 216 Commonwealth Avenue, West Mifflin, PA 15122. Deed Book Volume 34520, Page 166, Parcel Number 239-A-176. Block / Lot # 239-A-176.

**87. Kenneth Burdick as Known Heir of Dolores A. Burdick and All Unknown Heirs of Dolores A. Burdick**

MG-24-000578—\$99,971.84  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

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

Mifflin: Having erected thereon a dwelling known and numbered as 713 Shady Lane, West Mifflin, PA 15122. Deed Book Volume 6760, Page 351, Parcel Number 239-B-173. Block / Lot # 239-B-173.

**West View**

**35. Nichole S. Katsadas**

MG-24-000399—\$137,238.92  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 240 Martsof Ave., Pittsburgh, PA 15229. Deed Book Volume 15305, Page 273. Block and Lot Number 0280-K-00205-0000-00.

**White Oak**

**1. James Nicoludis, Soley in His Capacity as Executor of the Estate of Mary Nicoludis a/k/a Mary P. Nicoludis**

MG-24-000300—\$14,277.50  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, White Oak Borough: Having erected thereon a dwelling known and numbered as 1113 Monongahela Blvd., McKeesport, PA 15131. Deed Book Volume 9970, Page 341, Parcel Number 461-K-149. Block/Lot# 461-K-149.

**44. Richard Leonard Martino and Jennifer Lynn Martino**

MG-23-000539—\$131,192.12  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1108 California Avenue, McKeesport, PA 15131 a/k/a 1108 California Avenue, White Oak, PA 15131. Document Number 2018-26020, Deed Book Volume 17329, Page 253. Block and Lot Number 0461-C-00336-0000-00.

**Wilkins**

**7. Christine Trich a/k/a Christine R. Trich, Executrix of the Estate of Paula E. Shaffer**

GD-24-007138—\$56,367.91  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 3953 Dowling Avenue, Pittsburgh, Pennsylvania 15221. Deed Book Volume 14061, Page 132. Block and Lot Number 0372-P-00276-0000-00.

**Wilkinsburg**

**6. Hands On Realty Co.**

MG-24-000545—\$136,858.42  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Wilkinsburg: Having erected thereon a single family residential dwelling being known and numbered as 1414 Avon Place, Pittsburgh, PA 15221. Deed Book Volume 18453, Page 125. Block and Lot Number 297-F-211.

**19. Alia M. Carter, Individually, Alia M. Carter, Personal Representative of the**

**Estate of John T. Gwinn, Jr. a/k/a John Gwinn a/k/a John T. Gwinn a/k/a John Gwinn, Jr., Deceased**

GD-24-003092—\$23,685.83  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story brick dwelling known as and numbered 2043 Chalfant Street, Pittsburgh, PA 15221. Deed Book Volume 18452, Page 429. Block and Lot Number 297-F-5.

**50. The Unknown Heirs of Mary A. Smith, Deceased**

GD-24-006572—\$12,382.21  
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 520 Princeton Boulevard, Pittsburgh, PA 15221. Deed Book 5513, Page 213. Block and Lot Number 233-M-42.

**52. Kela Stubbs**

GD-24-007223—\$15,570.42  
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 820 McKee Street, Pittsburgh, PA 15221. Deed Book 16688, Page 261. Block and Lot Number 232-E-195.

**53. Alvin H. Smith**

GD-22-000704—\$14,367.73  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 2038 Chalfant Street, Pittsburgh, PA 15221. Deed Book 10629, Page 489. Block and Lot Number 297-F-20.

**56. Jaysen Booker, Executor for the Estate of Regina L. Booker, Deceased**

GD-22-013020—\$17,838.80  
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 2172 Vantine St., Pittsburgh, PA 15221. Deed Book 16635, Page 517. Block and Lot Number 296-N-230.

**Pittsburgh—10th Ward**

**61. Kelly Cavanagh**

GD-24-008402—\$41,594.31  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 10th Ward: Having erected thereon a rowhouse known as 117 53rd Street, Pittsburgh, PA 15201. Deed Book Volume 14645, Page 406, Block and Lot Number 80-D-200.

**Pittsburgh—12th Ward**

**72. Hands On Realty Co.**

GD-24-000154—\$182,656.67  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6960 Monticello Street, Pittsburgh, PA 15208. Deed Book Volume 19209, Page 416. Block and Lot Number 0125-D-00063.

**Pittsburgh—17th Ward**

**58. Blu Star Origins Real Estate, LLC**

GD-24-005961—\$252,036.07  
Padgett Law Group  
850-422-2520

All that certain lot or piece of ground situate in the 17th (formerly 26th) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 1711 Larkins Way, Pittsburgh, PA 15203. Deed Book Volume 18976, Page 255, Instrument Number 2022-22218. Block and Lot Number 12-J-136.

**Pittsburgh—18th Ward**

**12. Stephanie Merlo Solely on Her Capacity as Heir of Both Mary Ellen Merlo a/k/a Mary Ellen Burger and Charles J. Merlo, Both Deceased**

MG-23-000942—\$44,964.14  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 83 Ruth Street, Pittsburgh, PA 15211. Deed Book 5252, Page 85. Block and Lot Number 4-R-235.

**Pittsburgh—19th Ward**

**45. Janette L. Dimatteo**

MG-24-000663—\$49,449.65  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 1642 Methyl Street, Pittsburgh, PA 15216. Document Number 2013-12611, Deed Book Volume 15240, Page 392. Block and Lot Number 0035-F-00191-0000-00.

**96. Jason Daniel Gmuier**

MG-24-000190—\$131,183.27  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Parcel No. 1: Vacant land being known and numbered as 211 Wilbert St., Pittsburgh, PA 15211. Deed Book Volume 17582, Page 150, Block and Lot Number 0004-J-00185-0000-00.

Parcel No. 2: Having erected thereon a dwelling being known and numbered as 211 Wilbert St., Pittsburgh, PA 15211 Deed Book Volume 17582, Page 150, Block and Lot Number 0004-J-00186-0000-00.

**Pittsburgh—20th Ward**

**16. Viola A. Cutler**

MG-23-000611—\$47,034.95  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3127 Landis Street, Pittsburgh, PA 15204. Deed Book 17976, Page 562. Block and Lot Number 42-L-185.

**Pittsburgh—27th Ward**

**43. Jill L. McGlothlin a/k/a Jill L. McGlothlin**

MG-24-000379—\$48,536.98  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Parcel No. 1: Having erected thereon a Res Aux Building being known and numbered as 3604 Brighton Rd., Pittsburgh, PA 15212. Deed Book Volume 12513, Page 5. Block and Lot Number 0114-S-00300-0000-00.

Parcel No. 2: Having erected thereon a dwelling being known and numbered as 3604 Brighton Rd., Pittsburgh, PA 15212. Deed Book Volume 12513, Page 5. Block and Lot Number 0114-S-00302-0000-00.

### Pittsburgh—28th Ward

#### 88. David B. Houston a/k/a David Houston and Quandalina Houston

MG-24-000143—\$136,980.43

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

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1294 Dickens St., Pittsburgh, PA 15220. Deed Book Volume 11309, Page 134. Block and Lot 0020-J-00183-0000-00.

#### 95. Leonna Smalley a/k/a Leonna P. Smalley

MG-24-000480—\$91,960.64

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

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1243 Straka St., Pittsburgh, PA 15204. Deed Book Volume 13250, Page 29. Block and Lot Number 0041-G-00024-0000-00.

### Pittsburgh—29th Ward

#### 38. Matthew C. Reynolds

MG-24-000569—\$82,345.31

Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a

dwelling being known and numbered as 2445 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 15885, Page 256. Block and Lot Number 0094-N-00012-0000-00.

#### 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  
Dec 12, 2024

Dec 13, 20, 27, 2024

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

#### Estate Notice

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

Burke, Carol M., deceased, of South Park, PA. No. 07448 of 2024. David Burke, Co-Extr., 2022 Aiken Court, McKees Rocks, PA 15136 and Jack Emes, Co-Extr., 577 Pat Haven Road, Pittsburgh, PA 15243 or to Roger D. Horgan, Esq., Abes Baumann, PC, 810 Penn Ave., 5th Fl., Pittsburgh, PA 15222.  
24-04449 Dec 13, 20, 27, 2024

Carson, Cathleen Lynn, deceased, of Clairton, PA. No. 06544 of 2024. Margaret Whitehouse, Extr., 103 Oakwood Drive, Jefferson Hills, PA 15025 or to Dana L. Turk, Esq., Law Office of Dana L. Turk, 3372 Woodwind Drive, Jefferson Hills, PA 15025.  
24-02250w Dec 13, 20, 27, 2024

Dolence, Charles W., deceased, of Oakdale, PA. No. 00239 of 2021. Sandra Dolence, Admrx., 2611 Hawthorne Dr., Oakdale, PA 15071 or to John L. Butya, Esq., 5580 Steubenville Pike, McKees Rocks, PA 15136.  
24-02254w Dec 13, 20, 27, 2024

Hillegass, Deane W., deceased, of Sewickley, PA. No. 07554 of 2024. Craig A. Hillegass, Extr., c/o James J. Loll, Esq., James J. Loll, P.C., 1122 Third St., Beaver, PA 15009.  
24-04448 Dec 13, 20, 27, 2024

Hughes, John Kenneth a/k/a John K. Hughes a/k/a John Hughes, deceased, of Pittsburgh, PA. No. 7332 of 2024. Edward J. Donahoe, Admrx., 120 Stonehedge Road, Hollidaysburg, PA 16648 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.  
24-04451 Dec 13, 20, 27, 2024

Jenkins, Donna L., deceased, of Allison Park, PA. No. 07658 of 2024. Kenneth R. Jenkins, Extr., 317 Freeport Road, Creighton, PA 15030 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
24-02252w Dec 13, 20, 27, 2024

Kaplan, Gary L. a/k/a Gary Lee Kaplan, deceased, of Pittsburgh, PA. No. 07624 of 2024. Andrew Kaplan, Extr., 5617 Woodmont Street, Pittsburgh, PA 15217 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.  
24-02251w Dec 13, 20, 27, 2024

Lear, Jonathan M. a/k/a Jonathan Michael Lear, deceased, of O'Hara Township, PA. No. 07608 of 2024. Richard A. Lear, Co-Admrx. and Mary C. Lear, Co-Admrx., c/o Larry D. Loperfito, Esq., Geary, Loperfito & Generelli, LLC, 159 Lincoln Ave., Vandergrift, PA 15690.  
24-04447 Dec 13, 20, 27, 2024

Orsi, Michael J., deceased, of Pittsburgh, PA. No. 07784 of 2024. Summer Marie Orsi,

Admrx., c/o Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
24-02253w Dec 13, 20, 27, 2024

Paskorz, Edward Alex a/k/a Edward A. Paskorz, deceased, of Cheswick, PA. No. 7325 of 2024. Jennifer A. Paskorz, Admrx., 31 Paskorz Lane, Cheswick, PA 15024 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.  
24-04450 Dec 13, 20, 27, 2024

Stoker, Barbara J. a/k/a Barbara Stoker a/k/a Barbara Jean Stoker, deceased, of Pittsburgh, PA. No. 07281 of 2024. Connie Black, Co-Extr., 6703 Highland Avenue, Finleyville, PA 15332 and Edward W. Stoker, Co-Extr., 106 Commodore Drive, McDonald, PA 15057 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
24-02247w Dec 13, 20, 27, 2024

Bayer, Margaret M., deceased, of Tarentum Borough, PA. No. 07249 of 2024. George T. Bayer, Extr., 416 W. 7th Avenue, Tarentum, PA 15084 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.  
24-04290 Dec 6, 13, 20, 2024

Boniface, Dolores J. a/k/a Dolores Boniface, deceased, of Pittsburgh, PA. No. 07233 of 2024. Laurie Tommarello, Co-Extr., 600 Rosecliff Road, Wexford, PA 15090 and Brian Fulginiti, Co-Extr., 10 Merrick Drive, Newtown, PA 18940 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
24-04286 Dec 6, 13, 20, 2024

Calderone, William, deceased, of Sewickley, PA. No. 07171 of 2024. Joseph E. Calderone, Jr., Admrx., 930 Chambers Road, Horseheads, NY 14845 or to Chad F. McMillen, Esq., McMillen, Urick, Tocci & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.  
24-04300 Dec 6, 13, 20, 2024

Cava, Joseph P., deceased, of Bethel Park, PA. No. 07344 of 2024. Arlene M. Eloch, Extr., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.  
24-04293 Dec 6, 13, 20, 2024

Devine, II, Arthur Raymond, deceased, of Pittsburgh, PA. No. 07594 of 2024. Lori Golob, Admrx., 106 Harveys Lane, Pittsburgh, PA 15237 or to Timothy B. Thurman, Esq., Citron Alex PC, One Oxford Centre, 301 Grant St., Ste. 1225, Pittsburgh, PA 15219.  
24-02188w Dec 6, 13, 20, 2024

Hodgdon, William Matthew, deceased, of Pittsburgh, PA. No. 07308 of 2024. Bonnie Wilson Hodgdon, Admrx., 954 Beech Avenue, Pittsburgh, PA 15233 or to Charles F. Pegher, Esq., Porter Wright Morris & Arthur, LLP, Six PPG Place, Third Floor, Pittsburgh, PA 15222.  
24-04289 Dec 6, 13, 20, 2024

Kelly, Mary Jane, deceased, of Oakmont, PA. No. 7408 of 2024. Jarrett D. Orzechowski, Extr., 52 S. Collinwood Drive, Pittsburgh, PA 15215 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
24-04294 Dec 6, 13, 20, 2024

Kufner, Nancy H., deceased, of Pittsburgh, PA. No. 07337 of 2024. Janice M. Kufner, Extr., 1905 Bader St., Pittsburgh, PA 15212 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.  
24-02192w Dec 6, 13, 20, 2024

**Looking to hire  
an attorney,  
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Pfeiffer, Dorothy M. a/k/a Dorothy Martha Pfeiffer, deceased, of Aurora, IL. No. 07372 of 2024. Barbara J. Pfeiffer, Extr., 2371 Lansburgh Ct., Aurora, IL 60502 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-04298 Dec 6, 13, 20, 2024

Sauer, George W., deceased, of Alleppo Township, PA. No. 07346 of 2024. Joseph M. Sauer, Extr., c/o Jones Day, 901 Lakeside Avenue, Cleveland, OH 44114 or to Brandon A. Betts, Esq., Meyer, Merchant & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

24-04288 Dec 6, 13, 20, 2024

Seskey, James E., deceased, of Pittsburgh, PA. No. 07605 of 2024. Erica Lynn Seskey, Admrx., 2650 Mesta St., Bethel Park, PA 15102 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-02191w Dec 6, 13, 20, 2024

Shurina, Jr., Joseph, deceased, of Pittsburgh, PA. No. 07010 of 2024. Melissa D. Shurina, Admrx., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.

24-04295 Dec 6, 13, 20, 2024

Shuster, Donna L. a/k/a Donna Lou Shuster, deceased, of Plum, PA. No. 01788 of 2024. William R. Shuster, Adm. c.t.a., c/o Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-02189w Dec 6, 13, 20, 2024

Smith, James R., deceased, of Pittsburgh, PA. No. 06953 of 2024. Edward J. Kitchen, Extr., 149 Altadena Drive, Pittsburgh, PA 15228 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

24-04287 Dec 6, 13, 20, 2024

Stabile, Joseph V., deceased, of Penn Hills, PA. No. 07427 of 2024. Regina Patella, Extr., c/o Philip A. Goldblum, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Drive, Suite 160, Homestead, PA 15120.

24-04299 Dec 6, 13, 20, 2024

Thickey, Jr., Lester M., deceased, of Tarentum Borough, PA. No. 07411 of 2024. Lisa McCleary, Extr., 717 Idaho Drive, Lower Burrell, PA 15068 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-04292 Dec 6, 13, 20, 2024

Tucker, Billie D. a/k/a B. Dean Tucker, deceased, of Penn Hills, PA. No. 7267 of 2024. Mark A. Tucker, Extr., 672 Valemont Drive, Verona, PA 15147 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

24-04291 Dec 6, 13, 20, 2024

Yanovich, Jr., Robert Edward, deceased, of Pittsburgh, PA. No. 07472 of 2024. Robert Edward Yanovich, III, Extr., c/o Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

24-02190w Dec 6, 13, 20, 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 November 27, 2024, with respect to a nonprofit corporation, Steel City Shared Equity Housing Association, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-04484 Dec 13, 2024

#### Notice of Filing Articles of Amendment

Notice is hereby given that on December 3, 2024, Aligned Partners Trust Company, with its principal place of business located at 707 Grant St., Suite 2800, Pittsburgh, PA 15219, Allegheny County, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 15 of the Banking Code of 1965, as amended.

The purpose of the amendment is to change the principal place of business of Aligned Partners Trust Company to 1606 Carmody Ct., Suite 300, Sewickley, PA 15143. The office located at 707 Grant St., Suite 2800, Pittsburgh, PA 15219 will close no later than May 31, 2025.

All interested persons may file comments regarding this amendment, in writing, with the Bureau of Credit Union and Trust Supervision of the Pennsylvania Department of Banking and Securities, electronically at ra-bntrustrsuprvsninq@pa.gov.

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the *Pennsylvania Bulletin*. Publication in the *Pennsylvania Bulletin* may or may not appear contemporaneously with this notice. Please check the *Pennsylvania Bulletin* website at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

24-04464 Dec 13, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division GD-24-007707

Fred Fujan v. Raymont Tench, Jr. and Kierra Davis

Notice is hereby given that Fred Fujan has filed a Complaint in the Court of Common Pleas of Allegheny County, Pennsylvania, against Raymont Tench Jr. and Kierra Davis. The case involves a civil action under Case No. GD-24-007707.

Attorney for Plaintiff:

Matthew D. Gailey, Esq.  
Cozza Law Group PLLC  
400 Holiday Drive, Suite 210  
Pittsburgh, PA 15220  
412-294-8444

You are hereby notified to file an Answer or responsive pleading to the Complaint within twenty (20) days of this publication, or a default judgment may be entered against you.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

ACBA Lawyer Referral Service  
400 Koppers Building - 436 Seventh Ave.  
Pittsburgh, Pennsylvania 15219

412-261-5555

LRs@acba.org

Dated: December 11, 2024

This notice is published pursuant to Pennsylvania Rule of Civil Procedure 430.

24-04488 Dec 13, 2024

#### Voluntary Dissolution Business Corporation

Nina Gusmar, Esq., J.J. Gumberg Co., 1051 Brinton Road, Pittsburgh, PA 15221. Notice is hereby given by Clearview Mall, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-02187w Dec 6, 13, 2024

#### CIVIL DIVISION

#### Statutory Appeals

(Continued from Page 1, Column 2)

**Commonwealth of PA Department of Transportation** vs Burton Tayara Lanay; SA-24-000677; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Strozier Theodora Gabrielle; SA-24-000679; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Tran Adrian; SA-24-000681; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Baker Madison Noelle; SA-24-000682; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Ripepi Claudia Benedetta; SA-24-000683; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation, Commonwealth of PA Department of Transportation** vs Shepard Jacquelyn Rose, Shepard Jacquelyn Rose; SA-24-000684; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron, Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation, Commonwealth of PA Department of Transportation** vs Kimbo Jahleel Adrian, Kimbo Jahleel Adrian; SA-24-000685; Operator License Suspension; Motion to File Late Appeal; Atty(s): Thomas Christopher Philip, Eshete Murphy Meron, Thomas Christopher Philip, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Heierle Constanzo Steven David; SA-24-000686; Operator License Suspension; Appeal from OLS; Atty(s): Stevenson Shawn M, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Wilson II Christopher Michael; SA-24-000687; Operator License Suspension; Appeal from OLS; Atty(s): Stevenson Shawn M, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Dufalla Ross Andrew; SA-24-000688; Operator License Suspension; Appeal from OLS; Atty(s): James Ryan Harrison, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Williams Laquan Lamah; SA-24-000689; Operator License Suspension; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Fitzgerald Joseph Peter; SA-24-000690; Operator License Suspension; Appeal from OLS; Atty(s): Pometto Joseph D., Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Bonifate Carmen James, Contestabile Sarah Jean; SA-24-000691; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Sommer Peter M., Crowell Kaitlyn; SA-24-000692; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Sommer Peter M.; SA-24-000693; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Sommer Peter M., Crowell III Daniel Wesley; SA-24-000694; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Sommer Peter M., Sommer Joanna Jean; SA-24-000695; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Sommer Peter M., Sommer Joanna Jean; SA-24-000696; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Manz William J.; SA-24-000697; Operator License Suspension; Appeal from OLS; Atty(s): Thomassey Patrick J, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Jones Jr. Brian Robert; SA-24-000698; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Rivera Jessica L.** vs Zoning Hearing Board of Penn Hills; SA-24-000699; Zoning Board Appeal; Certificate of Service; Atty(s): Murphy Howard F.

**Commonwealth of PA Department of Transportation** vs Juarez Badillo David Armando; SA-24-000700; Operator License Suspension; Appeal from OLS; Atty(s): Ricciutti Randall, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Miller Monica K.; SA-24-000701; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Bates Stephen, Forster Heather** vs North Fayette Township; SA-24-000702; Zoning Board Appeal; Writ of Certiorari; Atty(s): Gabriel J. Deron

**Commonwealth of PA Department of Transportation** vs Randall Rashe Ahmed; SA-24-000703; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

## ORPHANS' COURT

## Letters

(Continued from Page 1, Column 3)

**Debra Lee White, deceased;** Tamara Lee White, Admr.; Atty: Joseph D. Silvaggio; 07301 of 2024.

**Richard Paul Friedman, deceased;** Robert C. Friedman, Admr.; Atty: Kathleen Smith-Delach; 07302 of 2024.

**William Matthew Hodgdon, deceased;** Bonnie Wilson Hodgdon, Admr.; Atty: Charles F. Pegher; 07308 of 2024.

**Dorothy Mae Serakowski, deceased;** James Leonard Serakowski, Admr.; Atty: James M. Herb; 07314 of 2024.

**James G. Hughes, deceased;** Edward J. Donahoe, Admr.; Atty: David P. Siegel; 03326 of 2023.

**Candace M. Introcoso, deceased;** Judith Connor, Admr.; Atty: Timothy J. Giltinan; 05429 of 2023.

**David Hunkele, deceased;** Jon Rhodes, Admr.; Atty: Richard G. Opiela; 04327 of 2024.

**Allen Bennett, deceased;** Lorraine G. Bennett, Admr.; 07322 of 2024.

**Edward Alex Paskorz, deceased;** Jennifer A. Paskorz, Admr.; Atty: David P. Siegel; 07325 of 2024.

**John Kenneth Hughes, deceased;** Edward J. Donahoe, Admr.; Atty: David P. Siegel; 07332 of 2024.

**Kenneth Edwin Reed, deceased;** Julie Reed, Admr.; 07339 of 2024.

**Charlotte Francis Yee, deceased;** Cynthia S. Levick, Admr.; Atty: Kathleen D. Schneider; 07360 of 2024.

**Carmine A. Perella, deceased;** Daniel Perella, Admr.; Atty: Christian Rieger; 05155 of 2024.

**Tracy Ann Crofford, deceased;** Hailey Wonsock, Admr.; Atty: R. Anthony Deluca; 07365 of 2024.

**Barbara A. Fortino, deceased;** Michael P. Balocik, Jr., Admr.; Atty: Barry J. Palkovitz; 07366 of 2024.

**William Edward Cortazzo, deceased;** Admr: Kimberly D. King-Cortazzo, Ancillary Admr. c.t.a.; Atty: James Irwin; 07367 of 2024.

**Brian Smolnik, deceased;** Kristy N. Smolnik, Admr.; Atty: Philip D. Luciano, II; 07379 of 2024.

**Marie Trello, deceased;** Lynn Gasbarre, Admr.; Atty: Kevin J. O'Hare; 07381 of 2024.

**Judith S. Bovalina, deceased;** Jennifer L. Brezinski, Admr.; Atty: Peter K. Darragh; 07387 of 2024.

**Kindja Byumanine, deceased;** Ntwali Aganze, Admr.; 07392 of 2024.

**Annetta M. Hardt, deceased;** Kenneth John Hardt, Admr.; Atty: Katie M. Casker; 07413 of 2024.

**Robert G. Grannis, deceased;** Lindsey Grannis, Admr.; Atty: Sean J. Carmody; 07416 of 2024.

**Pamela Ann King, deceased;** Amy King, Admr.; Atty: Matthew M. Jacob; 07420 of 2024.

**Philip R. Haines, deceased;** Julie Jindra, Admr.; Atty: Christine M. Wells, Deborah L. Lesko; 07423 of 2024.

**Colleen Lyn Atkinson, deceased;** William A. Atkinson, Jr., Admr.; 07424 of 2024.

**Dolores V. Lightcap, deceased;** Donald R. Lightcap, Admr.; Atty: Michael MacCagnan; 07435 of 2024.

**Martha R. Fulton, deceased;** Richard Cobbs, Co-Admr., Marsha Cobbs Johnson, Co-Admr.; Atty: Michael A. Nahas; 07441 of 2024.

**James W. Gross, deceased;** Dana A. Gross, Admr.; 07450 of 2024.

**Betty Lou Melani, deceased;** Judy Melani Kirtley, Admr.; Atty: Daniel L. Goodyear; 07451 of 2024.

**Kenneth J. Halko, deceased;** Carol A. Halko, Admr.; Atty: Meagan M. Susa; 07453 of 2024.

**Nancy L. Dugan, deceased;** John T. Richards, III, Admr.; Atty: John T. Richards, III; 07454 of 2024.

**Teresa Mary Bryson, deceased;** Sean P. Bryson, Admr.; Atty: Loretta B. Kendall; 07457 of 2024.

**Jessica Marie Boff, deceased;** Christina Sheriff, Admr.; 07459 of 2024.

**Robert McClelland Vukas, deceased;** Agnese A. Pollice, Admr.; Atty: Charles A. Merchant; 07462 of 2024.

**Joyce H. Carson, deceased;** Joseph Carson, Admr.; Atty: Todd T. Turin; 07470 of 2024.

**John Louis Murrell, deceased;** Wayne Hall, Admr.; Atty: Jacob M. Fabian; 03448 of 2024.

**Raymond B. Sieber, deceased;** Maura Ann Wahl, Admr.; Atty: Wayne M. Pecht, Charles J. Avalli; 05428 of 2024.

**Walter Henry Groll, deceased;** Dianne Frankovich, Admr.; 07473 of 2024.

**Marianne Puleo, deceased;** Charlene R. Puleo, Admr.; Atty: Joseph M. Loy; 07476 of 2024.

**Mark A. Basista, deceased;** Sondra L. Basista, Admr.; Atty: Charles J. Jacques, III; 07477 of 2024.

**Lisa Marie Oberst, deceased;** William J. Oberst, Admr.; Atty: Ryan R. Mick; 07480 of 2024.

**Janice M. Gustafson, deceased;** Fredrick E. Gustafson, Admr.; Atty: L. Dawn Haber; 07481 of 2024.

**Sylvia Robinson, deceased;** Dana C. Robinson, Admr.; Atty: Michael E. Fiffik; 07489 of 2024.

**Leslie A. Latulippe, deceased;** Jeffrey B. Stazer, Admr.; Atty: Rebecca Ann Olds; 07493 of 2024.

**Karen Cheryl Robinette, deceased;** Kevin D. Phillips, Admr.; Atty: Kathleen D. Schneider; 07494 of 2024.

**Douglas Marks, deceased;** Vivian Fletcher, Admr.; Atty: Mary Kathleen M. Certo; 07502 of 2024.

**Jean L. Anthony, deceased;** Christine A. Linn, Admr.; Atty: Geoffrey P. Wozman, Paul W. Stefano; 00200 of 2021.

**Harold Edward Slack, deceased;** Christine A. Linn, Admr.; Atty: Paul W. Stefano; 08570 of 2023.

**Sara E. Sidney, deceased;** Lisa M. Simko, Admr.; Atty: Joseph D. Silvaggio; 04408 of 2024.

**Florence N. Blauch, deceased;** Naomi N. Pasewicz, Admr.; Atty: Catherine A. Conley; 07507 of 2024.

**Manie Lucielle Ziegler, deceased;** Olivia Coleman, Admr.; Atty: Matthew James Scanlon; 07514 of 2024.

**Patrick Michael Flanigan, deceased;** Ryan Flanigan, Admr.; Atty: Aubrey H. Glover; 07527 of 2024.

**Florence C. Sherman, deceased;** Michael S. Sherman, Admr.; 07529 of 2024.

**Jeffrey McArdle, deceased;** Daniel McArdle, Admr.; 07533 of 2024.

**Gavita Wylene Durham, deceased;** Barbara Hill, Admr.; Atty: Franklin L. Robinson, Jr.; 07539 of 2024.

**Virginia M. Archer, deceased;** Nico Murrell, Admr.; Atty: Rodney D. Shepherd; 01686 of 2023.

**Cecilia Williams, deceased;** Arletta S. Williams, Admr.; Atty: Thomas M. Junker; 06308 of 2023.

**Andrew C. Krall, deceased;** Colin Adair Morgan, Admr.; Atty: Colin Adair Morgan, Sara J. Watkins, D. Aaron Rihn; 07384 of 2024.

**Wayne Michael Dennison, deceased;** Richard John, Admr.; Atty: Darrell J. Arbore; 07552 of 2024.

**Jeffery S. Disilvester, deceased;** Jeffrey T. Molinaro, Admr.; Atty: Paul A. Luvvara; 07566 of 2024.

**Robert Russell Holibaugh, deceased;** Frances Holibaugh, Admr.; Atty: Brock A. Meanor; 07574 of 2024.

**Jean S. Culpepper, deceased;** William C. Culpepper, Admr.; Atty: Branden Anton Fulciniti; 07494 of 2012.

**Terrance Thomas Shannon, deceased;** Charles T. Shannon, Admr.; Atty: Jeffrey P. Derrico; 07585 of 2024.

**Carolee Smith, deceased;** Pamela S. Anderson, Co-Admr., Lori J. Pintar, Co-Admr.; Atty: Glenn S. Sinko; 07589 of 2024.

**Roger R. Smith, deceased;** Lori J. Pintar, Co-Admr., Pamela S. Anderson, Co-Admr.; Atty: Glenn S. Sinko; 07590 of 2024.

**Tony Skaro, deceased;** Renee Rosa, Admr.; Atty: Robert G. Shanahan; 07591 of 2024.

**Arthur Raymond Devine, II, deceased;** Lori Golob, Admr.; Atty: Timothy B. Thurman; 07594 of 2024.

**Bonnie G. Deluca, deceased;** Kristin Deluca, Admr.; Atty: Robert G. Shanahan; 07597 of 2024.

**Christine M. Ryzner, deceased;** Mark J. Ryzner, Admr.; Atty: Dennis A. Uram; 07600 of 2024.

**James Carl Zehr, deceased;** Kimberly Cole, Admr.; Atty: Matthew Allen Bole; 07602 of 2024.

**Pamela Denise Sexton-Russell, deceased;** Samuel Russell, III, Admr.; 07604 of 2024.

**James E. Seskey, deceased;** Erica Lynn Seskey, Admr.; Atty: Charles A. Merchant; 07605 of 2024.

**Violet Kirsch, deceased;** Cheyenne Kirsch, Admr.; Atty: Rebecca Ann Olds; 03718 of 2022.

## Announcing Class and Individual Essay Contest

The Courts, Community, and Rule of Law Committee of the Judicial Council of the Third Circuit announced that it is hosting an essay contest for elementary students focused on civics, citizenship, and the concept of "We the People" – which are the first three words of the Preamble to the United States Constitution. The essay prompt is: How did our Nation's Founders envision 'the People' when they drafted the Constitution, and how should we interpret their vision in our country today?

The Third Judicial Circuit is comprised of the U.S. Court of Appeals as well as the Federal District Courts of Pennsylvania, New Jersey, Delaware, and the U.S. Virgin Islands. The latter are trial courts, which include bankruptcy courts. Chief Circuit Judge Michael A. Chagares noted that "It is incumbent on us, as federal judges, to engage with our youth and to offer a robust civics education program." The Committee and its members are partnering with bar associations, civic organizations, and educational institutions across the geographical reach of the Third Circuit to promote and oversee the essay contest.

The essay may be written by either an individual student or by an entire class. If a class essay, students within a participating class should work together to write the essay. That means that only one essay is submitted on behalf of the Class. **Individual and class essays must be submitted on or before Monday, March 31, 2025.** The best individual and class essays in each district (District of Delaware, District of New Jersey, Eastern District of Pennsylvania, Middle District of Pennsylvania, Western District of Pennsylvania, and the District of the Virgin Islands) of the Third Circuit will be invited to one of the nine courthouses in the Third Circuit to present their essays during the first weeks of May, in celebration of Law Day. The individual and class essays will be judged separately based on focus, content development, organization, and style. Prizes will be awarded.

Circuit Judge D. Brooks Smith, who chairs the Courts, Community, and Rule of Law Committee overseeing the contest, stated "Our Nation's Founders regarded 'the People' as the very heart and soul of a democracy. The republic that their work brought forth is one in which 'the People' rule. Our committee hopes that this year's theme will give students an opportunity to think about Americans from all walks of life and how their different life experiences combine to shape the dynamic country we all live in today."



For more information about the essay contest, please visit the Third Circuit Court of Appeals website at <https://ca3ccrofl.powerappsportals.us> or contact 267-299-4306.