

The Pittsburgh Legal Journal

FRIDAY
FEBRUARY 9, 2024
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CIVIL DIVISION

General Docket

Malta Anthony N, Malta Susan E vs McCandless Township; GD-24-001001; Quiet Title; Acceptance of Service; Atty(s): Posa Anthony S., Dornish Bradley S

First Commonwealth Bank vs Peach IT Professionals Inc; GD-24-001002; DSB (for money commercial); Notice of Judgment & Documents; 30598.48; Atty(s): McCall Justin L, Slaby Beth L

Moon Area School District, Moon Township vs Magnus Tracy M, Kranich Jay B., Winskunas Geoffrey M., Winskunas Christian; GD-24-001003; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 26585.12; Atty(s): Sattler Elizabeth P, Turnbull Megan M

First Commonwealth Bank vs Elite IT Professionals Inc; GD-24-001004; DSB (for money commercial); Notice of Judgment & Documents; 148211.84; Atty(s): McCall Justin L, Slaby Beth L

Wadel Joella; GD-24-001005; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

First Commonwealth Bank vs A Hartman Landscaping & Property Maintenance Inc., Hartman Jr. John T.; GD-24-001006; DSB (for money commercial); Notice of Judgment & Documents; 6471.56; Atty(s): Darr Gary W

AdvantageCare Rehabilitation LLC vs Wiley Mission, Symbria Rehab Inc; GD-24-001007; Contract - Other; Complaint; Atty(s): Chiurazzi Wayne M, Benedetti Sarah M.

Moon Area School District, Moon Township vs Ramsey Scott; GD-24-001008; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 32696.97; Atty(s): Sattler Elizabeth P, Turnbull Megan M

First Commonwealth Bank vs Annamaneni Rajani; GD-24-001009; DSB (for money commercial); Notice of Judgment & Documents; 148211.84; Atty(s): McCall Justin L, Slaby Beth L

Steel Valley School District vs Brooks Joshua; GD-24-001010; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 4666.29; Atty(s): Ries Jeffrey D

Auto-Owners Insurance Company vs Mastec Inc.; GD-24-001011; Other Tort; Praecepte for Writ of Summons; Atty(s): Pro Se

Sherwin-Williams Company vs Yallum Michael; GD-24-001012; Contract - Debt Collection; Notice of Judgment Mailed; 7640.15; Atty(s): Wechsler Daniel A

Moon Area School District, Moon Township vs Sharfon Retailers LLC; GD-24-001013; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 10656.36; Atty(s): Sattler Elizabeth P, Turnbull Megan M

CIVIL DIVISION

Arbitration Awards

Portfolio Recovery Associates, LLC vs Egnatz; AR-23-005338; P-atty: Robert N. Polas, Jr.; Award Ex Parte Plaintiffs are awarded \$1,624.42. Defendant failed to appear at 10:05 a.m. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40241

CKS Prime Investments, LLC vs Fallon; AR-23-005351; P-atty: Demetrios H. Tsarouhis; Award Ex Parte Plaintiff is awarded \$1,027.25. Defendant failed to appear at 10:10 a.m. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40241

Discover Bank vs Williamson; AR-23-005355; P-atty: Kirsten R. Armstrong; Award Ex Parte Plaintiff is awarded \$2,970.74. Defendant failed to appear at 10:15 a.m. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40241

Portfolio Recovery Associates, LLC vs Markle; AR-23-005360; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$3,117.69. Defendant not appearing by 10:11 a.m. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40240

Portfolio Recovery Associates, LLC vs Kelly; AR-23-005364; P-atty: Robert N. Polas, Jr.; Award Ex Parte for the Plaintiff in the amount of \$2,739.26. Defendant not appearing by 10:05 a.m. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40240

Portfolio Recovery Associates, LLC vs Harris; AR-23-005389; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$1,199.42. Defendant failed to appear at 10:02 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

Portfolio Recovery Associates, LLC vs Jackson; AR-23-005392; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$1,637.78. Defendant failed to appear at 10:05 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

Portfolio Recovery Associates, LLC vs Fisher; AR-23-005411; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$1,140.61. Defendant failed to appear at 10:09 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

ORPHANS' COURT

Letters

Cheryl Ann Puglin, deceased; Shawn Ellis, Admr.; Atty: Scott P. Magnuson; 00161 of 2024.

Pete B. Rupert, Jr., deceased; Robert Charles Evans, Sr., Admr.; Atty: Charles B. Hadad; 00164 of 2024.

James L. Spears, Sr., deceased; Kimberly D. Spears, Admr.; Atty: Michael H. Marks; 00166 of 2024.

William A. Hahn, deceased; William C. Hahn, Admr.; Atty: Jeffrey A. Golvash; 00172 of 2024.

John R. Seljak, deceased; Linda L. Kitchen, Admr.; Atty: Dale P. Frayer; 00175 of 2024.

Jay Barbour, deceased; Jay Barbour, Admr.; Atty: Deborah Liotus; 00188 of 2024.

Michael L. Swaney, deceased; Kathy P. Lankes, Admr.; Atty: J. Deron Gabriel; 00202 of 2024.

Arlene Siwicki, deceased; Keith Frankert, Admr.; Atty: Matthew Allen Bole, Wayne M. Chiurazzi; 08262 of 2023.

Sean M. Dugan, deceased; Deborah J. Kandziolka, Admr.; Atty: Mary Jo Corsetti; 08485 of 2023.

Ann Curran Wintermantel, deceased; Cristin Curran Wintermantel, Admr.; Atty: Emily N. Masatto; 00204 of 2024.

Akeem Juwan Willie, deceased; Diane Harris Willie, Admr.; Atty: Colin Adair Morgan; 00208 of 2024.

Gennaro Delle Femine, deceased; Lucille Delle Femine, Admr.; Atty: Gustly A. E. Sunseri; 00212 of 2024.

Arletta Jean Kruger, deceased; Libbie Simeoni, Admr.; Atty: Michele McPeak Cromer; 00214 of 2024.

Wayne D. Palke, deceased; Donald B. Palke, Admr.; 00223 of 2024.

William L. Graham, Jr., deceased; Julie Yuiska, Admr.; Atty: Jeanne Marie Marquette; 00224 of 2024.

Deborah F. Alston, deceased; Reginald Jones, Jr., Admr.; Atty: Megan E. Loftis; 04556 of 2019.

Harry Harold King, III, deceased; Dionne King, Admr.; Atty: Michele P. Conti; 00237 of 2024.

Jonathan R. Tourney, deceased; Eleanor Tourney, Admr.; Atty: Philip H. Rubenstein; 00238 of 2024.

Charlotte Lagrotteria, deceased; Gregory A. Lagrotteria, Admr.; Atty: Ryan G. Lemke; 00243 of 2024.

Jerome E. Shidel, Sr., deceased; Jerome E. Shidel, Jr., Admr.; Atty: John D. Finnegan; 00245 of 2024.

Bernadette J. Capps, deceased; Leonard E. Capps, Admr.; 00249 of 2024.

James Edward Salter, deceased; Leethel Booker, Admr.; Atty: Rosalyn L. Guy-McCorkle; 00253 of 2024.

BANKRUPTCY COURT

Western District

Roy McMahan and Tracey McMahan; WESTMORELAND-PA; 24-20124; Atty: Corey J. Sacca; Chapter: 13; Filed 01/16/2024; Judge Bohm

Jamie N. Nelson; WARREN-PA; 24-10032; Atty: Sara Flasher; Chapter: 7; Filed 01/17/2024; Judge Melaragno

Richard T. Burkett; WESTMORELAND-PA; 24-20125; Atty: Brian C. Thompson; Chapter: 7; Filed 01/17/2024; Judge Bohm

Monica Thompson; BEAVER-PA; 24-20126; Atty: Brian C. Thompson; Chapter: 13; Filed 01/17/2024; Judge Bohm

Ralph Lucci; FAYETTE-PA; 24-20127; Atty: Thomas P. Agrafiotis; Chapter: 7; Filed 01/17/2024; Judge Taddonio

Lesslie E. Hall; FAYETTE-PA; 24-20128; Atty: Daniel R. White; Chapter: 13; Filed 01/17/2024; Judge Bohm

Wanda J. Grmusa-Bereksazi; ALLEGHENY-PA; 24-20129; Atty: Shawn N. Wright; Chapter: 7; Filed 01/17/2024; Judge Bohm

Darlene Jean Kiser; BUTLER-PA; 24-20130; Atty: Dai Rosenblum; Chapter: 13; Filed 01/17/2024; Judge Melaragno

Catherine L. Krut; BEAVER-PA; 24-20131; Atty: Brian J. Bleasdale; Chapter: 7; Filed 01/17/2024; Judge Bohm

Eric C. Poslusny and Brittany L. Poslusny; WESTMORELAND-PA; 24-20132; Atty: Kenneth Steidl; Chapter: 7; Filed 01/17/2024; Judge Taddonio

Megan L. Ciesielski; ALLEGHENY-PA; 24-20133; Atty: Bryan P. Keenan; Chapter: 7; Filed 01/17/2024; Judge Taddonio

Richard Gene Snyder, Jr.; BEDFORD-PA; 24-70016; Atty: Pro Se; Chapter: 13; Filed 01/17/2024; Judge Deller

Sue Ellen Cline; MERCER-PA; 24-10033; Atty: Tina M. Fryling; Chapter: 7; Filed 01/18/2024; Judge Melaragno

Dale Edward Davis, III; FAYETTE-PA; 24-20134; Atty: Pro Se; Chapter: 13; Filed 01/18/2024; Judge Deller

Jeffrey J. Palmieri, Sr.; ALLEGHENY-PA; 24-20135; Atty: Shawn N. Wright; Chapter: 7; Filed 01/18/2024; Judge Melaragno

Gary A. Cuccia; WESTMORELAND-PA; 24-20136; Atty: Kenneth Steidl; Chapter: 13; Filed 01/18/2024; Judge Deller

Reynold W. White, Jr. and Kristine L. White; ALLEGHENY-PA; 24-20137; Atty: Kenneth Steidl; Chapter: 7; Filed 01/18/2024; Judge Bohm

Rhonda A. Schnitzki; BUTLER-PA; 24-20138; Atty: Pro Se; Chapter: 13; Filed 01/18/2024; Judge Bohm

Julie A. DeFillip; ALLEGHENY-PA; 24-20139; Atty: Christian M. Rieger; Chapter: 13; Filed 01/18/2024; Judge Bohm

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Plum Borough School District vs Watson Dennis C, Watson Susanne L; GD-24-001014; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 2832.61; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Pennsylvania Turnpike Commission vs Risher deceased John Cready, Unknown Heirs of John Cready Risher Deceased, Risher deceased Levi, Unknown Heirs of Levi Risher deceased, Risher McClure deceased Agnes, Unknown Heirs of Agnes Risher McClure deceased, Risher deceased Sarah Cready, Unknown Heirs William J Snodgrass, McClure Risher deceased John, Unknown Heirs of John McClure Risher deceased, Mifflin Coal Mining Company, Consol Pennsylvania Coal Company LLC; GD-24-001015; Declaration of Taking; Bond Posted; Atty(s): Erbstein Deborah R., McCall Doreen A, Ward Jeanmarie R., Kamin Samuel P.

Plum Borough School District vs Yobp Paula F; GD-24-001016; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 2360.59; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Steel Valley School District vs Hislop Sean; GD-24-001017; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 2312.11; Atty(s): Ries Jeffrey D

Cafaro Claire M., Cafaro Ross vs Allstate Insurance Company; GD-24-001018; Contract - Other; Complaint; Atty(s): Talarico Richard G.

Finisar Corporation vs CERIO; GD-24-001019; Contract - Other; Praecept for Writ of Summons; Atty(s): Davis Christopher J

Plum Borough School District vs Zafiris David James, Zafiris Jennifer Lynn; GD-24-001020; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 1437.00; Atty(s): Turnbull Megan M, Sattler Elizabeth P

Centimark Corporation vs 101 Mall Boulevard Owner LLC; GD-24-001021; Mechanic's Lien; Certificate of Location; 107000.00; Atty(s): Weiers Jr. Thomas E

Steel Valley School District vs Penn Venezuela E; GD-24-001022; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 2076.62; Atty(s): Ries Jeffrey D

Tumpson Corinne E. vs Vanda Jutta, Vanda Cynthia B.; GD-24-001023; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Perry Jon R

DeRoss Patricia vs Allegheny Remodel; GD-24-001025; MDJ Transcript; Notice of Judgment Mailed; 12215.00; Atty(s): Pro Se

Sabo Sandra Ann vs Just Bath LLC; GD-24-001026; MDJ Transcript; Notice of Judgment Mailed; 12171.00; Atty(s): Pro Se

Young Gordon vs Saylemez Muhammet, Arikurt Mehmet, Porter Joey; GD-24-001027; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

Martin Chris A. vs Blackwell Michael; GD-24-001028; Mechanic's Lien; Certificate of Location; 7468.25; Atty(s): Pro Se

Barone-McCartan Lana vs Monaghan Sean; GD-24-001029; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Pro Se

Thomas Shari L., S&T Investment LLC vs Yanders James, Yanders Charles, Yanders and Partners LLC, FTF Lending LLC; GD-24-001030; Contract - Other; Complaint; Atty(s): Cowburn Robert, Dornish Bradley S

Custer Kimberly, Custer Robert vs Stengel David, Zubaty Josephine; GD-24-001031; Motor Vehicle Accident; Complaint; Atty(s): McCabe Christopher, Bordas James Graham

Williams Yvette vs Santonastasso Enterprises LLC, McDonald's Corporation, LORE PPA BKSQ4 Villages Agent LLC; GD-24-001032; Other Tort; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

Dase-Tarpley Donna vs CEC Entertainment LLC; GD-24-001033; Other Tort; Complaint; Atty(s): Chaffin Eric T, Malone Mark J, Booth Patrick C.

Steel Valley School District vs Blue Tyrone; GD-24-001034; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 2929.91; Atty(s): Ries Jeffrey D

U.S. Bank Trust National Association vs Carver Rochelle Diane, Tenants/Occupants; GD-24-001035; Ejectment; Complaint; Atty(s): Friedman Adam J., Tracy III Richard J.

Cassel Lori vs Genesis Medical Associates Inc., New Hope Gracious Senior Community; GD-24-001036; Medical/Hospital Liability; Praecept for Writ of Summons; Atty(s): Froetschel Joseph R.

Eastern Atlantic Insurance Company vs Y03 Trucking LLC, Arconic Corporation, Greene Transportation Company, John Green Logistics Company, Villalonga Orlando; GD-24-001037; Declaratory Judgment; Complaint; Atty(s): Luvara Joseph L., Roman Jr. Paul A.

McKees Rocks Borough vs Infinity Real Estate Investments Holding LLC; GD-24-001039; Municipal Lien; Municipal Lien; 882.16; Atty(s): Dugan David Daniel

U.S. Bank Trust National Association vs Sierra Brown Jade, Tenants/Occupants; GD-24-001040; Ejectment; Complaint; Atty(s): Friedman Adam J., Tracy III Richard J.

U.S. Bank Trust National Association vs Serventi Mark, Tenants Occupants; GD-24-001041; Ejectment; Complaint; Atty(s): Friedman Adam J., Tracy III Richard J.

Wang Karen Rushi; GD-24-001042; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Cascade Funding Mortgage Trust HB7 vs Thomas Pearl, Current Occupants; GD-24-001043; Ejectment; Complaint; Atty(s): DiLeva Danielle

McNemar Nancy L. vs Pring Michael J.; GD-24-001044; Partition; Certificate of Location; 200000.00; Atty(s): Morris Jeffrey T

Erie Insurance Exchange vs Dubbs Patricia M., Dubbs Gregory, Estate of Clayton R. Dubbs; GD-24-001045; Declaratory Judgment; Exhibits; Atty(s): Shikunov Glen

Commonwealth of PA Department of Labor & Industry vs Adesso Cafe LLC; GD-24-100206; Unemployment Compensation Lien; Unemployment Compensation Lien; 2379.04

Commonwealth of PA Department of Labor & Industry vs Woodie Logistics LLC; GD-24-100207; Unemployment Compensation Lien; Unemployment Compensation Lien; 2361.17

Commonwealth of PA Department of Labor & Industry vs Lily & Val LLC; GD-24-100208; Unemployment Compensation Lien; Unemployment Compensation Lien; 1080.39

Commonwealth of PA Department of Revenue vs Coldiron Beverly E., Coldiron Alan D.; GD-24-100218; Commonwealth Tax Lien; Personal Income Tax; 4291.74

Commonwealth of PA Department of Revenue vs Karstensen Stephanie, Karstensen David V.; GD-24-100219; Commonwealth Tax Lien; Personal Income Tax; 4304.12

Commonwealth of PA Department of Revenue vs McBride Jamie; GD-24-100220; Commonwealth Tax Lien; Personal Income Tax; 4302.82

Commonwealth of PA Department of Revenue vs Grogan Thomas, Catello Melissa; GD-24-100221; Commonwealth Tax Lien; Personal Income Tax; 4299.30

Commonwealth of PA Department of Revenue vs Habib Orthopedics P.C.; GD-24-100222; Commonwealth Tax Lien; Business Taxes; 2753.94

Commonwealth of PA Department of Revenue vs Morse Thomas A., Owens-Morse Andrea; GD-24-100223; Commonwealth Tax Lien; Personal Income Tax; 4247.24

Commonwealth of PA Department of Revenue vs Bernies Flower Shop Inc.; GD-24-100224; Commonwealth Tax Lien; Business Taxes; 2759.08

Commonwealth of PA Department of Revenue vs Cautela Mauro; GD-24-100225; Commonwealth Tax Lien; Personal Income Tax; 4309.90

Commonwealth of PA Department of Revenue vs Foster Todd; GD-24-100226; Commonwealth Tax Lien; Personal Income Tax; 4304.12

Commonwealth of PA Department of Revenue vs Rakhmonov Javlonbek, Sultanova Iroda; GD-24-100227; Commonwealth Tax Lien; Personal Income Tax; 4313.99

Dollar Bank Federal Savings Bank vs Clark Jr. John L.; MG-24-000062; Mortgage Foreclosure; Complaint; 17429.46; Atty(s): Anthou Kristine M.

Dollar Bank Federal Savings Bank vs Williams Ebony N.; MG-24-000063; Mortgage Foreclosure; Complaint; 62365.16; Atty(s): Anthou Kristine M.

Allied First Bank SB vs Andreoli James R.; MG-24-000064; Mortgage Foreclosure; Confidential Information Form; Atty(s): Hong Kimberly J

PNC Bank National Association vs Trifanoff Terrence J.; MG-24-000065; Mortgage Foreclosure; Complaint; Atty(s): Piorro Michelle Lynn

Citizens Bank N.A. vs Elardo Sandra L., Elardo II Thomas S.; MG-24-000066; Mortgage Foreclosure; Complaint; Atty(s): Graham Christine L, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Foley Joseph I.

Nichols Anna vs CDM Smith Inc., Gannett Fleming Inc., Larson Design Group Inc.; GD-24-001046; Other Traffic Accident; Praecept for Writ of Summons; 50000.00; Atty(s): Kelley G. Clinton

84 Lumber Company L.P. vs Q&P Auto Corp, Queen Kenyatta; GD-24-001047; Contract - Other; Complaint; 54605.77; Atty(s): Blick William E, Jegasothy S. Manoj

Pile Christopher, Pile Sheena vs Setina Manufacturing Company; GD-24-001048; Other Tort; Praecept for Writ of Summons; Atty(s): Nalducci Walter

Heymann Matthew R. vs Pennington Angela M., WHC PA LLC; GD-24-001049; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): McGrath Harry Patrick

Rock Creek Capital LLC vs Flowers Sarah; GD-24-001050; Contract - Debt Collection; Exhibits; 52137.48; Atty(s): Molczan William T

Stultz Melinda vs Sriksna Inc., Srijee LLC, Railyard Grill & Tap Room, Railyard Tap Room; GD-24-001051; Against Property Owner; Praecept for Writ of Summons; 50000.00; Atty(s): Kelley G. Clinton

Keystone Oaks School District vs Hesselman Mary Jane; GD-24-001052; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 5003.63; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Williams Fredrich vs Williams Michelle; GD-24-001053; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Pro Se, Black Charles

Cooper Luke; GD-24-001054; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Schiffman Jason M.

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

COURT NOTICES

Court of Common Pleas
of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY FEBRUARY 26, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, APRIL 8, 2024**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
24-00184

Court of Common Pleas
of Allegheny CountyJUVENILE COURT
MOTIONS SCHEDULE

February 2024

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

23-04950

Court of Common Pleas
of Allegheny CountyFAMILY DIVISION MOTIONS
SCHEDULE FOR THE MONTH OF

February 2024

February 1 - McGough, J. in Courtroom
425 at 2:00 PM
February 2 - No Motions

February 5 - McCrady, J. in Courtroom
320 at 9:30 AM and Henry-Taylor, J. in
Courtroom 425 at 2:00 PM

February 6 - Spurgeon, J. in Courtroom
320 at 10:00 AM and Costa, J. in Court-
room 425 at 2:00 PM

February 7 - Cozza, J. in Courtroom
320 at 10:00 AM and Eaton, J. in 814
City-County Building at 2:00 PM

February 8 - Sweeney, J. in Courtroom
425 at 2:00 PM *See below

February 9 - No Motions

February 12 - McGough, J. in Court-
room 425 at 2:00 PM

February 13 - Middleman, J. in Court-
room 320 at 9:30 AM and Bubash, J. in
Courtroom 425 at 2:00 PM

February 14 - Korbelt, J. in Courtroom
425 at 2:00 PM

February 15 - Woodruff, J. in Court-
room 320 at 9:30 AM and Henry-Taylor,
J. in Courtroom 425 at 2:00 PM

February 16 - No Motions

February 19 - Court Holiday

February 20 - Eaton, J. in 814 City-
County Building at 2:00 PM

February 21 - Sweeney, J. in Courtroom
425 at 2:00 PM *See below

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

February 23 - No Motions

February 26 - Henry-Taylor, J. in Court-
room 425 at 2:00 PM

February 27 - Bubash, J. in Courtroom
425 at 2:00 PM

February 28 - Bush, J. in Courtroom
320 at 10:00 AM and Sweeney, J. in
Courtroom 425 at 2:00 PM *See below

February 29 - Korbelt, J. in Courtroom
425 at 2:00 PM

*Pending the publication of Judge
Sweeney's Standard Operating Proce-
dures please submit all Motions for
Judge Sweeney to amy.ross@allegheny-
courts.us 48 hours prior to your
intended submission date.

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

24-00156

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Wednesday
February 14, 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-0008778-21; Edward Eubanks;
Rape of Child; ADA: **Criminal Division
Allegheny County District Attorney's
Office**; D-atty: **Kevin
Vance Horne**

CR-0008780-21; Edward Eubanks;
Agg. Ind. Assault - Comp. Less Than
13 Years Old; ADA: **Criminal Division
Allegheny County District Attorney's
Office**; D-atty: **Kevin Vance Horne**

CR-0005027-23; Aaliyah S. Johnson;
Firearms Not To Be Carried W/O
License; ADA: **Criminal Division
Allegheny County District Attorney's
Office**; D-atty: **Cory Shane Ricci**

CR-0005287-23; Robert M. Petrbscu;
Theft By Unlaw Taking-Movable Prop;
ADA: **Criminal Division Allegheny
County District Attorney's Office**;
D-atty: **Cory Shane Ricci**

CR-0006431-23; Robert M. Petrbscu;
Aggravated Assault - Attempts to cause
or causes BI to designated individuals;
ADA: **Criminal Division Allegheny
County District Attorney's Office**;
D-atty: **Patrick J. Thomassey**

CR-0001806-23; Kara Ann Zola; Simple
Assault; ADA: **Criminal Division
Allegheny County District Attorney's
Office**; D-atty: **Patrick J. Thomassey**
Judge Alexander P. Bicket
Courtroom 321

CR-0006880-23; Keith Shuster; Poss
Instrument Of Crime W/Int; ADA:
**Criminal Division Allegheny County
District Attorney's Office**; D-atty:
Christopher Larson

Judge Kelly Bigley
Courtroom 525

CR-0003704-23; Ryan Andrew Jabaut;
DUI: Highest Rte of Alc (BAC .16+) 1st
Off; ADA: **Criminal Division Allegheny
County District Attorney's Office**;
D-atty: **Michael Dewitt Barry**

Judge Thomas Flaherty
Courtroom 324

CR-0003958-23; Vincent Felder;
Possession Of Firearm Prohibited; ADA:
**Criminal Division Allegheny County
District Attorney's Office**; D-atty:
Lee M. Rothman

CR-0007908-23; Delfond Aquai Laymar
Jones; Theft By Unlaw Taking-Movable
Prop; ADA: **Criminal Division Allegheny
County District Attorney's Office**;
D-atty: **Andrew Michael Sherman**

Judge Elliot Howsie
Courtroom 533

CR-0007293-23; Ronald Edger Anderson;
Possession Of Firearm Prohibited; ADA:
**Criminal Division Allegheny County
District Attorney's Office**; D-atty:
James A. Wymard

CR-0006860-23; Dipen Ishvarbhai
Avaiya; Fleeing or Attempting to Elude
Officer; ADA: **Criminal Division
Allegheny County District Attorney's
Office**; D-atty: **Christopher Larson**

CR-0008902-21; Byron Coles; Possession
Of Firearm Prohibited; ADA: **Criminal
Division Allegheny County District
Attorney's Office**; D-atty: **Andrew
Michael Sherman**

CR-0007095-23; Sherri Herr; Theft By
Unlaw Taking-Movable Prop; ADA:
**Criminal Division Allegheny County
District Attorney's Office**; D-atty:
Andrew Michael Sherman

CR-0009115-22; Nicole Norma Holmes;
Simple Assault; ADA: **Criminal Division
Allegheny County District Attorney's
Office**; D-atty: **Anthony Jackson**

Judge Beth A. Lazzara
Courtroom 306A

CR-0003953-23; Skylar John McLeod;
False/Fraud/Incomp Insurance Claim;
D-atty: **Cory Shane Ricci**

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

Judge Anthony M. Mariani
Courtroom 316

CR-0006023-23; Dashawn Evans;
Theft By Unlaw Taking-Movable Prop;
ADA: **Criminal Division Allegheny
County District Attorney's Office**;
D-atty: **William S. Flynn**

CR-0006662-23; Andrew Grube;
Accident Involv Damage Attended
Vehicle/Prop; ADA: **Criminal Division
Allegheny County District Attorney's
Office**; D-atty: **Christopher Larson**

CR-0006596-23; Tyron Harrison; Firearms
Not To Be Carried W/O License; ADA:
**Criminal Division Allegheny County
District Attorney's Office**; D-atty:
Mason John Cook

CR-0005983-23; Diane Marie
Pietrala; Child Pornography; ADA:
**Criminal Division Allegheny County
District Attorney's Office**; D-atty:
James Depasquale

CR-0004055-23; James T. Reese;
Possession Of Firearm Prohibited; ADA:
**Criminal Division Allegheny County
District Attorney's Office**; D-atty:
Charles Phillip Hoebler

CR-0005984-23; David Andrew Reynolds;
Child Pornography; ADA: **Criminal
Division Allegheny County District
Attorney's Office**; D-atty: **Phillip
Pane Dilucete**

CR-0004993-23; Jordan Smith;
Theft From A Motor Vehicle; ADA:
**Criminal Division Allegheny County
District Attorney's Office**; D-atty:
Patrick Thomassey

Judge Jill E. Rangos
Courtroom 327

CR-0004837-22; Storm Alexander
Howard; Firearms Not To Be Carried
W/O License; ADA: **Criminal
Division Allegheny County District
Attorney's Office**; D-atty: **Robert
Shaffer Disney**

Judge Kevin G. Sasinoski
Courtroom 506

CR-0006267-23; Dustin Zachary
Clark; Firearms Not To Be Carried W/O
License; ADA: **Criminal Division
Allegheny County District Attorney's
Office**; D-atty: **Jonathan Coumes**

Wonder if your decisions, legal advice or other professional actions are ethical?

Members can get consultation on their legal
actions and potential actions through the
ACBA Professional Ethics Hotline.

All calls are confidential.

See [ACBA.org/OfficerAssignments](https://www.acba.org/OfficerAssignments) for details.

CR-0005212-23; Jeffery Davenport Jr.; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brandon Michael Herring**

CR-0006385-23; Jeffery Davenport Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brandon Michael Herring**

CR-0005213-23; William Dempster; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Nelson Zuckerman**

CR-0006329-23; Rashan Dion Farrow-Russell; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Coumes**

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

CR-0006222-23; Shelley Mitchell; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Coumes**

CR-0006218-23; Jaire Powell; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Coumes**

CR-0002569-23; Matthew Allen Weed; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001988-23; Joseph Wilson; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **James Donohue**

**Judge Jennifer Satler
Courtroom 527**

CR-0005381-23; Enrico Bellisario III; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Ohara Hamlin**; D-atty: **Patrick J. Thomassey**

CR-0005111-23; Samier Duncan; Firearms Not To Be Carried W/O License; ADA: **Shreya Desai**; D-atty: **Yemi Tama-Re Olaiya**

CR-0007564-23; Kenneth Ensley; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0005293-23; Viane Hakizimana; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Yemi Tama-Re Olaiya**

CR-0006988-23; Alicia Tonya Hampton; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0000343-18; Rebecca Hillegas; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0007496-22; Sydnie Dane Jefferson; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Milton E. Raiford**

CR-0007280-23; Mariya Mladenova Kiselova; Disorderly Conduct Engage in Fighting; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Amita Maram**

CR-0007227-23; Kayla Jay Menne; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Daniel Nanovic**; D-atty: **Jeanne Marie Emhoff**

CR-0002045-23; Rondell Newton; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kristen A. Pauli**

CR-0007050-23; Jaelin Opara; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Art Ettinger**

CR-0005292-23; Brennan Shropshire-Simpson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Yemi Tama-Re Olaiya**

CR-0008226-22; Kane Snow; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Angela Rene Carsia**

**Judge Randal B. Todd
Courtroom 310**

CR-0006482-23; Darius Lamar Adams; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0001751-20; Robert Lee Hawkins; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lena Bryan Henderson**

CR-0004087-23; Cody Hess; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Seth Zuckerman**

CR-0015140-18; Stephen Chris Mochanski; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lena Bryan Henderson**

CR-0006914-23; Michael Powers Jr.; Harassment - Subject Other to Physical Contact; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0006382-23; Paul Rhoades; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lena Bryan Henderson**

CR-0006484-23; Van R. Sanders; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lena Henderson**

CR-0000254-23; Dale Scott; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0001250-23; Dale Scott; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0006719-23; Dale Scott; Intim Wit/Vit - Refrain From Report; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0006992-23; Dale Scott; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0004233-21; Daryle Keith Stoves; False Reports - Reported Offense Did Not Occur; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0003385-10; Gary Dale Walker Jr.; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lena Bryan Henderson**

CR-0006788-23; Jamone Lamont Watson; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bradley Thomas Marscher**

Arbitration Trial List

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

Wednesday
February 14, 2024

GD-20-009969; Scott vs Concordia of Monroeville; P-atty: **Allison H. Greene**; D-atty: **Thomas P. McGinnis**

GD-19-016049; Miele vs Hunter; P-atty: **Marissa K. Kohl**; D-atty: **Miles A. Kirshner**

AR-23-005797; Kelly vs IC Systems Collections; P-atty: **Travis A. Gordon**; D-atty: **Danielle M. Vugrinovich**

AR-23-005796; Baxendell vs Portfolio Recovery Associates LLC; P-atty: **Travis A. Gordon**

AR-23-005793; PNC Bank National Association vs Henderson; P-atty: **Jason Emerson Strand**

AR-23-005792; American Express National Bank vs Chase; P-atty: **Jason Emerson Strand**

AR-23-005791; American Express National Bank vs Halperin; P-atty: **Jason Emerson Strand**

AR-23-005790; American Express National Bank vs Rochelle; P-atty: **Jason Emerson Strand**

AR-23-005788; Edwards vs Portfolio Recovery Associates LLC; P-atty: **Travis A. Gordon**

AR-23-005785; American Express National Bank vs Lamont; P-atty: **Jason Emerson Strand**

AR-23-005784; PNC Bank National Association vs Wachter; P-atty: **Kirsten R. Armstrong**

AR-23-005783; PNC Bank National Association vs Allen; P-atty: **Kirsten R. Armstrong**

AR-23-005782; PNC Bank National Association vs Schrock; P-atty: **Kirsten R. Armstrong**; D-atty: **Pro Se**

AR-23-005780; Discover Bank vs Kearns; P-atty: **Kirsten R. Armstrong**

AR-23-005779; PNC Bank National Association vs Carnevale; P-atty: **Kirsten R. Armstrong**

AR-23-005777; PNC Bank National Association vs Cuddy; P-atty: **Kirsten R. Armstrong**

AR-23-005774; Citizens Bank N.A. vs Fabus, et al; P-atty: **David Kennedy Bifulco**

AR-23-005770; Valentino vs Esposito; P-atty: **David M. Huntley**; D-atty: **Robert A. Loch**

AR-23-005766; Discover Bank vs Elm; P-atty: **Andrew Loewy**

AR-23-005763; Discover Bank vs Evans; P-atty: **Andrew Loewy**

AR-23-005761; Discover Bank vs Diianni; P-atty: **Andrew Loewy**

AR-23-005759; Columbia Gas of Pennsylvania vs Jet Jack Inc.; P-atty: **William T. Molczan**

AR-23-005754; Cavalry SPV I LLC vs Mayfield; P-atty: **David J. Apothaker**

AR-23-005752; Goldis, et al vs Allstate Indemnity Company; P-atty: **Scott Ronald Gallant**; D-atty: **R. Sean O'Connell**

AR-23-005751; Watts vs Portfolio Recovery Associates LLC; P-atty: **Travis A. Gordon**

AR-23-005744; Civil & Environmental Coconsultants Inc. vs Hunter Freeman Group LLC; P-atty: **William E. Blick**

AR-23-004891; Aubrey vs American Honda Motor Co. Inc.; P-atty: **Chad Peter Doman**; D-atty: **James F. Marrion**

AR-23-004258; Reynolds etal vs BMW of North America LLC; P-atty: **Timothy J. Abeel, Jr.**; D-atty: **Jeffrey Cohen**

AR-23-003822; Harper-Henry vs FPF Conidi Landscaping and Construction; P-atty: **Matthew J. Kalina**

AR-23-003281; Allegheny County Central Tax Collection District vs Roman; P-atty: **David L. Scherer**

AR-23-003204; Ford Enterprises Inc. vs Haas; P-atty: **John Eric Bumbaugh, Jr.**; D-atty: **Jonathan R. McCloskey**

AR-23-002170; Swanston vs EEG Inc., et al; P-atty: **Robert Alan Huber**; D-atty: **Nicholas Cerimele**

AR-23-001509; Allegheny County Central Tax Collection District vs Milton, et al; P-atty: **David L. Scherer**; D-atty: **Gregory A. Biernacki**

AR-23-001014; Crown International Steel Buildings vs Fawnskin; P-atty: **Sean V. Merritt**; D-atty: **Jeffrey S. Weinberg**

Summary Appeals Branch

Judge W. Terrence O'Brien
City-County Building
Room 821

Wednesday
February 14, 2024

Hearings

SA-0000009-24; Comm. of PA vs Ja Quan Nuzair Benton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000001-24; Comm. of PA vs Steven Devaughn Burrow; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001513-23; Comm. of PA vs Jennifer Lynn Ciancio; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001368-23; Comm. of PA vs Darian Flatley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001509-23; Comm. of PA vs Mario Wyatt Grissom; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001510-23; Comm. of PA vs Mario Wyatt Grissom; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000014-24; Comm. of PA vs Stanford J. Hayden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000020-24; Comm. of PA vs Brian William Ingram; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000005-24; Comm. of PA vs Julio Barbosa Johnson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000011-24; Comm. of PA vs Brandon Thomas Kisak; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000006-24; Comm. of PA vs Russell Andrew Miller; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

SA-0000017-24; Comm. of PA vs Marcus Lawrence Moore; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001430-23; Comm. of PA vs Kelly A. Novoselski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001546-23; Comm. of PA vs Operation Better Block; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000010-24; Comm. of PA vs Kevin Thomas Petted; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000022-24; Comm. of PA vs Kristen M. Ruhle; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001176-23; Comm. of PA vs Aiden David Siwik; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001539-23; Comm. of PA vs Jonathan Storm Steinkopf; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000019-24; Comm. of PA vs Fred C. Uzelac; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001431-23; Comm. of PA vs Oscar Gutierrez Velazquez; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001251-23; Comm. of PA vs David Charles Whitmer; 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, March 4, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. 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, MARCH 4, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, MARCH 5, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, MARCH 11, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED 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 485.

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:

Article XII

Sheriff's Sales

§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 Record their own Deeds and 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 53 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: "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

46. Bishnu P. Acharya and Rohit Acharya
MG-23-000466—\$196,667.38
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 4817 E. Willock Road, Pittsburgh, PA 15227. Deed Book Volume 18194, Page 540. Block and Lot Number 247-D-272.

48. Ryan T. Reed
MG-23-000921—\$183,917.91
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5016 Bluff Street, Pittsburgh, Pennsylvania 15236. Deed Book Volume 18794, Page 86, Instrument 2022-5103, Block and Lot Number 314-D-280.

66. Best Pittsburgh LLC
MG-23-000697—\$126,716.94
Padgett Law Group
850-422-2520

In the Borough of Baldwin, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-story dwelling being known and numbered as 3108 Vernon Avenue, Pittsburgh, PA 15227. Deed Book 18880, Page 226, Instrument Number 2022-12929. Block and Lot Number 0137-D-00118-0000-00.

Bellevue

36. William Moodey and Cerise Moodey
GD-19-016812—\$17,642.35
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a single family dwelling being known and numbered as 130 Meade Ave., Pittsburgh, PA 15202. Deed Book 15579, Page 447. Block and Lot Number 160-P-178.

Bethel Park

4. Dixie Lee Schaffer a/k/a Dixie Schaffer
MG-22-000962—\$145,744.10
Michelle Piero, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Bethel Park Municipality: Having erected thereon a dwelling known and numbered as: 949 Clifton Road, Bethel Park, PA 15102. Deed Book Volume 3346, Page 370. Block / Lot# 773-J-245.

25. Lori Coulter a/k/a Lorraine M. Coulter
MG-23-000419—\$26,728.69
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 323 Sunset Drive, Bethel Park, PA 15102. Deed Book 5946, Page 417. Block and Lot Number 568-P-205.

58. Maureen Zeher a/k/a Maureen C. Zeher and Paul Zeher a/k/a Paul S. Zeher
MG-23-000051—\$288,688.03
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a single family residential dwelling being known and numbered as 2899 O'Neill Drive, Bethel Park, PA 15102. Deed Book Volume 10832, Page 140. Block and Lot Number 567-L-315.

Bridgeville

49. Kenneth R. Watson and Patricia A. Snyder a/k/a Patricia A. Watson
MG-23-000840—\$18,268.68
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 113 Vesper Street, Bridgeville, Pennsylvania 15017. Deed Book Volume 10087, Page 529. Block and Lot Number 0255-S-00242-0000-00.

Borough of Chalfant

34. Jones Property LLC
GD-19-000884—\$8,448.71
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one story frame house being known as 134 Parkway Avenue, East Pittsburgh, PA 15112. Deed Book Volume 16006, Page 594. Block & Lot No. 374-L-114.

City of Clairton

71. The Unknown Heirs of Charles Fitzpatrick, Deceased

GD-14-021730—\$5,330.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two story masonry frame house being known as 717 North 6th Street, Clairton, PA 15025. Deed Book Volume 13087, Page 206. Block & Lot No. 657-N-229.

72. Richard C. Pasquale

GD-09-003354—\$2,990.88
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two story brick house being known as 427 North 4th Street, Clairton, PA 15025. Deed Book Volume 11402, Page 547. Block & Lot No. 764-C-84.

73. Nora G. Haugh

GD-19-001160—\$3,261.11
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a two story brick house being known as 410 Mitchell Avenue, Clairton, PA 15025. Deed Book Volume 4632, Page 310. Block & Lot No. 879-M-112.

Crescent

60. Judy D. Wacker-Amon

GD-22-005097—\$46,602.73
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a dwelling, known as 456 Crescent Boulevard Extension, Crescent, PA 15046. Deed Book 15504, Page 548. Block and Lot Number 811-R-330.

East McKeesport

70. Safe Harbour Properties Three LLC

GD-20-003364—\$7,166.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Parcel #1: Having erected thereon a two story masonry frame house known as 846 Florence Avenue, East McKeesport, PA 15035. Deed Book Volume 14714, Page 407. Block & Lot No. 547-C-244.

Parcel #2: Being thereon vacant residential land known as Florence Avenue, East McKeesport, PA 15035. Deed Book Volume 14714, Page 407. Block & Lot No. 547-C-241.

Edgewood

41. Nicholas Akinkuoye

MG-12-000860—\$254,184.19
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 319 East Swissvale Avenue, Pittsburgh, PA 15218. Deed Book

Volume 12747, Page 47. Block and Lot Number 0233-N-00124-0000-00.

Elizabeth Township

6. Marc W. Waltonbaugh

MG-23-000540—\$168,407.98
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 2060 Scenery Drive, Elizabeth, PA 15037. Deed Book 17239, Page 204. Block and Lot Number 1572-B-24.

42. Virginia G. Murray

MG-19-000630—\$55,762.20
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1112 Summerset Drive, McKeesport, PA 15135 a/k/a 1112 Sommerset Drive, McKeesport, PA 15135. Deed Book Volume 14304, Page 60. Block and Lot Number 0652-C-00157-0000-00.

Forest Hills

13. Rosemarie Reznik, Known Heir of Rosemarie Friel, deceased; Mary Ellen Friel, Known Heir of Rosemarie Friel, deceased; Kathleen Freyvogel, Known Heir of Rosemarie Friel, deceased; Jim Kennedy, Known Heir of Rosemarie Friel, deceased; Catherine Hester, Known Heir of Rosemarie Friel, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Rosemarie Friel, deceased mortgage

MG-21-000216—\$37,984.81
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having currently erected thereon a single family dwelling being known as 321 Avenue F, Pittsburgh, PA 15221, Deed Book 11427, Page 636. Block and Lot 0373-P-00091-0000-00.

Franklin Park

18. Richard M. Halapin and Joel E. Halapin

MG-23-000511—\$115,889.65
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a dwelling being known and numbered as 2635 Woodmont Lane, Wexford, Pennsylvania 15090. Deed Book Volume 12335, Page 2131. Block and Lot Number 1347-F-00110-0000-00.

Frazier

55. Matthew M. Zupsic and Vicki J. Zupsic

GD-22-000142—\$57,613.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Frazier: Parcel #1: Having erected thereon a residential auxiliary building being known as 259 Bajack Lane, Tarentum, PA 15084. Deed Book Volume 9585, Page 300. Block and Lot Number 958-F-246.

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Parcel #2: Being thereon vacant agricultural land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 8029, Page 203. Block and Lot Number 839-A-374.

Parcel #3: Being thereon vacant residential land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 8792, Page 301. Block and Lot Number 958-E-95.

Parcel #4: Being thereon vacant agricultural land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 7323, Page 516. Block and Lot Number 958-J-87.

Parcel #5: Being thereon vacant residential land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 6918, Page 365. Block and Lot Number 958-J-115.

Glassport

17. Jesse Gregg

MG-23-000650—\$113,527.77
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 302 Euclid Avenue, Glassport, Pennsylvania 15045. Deed Book Volume 18694, Page 537. Block and Lot Number 0467-L-00118-0000-00.

Hampton

1. Jason J. Mazzei and Susan T. Mazzei

MG-16-000895—\$421,303.99
Thomas O. Vreeland, Esq.
Bassi, Vreeland & Associates, P.C.
724-228-7000

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon, a single family dwelling being known and numbered as 3238 McAlister Farm Lane, Allison Park, PA 15101. Deed Book 11786, Page 223. Block and Lot Number 1078-L-11.

57. Rodney R. Kellar

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

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

Harrison

27. Paul D. Matisz a/k/a Paul Matisz

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

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

Indiana

12. Bernadette Haase, known heir of Carole Ondish a/k/a Carole A. Ondish, Deceased, and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Carole Ondish a/k/a Carole A. Ondish, Deceased

GD-19-012423—\$128,278.23
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Indiana: Having currently erected thereon a

single family dwelling being known as 5024 Lea Drive, Cheswick, PA 15024, Deed Book 13218 Page 447, Block and Lot 0957-C-00341-0000-00.

Ingram

30. Nadine Kutsenkow as Executrix of the Estate of Patricia N. Chatham, Deceased

MG-23-000809—\$22,007.78
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 16 Admiral Dewey Avenue, Pittsburgh, PA 15205. Deed Book 11187, Page 18. Block and Lot Number 70-S-138.

Jefferson Hills

62. Leo A. Giel, Jr.

MG-23-000636—\$12,699.80
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having currently erected thereon a single family dwelling being known as 1234 Collins Avenue, Clairton, PA 15025, Deed Book 11575, Page 207, Block and Lot 1421-B-00012-0000-00.

Marshall

32. Valerie Lepage and Kevin F. McElroy

MG-19-000611—\$401,973.25
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a Townhouse known and numbered as 475 Fairmont Drive, Wexford, PA 15090. Deed Book Volume 16944, Page 565. Block and Lot 1999-L-00019-0000-00.

City of McKeesport

8. Edward Dudley and Irisha Dudley

MG-23-000743—\$66,250.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 3017 Jersey Street, McKeesport, PA 15132. Deed Book 12765, Page 31. Block and Lot Number 380-R-36.

63. Cora Milliken

MG-23-000331—\$76,105.09
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 3022 Riverview St., McKeesport, PA 15132. Deed Book Volume 16535, Page 250. Block and Lot Number 0381-R-00022-0000-00.

McKees Rocks

56. Alice Street Investments, LLC

GD-23-007792—\$3,759.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a four story commercial apartment building being known as 908-914 Island Avenue, McKees Rocks, PA 15136. Deed Book Volume 16760, Page 422. Block & Lot No. 74-J-85.

Monroeville

- 28. Michael Servedio and Robin Servedio**
MG-23-000836—\$196,333.22
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 3906 Evergreen Drive, Monroeville, PA 15146. Deed Book 13393, Page 65. Block and Lot Number 742-M-353.

- 29. Patrick K. O'Shea**
MG-23-000757—\$47,670.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 144 Rosecrest Drive, Monroeville, PA 15146. Deed Book 12389, Page 480. Block and Lot Number 640-C-330.

Mt. Lebanon

- 20. Scottsdale REI, LLC**
GD-23-007009—\$554,541.37
Robert P. Wendt, Esq.
914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Mt. Lebanon: Having erected thereon a residential dwelling being known and numbered as 22 Glen Ridge Lane, Pittsburgh, PA 15243; Deed Book 18546, Page 167; which has a Parcel Identification Number of 100-S-103.

- 50. Anita F. Macias**
MG-23-000653—\$185,777.39
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 433 Clokey Avenue, Pittsburgh, Pennsylvania 15228. Deed Book Volume 15218, Page 120. Block and Lot Number 0098-N-00166-0000-00.

- 53. Bradley Frye**
MG-22-001059—\$174,191.21
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 840 Fruithurst Drive, Pittsburgh, Pennsylvania 15228. Deed Book Volume 17361, Page 440. Block and Lot Number 0140-J-00062-0000-00.

Mt. Oliver

- 61. David Sluganski, Known Heir of Dolores Sluganski, Deceased and the Unknown Heirs of Dolores Sluganski**
GD-12-003418—\$11,125.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two story brick house being known as 103 Church Avenue, Pittsburgh, PA 15210. Deed Book Volume 4060, Page 200. Block & Lot No. 33-D-310.

Munhall

- 14. Georgene H. Davis and Thomas C. Davis**
MG-23-000806—\$58,224.90
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1228 Ravine Street, Munhall, PA 15120. Deed Book Volume 10711, Page 005, Block and Lot 0180-E-00175-0000-00.

- 43. Michael Pesta, IV, Heir in His Capacity, to the Estate of Shirley Pesta, Deceased; Catherine Barnett, Heir in Her Capacity to the Estate of Shirley Pesta, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Shirley Pesta, Deceased**
MG-23-000355—\$136,987.22
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3708 Superior St., Homestead, PA, 15120 a/k/a 3708 Superior St., Munhall, PA 15120. Deed Book Volume 4264, Page 684. Block and Lot Number 0133-D-00071-0000-00.

North Versailles

- 2. Caroline J. Jarrett, Individually and as Surviving Spouse of Donald James Jarrett, Deceased**
GD-22-013207—\$95,539.59
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 1201 Reiss Lane, North Versailles, PA 15137. Deed Book 3867, Page 121. Block and Lot Number 751-F-215.

Parcel Two: Having erected thereon vacant land being known and numbered as Reiss Lane, North Versailles, PA 15137. Deed Book 7012, Page 50. Block and Lot Number 751-F-220.

Parcel Three: Having erected thereon a commercial structure being known and numbered as 1201 Reiss Lane, North Versailles, PA 15137. Deed Book 7012, Page 54. Block and Lot Number 751-F-108.

- 74. The Unknown Heirs of Paul R. Bezts, Deceased**
GD-23-009877—\$8,725.43
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 frame house known as 217 James Avenue, North Versailles, PA 15137. Deed Book Volume 10356, Page 80. Block & Lot No. 547-P-265.

Penn Hills

- 5. Cindy Buzzelli and Dante A. Buzzelli**
MG-23-000436—\$108,956.12
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 161 Laurie Drive, Pittsburgh, PA 15235. Deed Book 16128, Page 273. Block and Lot Number 540-D-212.

- 19. Gregory A. Bigenho**
MG-23-000669—\$100,672.87
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1137 Hulton Road, Verona, Pennsylvania 15147. Deed Book Volume 16086, Page 489. Block and Lot Number 0632-A-00134-0000-00.

- 26. The Unknown Heirs of Caroline Ann Corvello a/k/a Caroline A. Corvello, Deceased**
MG-22-000952—\$50,225.82
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 559 Hamil Road, Verona, PA 15147. Deed Book 5104, Page 521. Block and Lot Number 446-M-39.

- 39. Meeghan C. Triggs**
GD-23-001467—\$12,993.20
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 149 Idlewood Road, Pittsburgh, PA 15235. Deed Book 17223, Page 453. Block and Lot Number 538-P-102.

- 47. William E. Broadus, Known Surviving Heir of Lois J. Broadus, Anna Marie Broadus, Known Surviving Heir of Lois J. Broadus, Thomas E. Broadus, Known Surviving Heir of Lois J. Broadus, Brenda Charmaine Broadus, Known Surviving Heir of Lois J. Broadus, Kedren C. Broadus, Known Surviving Heir of Lois J. Broadus, Leathia L. Broadus, Known Surviving Heir of Lois J. Broadus, Javon Broadus, Known Surviving Heir of Lois J. Broadus, Shirley Broadus, Known Surviving Heir of Lois J. Broadus, Amelia D. Broadus, Known Surviving Heir of Lois J. Broadus, Thomas E. Broadus, Known Surviving Heir of Lois J. Broadus, William E. Broadus, Known Surviving Heir of Lois J. Broadus, and Unknown Surviving Heir of Lois J. Broadus**
GD-23-002894—\$87,245.44
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 116 Mcalister Drive, Pittsburgh, PA 15235 a/k/a 116 Mcalister Drive, Penn Hills, Pennsylvania 15235. Deed Book Volume 15012, Page 528. Block and Lot Number 0637-E-00355-0000-00.

- 64. James Hall, Shannon Hall and the United States of America**
GD-23-002253—\$12,035.59
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 8918 Upland Terrace, Pittsburgh, PA 15235. Deed Book 18815, Page 568. Block and Lot Number 231-D-287.

Port Vue

- 21. Wholesale Housing, LLC**
GD-23-008766—\$147,671.15
Robert P. Wendt, Esq.
914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Port Vue: Having erected thereon a residential two-family dwelling being known and numbered as 1726 Romine Avenue, McKeesport, PA 15133; Deed Book 18360, Page 160; which has a Parcel Identification Number of 465-A-245.

Ross

- 35. Matt Eich**
GD-22-014010—\$6,781.14
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story frame house known as 25 Balsam Street, Pittsburgh, PA 15202. Deed Book Volume 16297, Page 57, Block & Lot 161-A-314.

- 54. ERUS Holdings, LLC, Owner and Terre Tenant**
GD-23-011840—\$32,783.19
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and one-half story frame commercial building being known and numbered as 949 Perry Highway, Pittsburgh, Pennsylvania 15237. Block and Lot Number 0429-H-00097-0000-00.

Scott

- 51. Kelly J. Wieland**
MG-23-000958—\$87,134.48
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 210 Locust Street, Carnegie, PA 15106. Deed Book Volume 17502, Page 181. Block and Lot Number 102-L-154.

South Fayette

- 65. Fernando Montero and Kellie Montero, Occupant**
GD-23-006085—\$637,389.70
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a residential dwelling being known and numbered as 2024 Berkley Ridge Drive, McDonald, PA 15057. Deed Book Volume 17685, Page 254, Block and Lot Number 258-N-120.

South Park

- 10. Peter E. Watson, Solely in His Capacity as Heir of Gregory L. Watson, Deceased**
MG-19-000670—\$137,945.00
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 1816 Renee Drive, South Park, PA 15129. Deed Book 7189, Page 143. Block and Lot Number 1008-C-170.

Swissvale

- 3. Siale Havili d/b/a Tuff Capital Investments, LLC**
GD-23-002866—\$126,339.20
Lois M. Vittit, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a single family dwelling being known and numbered as 7523 Dickson Street, Pittsburgh, PA 15218. Deed Book DE-18399, Page 205. Block and Lot 178-H-111.

Turtle Creek

- 11. Brian Mohring a/k/a Brian L. Mohring and the United States of America**
MG-22-000835—\$49,609.72
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 385 Larimer Avenue, Turtle Creek, PA 15145. Deed Book 13125, Page 126. Block and Lot Number 455-K-143.

75. Antoinette Krantz and Gene Krantz

GD-08-016936—\$14,857.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two story brick house being known as 421 Fairview Avenue, Turtle Creek, PA 15145. Deed Book Volume 11167, Page 279. Block & Lot No. 455-J-300.

West Homestead

52. Lori Shuckhart and All Unknown Heirs of Virginia L. Lenkner

MG-22-000961—\$131,072.71
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a dwelling known and numbered as: 1352 Overdale Drive, Homestead, PA 15120. Deed Book Volume 11487, Page 472. Block / Lot # 132-E-025.

White Oak

15. Dante P. Williams, Sr. a/k/a Dante P. Williams

MG-22-000843—\$163,237.52
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1664 Fawcett Avenue, McKeesport, PA 15131. Deed Book Volume 17557, Page 103, Block and Lot 0462-D-00086-0000-00.

Wilkinsburg

37. Billie Ashanti Holt and Grady White

GD-23-002237—\$12,680.77
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 1239 Franklin Ave., Pittsburgh, PA 15221. Deed Book 18148, Page 454. Block and Lot Number 233-F-254.

38. Burleigh S. Bigelow and Philip Bigelow

GD-21-012994—\$15,318.78
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 1912 Laketon Road, Pittsburgh, PA 15221. Deed Book 16657, Page 275. Block and Lot Number 297-E-211.

Pittsburgh—2nd Ward

45. Emilio Valentine

GD-20-011179—\$144,908.34
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Pittsburgh: Having erected thereon a condominium unit being Unit 4-A in "Gateway Towers" being known and numbered as 320 Fort Duquesne Boulevard,

Unit 4-A, Pittsburgh, PA 15222. Deed Book Volume 12179, Page 32. Block and Lot Number 1-C-1662-A004.

Pittsburgh—3rd Ward

22. Janey Lamb Perry, Known Surviving Heir of Sally Spencer, Brenda Lamb, Known Surviving Heir of Sally Spencer, and Unknown Surviving Heirs of Sally Spencer

GD-23-005833—\$123,717.21
Erin H. Conroy, Esq.
Buchanan Ingersoll & Rooney, PC
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 3rd Ward: Having erected thereon a residential building and other improvements, being known and numbered as 23 Vine Street, Pittsburgh, PA 15219. Deed Book Volume 5747, Page 253. Block and Lot Number 2-H-262.

Pittsburgh—12th Ward

9. The Unknown Heirs of Herman C. Staple a/k/a Herman Staple, Deceased, and Herman Staple, II, Solely in His Capacity as Heir of Herman C. Staple a/k/a Herman Staple, Deceased

MG-20-000024—\$81,546.10
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 522 1/2 Paulson Avenue, Pittsburgh, PA 15206. Deed Book 5745, Page 929. Block and Lot Number 124-P-88.

24. Triple D's Estate LLC and Darrell Johnson

MG-23-000963—\$136,400.14
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6551 Deary Street, Pittsburgh, PA 15206. Deed Book 18731, Page 70. Block and Lot Number 124-L-96.

Pittsburgh—13th Ward

33. Anthony Bentley, Jr.

GD-17-000878—\$2,757.47
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 13: Having erected thereon a two story brick house being known as 7409 Idlewild Street, Pittsburgh, PA 15208. Deed Book Volume 15419, Page 336. Block & Lot No. 174-L-31.

Pittsburgh—18th Ward

68. Michael R. Winter

GD-23-010514—\$29,116.70
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 918 Excelsior St., Pittsburgh, PA 15210. Deed Book Volume 13003, Page 62. Block and Lot Number 14-C-25.

Pittsburgh—19th Ward

31. Lauren J. Medved

MG-23-000570—\$181,587.63
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 155 Gaskel St., Pittsburgh, PA 15211. Deed Book Volume 18429, Page 259. Block and Lot 0004-F-00155-0000-00.

40. William J. McGowan; Danielle A. Gigliotti, in Her Capacity as Heir of Kimberly A. McGowan, Deceased; William F. McGowan, in His Capacity as Heir of Kimberly A. McGowan, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kimberly A. McGowan, Deceased

MG-15-000802—\$127,299.26
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 328 Fernhill Avenue, Pittsburgh, PA 15226. Deed Book Volume 15038, Page 201. Block and Lot Number 0062-H-00114-0000-00.

59. Deborah A. Battista and TSPGH LLC

GD-22-014412—\$32,513.27
Jennifer Tis Mihok, Esq.
412-860-0907

All that certain lot or piece of ground situate in the Nineteenth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania. Having erected thereon a single family dwelling being known and numbered as 2008 Broadway Avenue, Pittsburgh, PA 15216. Plan Book Volume 20, Pages 116-117. Block and Lot No. 35-N-165.

Pittsburgh—20th Ward

67. Tanera Dale-Napper and the Secretary of Housing and Urban Development

MG-23-000941—\$77,839.25
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a mobile home being known and numbered as 446 Hammond Street, Pittsburgh, PA 15204. Deed Book Volume 13063, Page 233. Block and Lot Number 42-M-107.

Pittsburgh—24th Ward

69. Jennifer J. Beyerl and Kevin M. Beyerl

MG-23-000460—\$48,031.88
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 24th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2100 Lautner Street, Pittsburgh, PA 15212. Deed Book Volume 9928, Page 52. Block and Lot Number 48-F-31.

Pittsburgh—29th Ward

7. Robert Zwigart

GD-23-009172—\$49,214.80
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 13 Calhoun Avenue, Pittsburgh, PA 15210. Deed Book 11249, Page 75. Block and Lot Number 33-K-258.

16. Carolyn Goettel

MG-19-000621—\$27,756.59
LOGS Legal Group LLP
610-278-6800

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 1633 East Cherryhill Street, Pittsburgh, PA 15210. Deed Book Volume 5635, Page 317, Block and Lot 0059-E-00196-0000-00.

23. Triple D's Estate LLC and Darrell Johnson

GD-23-011418—\$148,868.17
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 109 Parkfield Street, Pittsburgh, PA 15210. Deed Book 18921, Page 471. Block and Lot Number 95-G-87.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

For more information and updates, please visit our website at www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Feb 8, 2024

Feb 9, 16, 23, 2024

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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:

Barry, Douglas E., deceased, of Mayfield Heights, OH. No. 00589 of 2024. Diane Daiber, Extr., 30100 Kristin Court, Wickliffe, OH 44092 or to Addison L. Walter, Esq., Sutter Williams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.
24-00459 Feb 9, 16, 23, 2024

Butchko, Kathryn Ann a/k/a Kathryn Butchko, deceased, of Pittsburgh, PA. No. 104 of 2024. Christine W. Ross, Extr., 218 9th Street, Franklin, PA 16323 or to Gregory J. Merkel, Esq., 1030 Liberty St., Franklin, PA 16323.
24-00457 Feb 9, 16, 23, 2024

Forrester, Patricia L., deceased, of Munhall, PA. No. 00584 of 2024. Beverly Adams, Extr., 118 Wyngate Road, Moon Township, PA 15108 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, PO Box 130, Bradford Woods, PA 15015.
24-00458 Feb 9, 16, 23, 2024

Halaszynski, Sr., Dennis R., deceased, of McKeesport, PA. No. 00665 of 2024. Darlene Brottish, Extr., 370 Mildred Road, Rostraver, PA 15012 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
24-00271w Feb 9, 16, 23, 2024

Hall, Donna Carol, deceased, of Pittsburgh, PA. No. 00692 of 2024. Marc W. Harrold, Extr., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.
24-00272w Feb 9, 16, 23, 2024

Holt, John M., deceased, of West Deer Township, PA. No. 768 of 2024. John M. Holt, Jr., Extr., 108 Daisy Lane, Wexford, PA 15090 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
24-00274w Feb 9, 16, 23, 2024

Janakis, Pauline, deceased, of Pittsburgh, PA. No. 0028 of 2024. Lisa Purnell, Extr., 625 Dettmar Ave., Baden, PA 15005 or to Elizabeth M. Tarasi, Esq., Tarasi & Tarasi, P.C., 510 3rd Ave., 2nd Fl., Pittsburgh, PA 15219.
24-00461 Feb 9, 16, 23, 2024

Maderic, Michael, deceased, of Bridgeville, PA. No. 07744 of 2023. Kathleen Maderic, Admrx., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.
24-00276w Feb 9, 16, 23, 2024

McCandless, Dolores H., deceased, of Pittsburgh, PA. No. 00612 of 2024. Beth E. McCandless, Extr., 106 Saybrook Harbor, Bradford Woods, PA 15015 or to Michael I. Danovitz, Esq., Eckman & Danovitz, 210 Sixth Avenue, 35th Floor, Pittsburgh, PA 15222.
24-00456 Feb 9, 16, 23, 2024

Rosner, Hilda, deceased, of Pittsburgh, PA. No. 00213 of 2024. Beth Rosner, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.
24-00268w Feb 9, 16, 23, 2024

Shifflet, Sherman J., deceased, of Pittsburgh, PA. No. 00669 of 2024. F. Keith Shifflet, Extr., 226 Sunny Drive, Pittsburgh, PA 15236 or to Jay N. Silberblatt, Esq., Silberblatt Mermelstein PC, 1501 Ardmore Blvd., Suite 101, Pittsburgh, PA 15221.
24-00273w Feb 9, 16, 23, 2024

Shue, Jr., Wilmer E., deceased, of Scott Township, PA. No. 07787 of 2023. Annette McGanka, Extr., 695 Robinwood Drive, Pittsburgh, PA 15216 or to Jessica Quinn-Horgan, Esq., 1910 Cochran Road, Suite 460, Pittsburgh, PA 15220.
24-00275w Feb 9, 16, 23, 2024

Tarasi, Jr., Louis M., deceased, of Sewickley, PA. No. 0070 of 2024. Elizabeth M. Tarasi, Extr., c/o Tarasi & Tarasi, P.C., 510 3rd Ave., 2nd Fl., Pittsburgh, PA 15219.
24-00460 Feb 9, 16, 23, 2024

Caridi, Marion C., deceased, of Pittsburgh, PA. No. 06196 of 2020. Gregory Caridi, Extr., 203 Glen Andrews Dr., Apt. B, Glenshaw, PA 15116 or to Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Road, McMurray, PA 15317.
24-00313 Feb 2, 9, 16, 2024

Dawson, Samuel B. a/k/a Samuel Dawson, deceased, of Munhall, PA. No. 7076 of 2023. Toni Bruce, Extr., c/o Laura J. Whiteman, Esq., 3910 Main St., Munhall, PA 15120.
24-00308 Feb 2, 9, 16, 2024

Dugan, Sean M., deceased, of Springdale, PA. No. 08485 of 2024. Deborah J. Kandziolka, Admrx., 2018 Mohican Court, Cheswick, PA 15024 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
24-00218w Feb 2, 9, 16, 2024

Gnoth, Edward L., deceased, of Mount Pleasant, PA. No. 08702 of 2023. James N. Gnoth, Extr., 1005 Timbergen Drive, Imperial, PA 15126 or to Tiffany York, Esq., Law Office of Tiffany E. York, PLLC, PO Box 177, Beaver, PA 15009.
24-00219w Feb 2, 9, 16, 2024

Grochalski, Robert F., deceased, of Pittsburgh, PA. No. 0363 of 2024. Anthony M. Ceoffe, Extr., 3453 Ridgway Street, Pittsburgh, PA 15213 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.
24-00310 Feb 2, 9, 16, 2024

Hans, Althea E., deceased, of Collier Township, PA. No. 00180 of 2024. Althea H. Kowalo, Extr., 151 Cowden Road, McDonald, PA 15057 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
24-00315 Feb 2, 9, 16, 2024

Kalupanov, William F., deceased, of Munhall, PA. No. 7659 of 2023. Margaret Kalupanov, Admrx., c/o Laura J. Whiteman, Esq., 3910 Main St., Munhall, PA 15120.
24-00309 Feb 2, 9, 16, 2024

Konop, Winifred, deceased, of Plum, PA. No. 00617 of 2024. Ruth Lorraine Wolosencuk, Extr., 311 Georgetown Lane, Export, PA 15632 or to William G. Merchant, Esq., Papernick & Gefsky, LLC, 301 Grant Street, 34th Floor, Pittsburgh, PA 15219.
24-00227w Feb 2, 9, 16, 2024

McCarthy, Mary M., deceased, of Whitehall Borough, PA. No. 0450 of 2024.

Timothy S. McCarthy, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-00221w Feb 2, 9, 16, 2024

Murphy, Patrick Shawn, deceased, of Reserve Township, PA. No. 08313 of 2023. Patricia A. Richards, Admrx., 249 Princeton Avenue, Pittsburgh, PA 15229 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.
24-00314 Feb 2, 9, 16, 2024

Sauer, John Earl a/k/a John E. Sauer, deceased, of Franklin Park Borough, PA. No. 00560 of 2024. Michael P. Sauer, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
24-00224w Feb 2, 9, 16, 2024

Schram, Denise J. a/k/a Denise Joyce Schram, deceased, of Pittsburgh, PA. No. 00413 of 2024. Donna Brevard, Co-Extr., 5708 Rippey Street, Pittsburgh, PA 15206 and Doreen Tumminello, Co-Extr., 2854 Anderson Drive, Allison Park, PA 15101 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
24-00223w Feb 2, 9, 16, 2024

Sharpless, Dorothy, deceased, of Pittsburgh, PA. No. 08155 of 2024. Janet

Sharpless, Extr., 7335 McClure Avenue, Pittsburgh, PA 15218.
24-00217w Feb 2, 9, 16, 2024

Soroka, Richard D., deceased, of Wexford, PA. No. 00090 of 2022. Bradley T. Soroka, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-00228w Feb 2, 9, 16, 2024

Soroka, Walter, deceased, of Baldwin Borough, PA. No. 0614 of 2024. Bradley T. Soroka, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-00225w Feb 2, 9, 16, 2024

Sullivan, Lawrence E., deceased, of Oakmont, PA. No. 0383 of 2024. Mary Ellen Sullivan, Extr., 1409 Glade Fork Road, Mannington, WV 26582 or to Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.
24-00307 Feb 2, 9, 16, 2024

Young, James P., deceased, of Avalon Borough, PA. No. 00304 of 2024. Alyson M. Young, Extr., 100 Jarod Drive, Moon Township, PA 15108 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
24-00316 Feb 2, 9, 16, 2024

Zissis, Anthony, deceased, of Pittsburgh, PA. No. 08608 of 2023. Georgea Spires,

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Extr., 329 East First St., #415, Dayton, OH 45402 or to Peter A. Smith, Esq., Smith & Smith, 103 Scarborough Lane, McMurray, PA 15317.

24-00306 Feb 2, 9, 16, 2024

Andrus, Ronald James, deceased, of McKees Rocks, PA. No. 05840 of 2022. Richard J. Andrus, Admr., 513 Delmar Road, Bradford Woods, PA 15015 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.

24-00229 Jan 26; Feb 2, 9, 2024

Baehr, Clara C., deceased, of Pittsburgh, PA. No. 00397 of 2024. James M. Baehr, Extr., 433 Arden Road, Pittsburgh, PA 15216-1464 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

24-00164w Jan 26; Feb 2, 9, 2024

Baum, Raymond G., deceased, of Pittsburgh, PA. No. 04124 of 2023. Patricia Baum, Admr., c.t.a., 250 Stevens Dr., Apt. 303, Pittsburgh, PA 15237 or to George P. Geyer, Jr., Esq., 4106 Butler Street, Pittsburgh, PA 15201.

24-00231 Jan 26; Feb 2, 9, 2024

Bernens, Jean K., deceased, of Upper St. Clair, PA. No. 00465 of 2024. Elizabeth J. Bernens, Co-Extr. and Donald L. Bernens, Jr., Co-Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.

24-00165w Jan 26; Feb 2, 9, 2024

Bonccek, Robert Andrew a/k/a Robert A. Bonccek a/k/a Robert Bonccek, deceased, of McKeesport, PA. No. 00070 of 2024. Glenn R. Bonccek, Extr., 2711 Liberty Way, McKeesport, PA 15133.

24-00227 Jan 26; Feb 2, 9, 2024

Canavan, Anthony John, deceased, of Pittsburgh, PA. No. 00135 of 2024. Lynda A. Curdie, Admr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-00228 Jan 26; Feb 2, 9, 2024

Demeter, Gary Paul a/k/a Gary P. Demeter a/k/a Gary Demeter, deceased, of Pittsburgh, PA. No. 00445 of 2024. Slade R. Miller, Admr. and Atty., Miller & Miller, LLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-00158w Jan 26; Feb 2, 9, 2024

Evans, Janet Daschbach Mary a/k/a Janet D. Evans a/k/a Janet Evans, deceased, of Pittsburgh, PA. No. 08046 of 2023. Linda A. Staab, Admr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

24-00237 Jan 26; Feb 2, 9, 2024

Guthrie, Dwight J., deceased, of Gibsonia, PA. No. 07479 of 2023. Michael D. Guthrie, Extr., 47187 Sundback Road, Spartansburg, PA 16434.

24-00159w Jan 26; Feb 2, 9, 2024

Haynes, Irene H. a/k/a Irene Helen Haynes, deceased, of West Mifflin, PA. No. 00272 of 2024. Michelle Kenney, Extr., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

24-00222 Jan 26; Feb 2, 9, 2024

Helmstaedter, Paul G., deceased, of McCandless Township, PA. No. 00217 of 2024. Craig E. Helmstaedter, Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-00223 Jan 26; Feb 2, 9, 2024

Kenna, Carol A., deceased, of Pittsburgh, PA. No. 08320 of 2023. Jessica L. Kelly, Admr., 3002 Churchview Avenue, #2, Pittsburgh, PA 15227 or to James P. Shields,

Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-00242 Jan 26; Feb 2, 9, 2024

King, Earl E., deceased, of McKeesport, PA. No. 00015 of 2024. Cora King Panian, Extr., 131 Buttercup School Road, Renfrew, PA 16053 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-00221 Jan 26; Feb 2, 9, 2024

Lagrotteria, Charlotte, deceased, of Penn Hills, PA. No. 00243 of 2024. Gregory A. Lagrotteria, Admr., 553 Foltz Drive, Verona, PA 15147 or to Ryan G. Lemke, Esq., Hergenroeder, Rega, Ewing & Kennedy, LLC, Centre City Tower, 650 Smithfield St., Ste. 1700, Pittsburgh, PA 15222.

24-00230 Jan 26; Feb 2, 9, 2024

Mackie, Sandra A. a/k/a Sandra Mackie, deceased, of Gibsonia, PA. No. 08580 of 2023. Dennis Mackie, Admr., 5182 Hardt Road, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-00166w Jan 26; Feb 2, 9, 2024

Matassa, Jr., James R. a/k/a James R. Matassa, deceased, of Indiana Township, PA. No. 08633 of 2023. Jaycee L. Stein, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

24-00234 Jan 26; Feb 2, 9, 2024

McMasters, Jack S. a/k/a Jack McMasters a/k/a Jack Mc Masters, deceased, of Plum Borough, PA. No. 00337 of 2024. Scott J. McMasters, Extr., 433 Shady Drive, Grove City, PA 16127 or to Amy E. Molloy, Esq., Molloy Law, LLC, 15 Woodland Center Drive, Grove City, PA 16127.

24-00161w Jan 26; Feb 2, 9, 2024

Owens, Clifton E., deceased, of McKees Rocks, PA. No. 06723 of 2023. Kristin A. Owens, Admr., c/o John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.

24-00233 Jan 26; Feb 2, 9, 2024

Pavlick, David A., deceased, of Glenshaw, PA. No. 00356 of 2024. Steven Pavlick, Admr., c/o Claire Johnson Saénz, Esq., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

24-00238 Jan 26; Feb 2, 9, 2024

Phillips, Barbara Ann a/k/a Barbara A. Phillips a/k/a Barbara Phillips, deceased, of Harrison Township, PA. No. 00316 of 2024. Howard F. Boehm, Jr., Extr., 11122 Quail Canyon Road, El Cajon, CA 92021 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-00240 Jan 26; Feb 2, 9, 2024

Rowan, Jean E. a/k/a Jean Edith Rowan, deceased, of Pittsburgh, PA. No. 07906 of 2023. James David Rowan, Extr., 1642 Sockless Rd., Dandridge, TN 37725 or to George P. Geyer, Jr., Esq., 4106 Butler Street, Pittsburgh, PA 15201.

24-00232 Jan 26; Feb 2, 9, 2024

Spadaro, Peter R., deceased, of Upper St. Clair, PA. No. 7977 of 2023. Maria L. Spadaro, Extr., 30 Rex Drive, Asheville, NC 28806 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-00235 Jan 26; Feb 2, 9, 2024

Springer, Ryan Arthur a/k/a Ryan A. Springer, deceased, of West Mifflin, PA. No. 07582 of 2023. Carolyn L. Pokorny, Admr., 418 Gill Hall Road, Jefferson Hills, PA 15033 or to Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033.

24-00245 Jan 26; Feb 2, 9, 2024

Valchar, Roseann a/k/a Rose A. Valchar a/k/a Rose Ann Valchar, deceased, of O'Hara, PA. No. 0275 of 2024. Kathleen Valchar, Extr., c/o Brenda B. Sebring, Esq., Sebring & Associates, 339 Old Haymaker Road, Suite 1101, Monroeville, PA 15146.

24-00236 Jan 26; Feb 2, 9, 2024

Waronsky, Mary G., deceased, of Avalon, PA. No. 07091 of 2023. Paul R. Waronsky, Extr., 8673 W. Barkhurst Drive, Pittsburgh, PA 15237 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-00244 Jan 26; Feb 2, 9, 2024

Watson, Gladys M., deceased, of Pittsburgh, PA. No. 08532 of 2023. Donald G. Fink, Co-Extr., 271 Cecil-Sturgeon Road, McDonald, PA 15057, Gladys M. Channell, Co-Extr., 525 Orchard Street, Carnegie, PA 15106, Dennis J. Kohlmyer, Co-Extr., 191 Latonka Drive, Mercer, PA 16137 and Cheryl A. Boyd, Co-Extr., 1218 Oak Ridge Road, McDonald, PA 15057 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.

24-00243 Jan 26; Feb 2, 9, 2024

Weaver, Gail L. a/k/a Gail Latterman Weaver, deceased, of Pittsburgh, PA. No. 00020 of 2024. Margie Hammer Lieber, Extr., c/o Pernille Frankmar, Esq., Lieber Hammer Huber & Paul, P.C., 1722 Murray Avenue, Fl. 2, Pittsburgh, PA 15217.

24-00226 Jan 26; Feb 2, 9, 2024

Wilkes, Edward a/k/a Edward A. Wilkes, deceased, of Pittsburgh, PA. No. 00125 of 2024. Erik Cooley, Admr., 744 Wheatland Circle, Bridgeville, PA 15017 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-00241 Jan 26; Feb 2, 9, 2024

Wiser, Nicholas Scott, deceased, of Brentwood, PA. No. 07917 of 2022. Gary Wiser, Admr., c/o Mildred B. Sweeney, Esq., and Heather M. Papp-Sicignano, Esq., Sweeney Law Offices, LLC, 20581 Route 19, Ste. 1, Cranberry Twp., PA 16066.

24-00239 Jan 26; Feb 2, 9, 2024

Zilen, Mary Eleanor, deceased, of Pittsburgh, PA. No. 00327 of 2024. Robert Lavery, Extr., 2505 Yale Ave., Apt. 1, Seattle, WA 98102 or to Jillian F. Zacks, Esq., Zacks Trust & Estate Law LLC, 4927 William Flinn Hwy., Allison Park, PA 15101.

24-00160w Jan 26; Feb 2, 9, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-000239. In re: Petition of Miriam Lewis, for change of name to Mary Lewis. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 28, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-00277w Feb 9, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-12512. In re: Petition of JeNeanne Ellen Solenday, for change of name to JeNeanne Gentile Kelly. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 28, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as

the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-00471 Feb 9, 2024

Fictitious Name Registration

David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Shivers Shaved Ice, with its principal office or place of business at 3638 Crestview Drive, Gibsonia, PA 15044. The names and addresses of all persons who are parties to the registration are: Sprink and Jimmy's LLC, 3638 Crestview Drive, Gibsonia, PA 15044.

24-00270w Feb 9, 2024

Notice of Condemnation

Notice of Presentation of Petition Requesting Order for Possession In the Court of Common Pleas of Allegheny County, Pennsylvania

In Re: The Condemnation by the County of Allegheny of a Certain Parcel of Land Located in East Deer Township, Allegheny County, Pennsylvania Required to Reconstruct a Wall on Baileys Run Road (County Road 3093-00)

Condemnee: Orris Fuel, Inc., as its Interest May Appear

Civil Division - GD-23-13649

Estimated Just Compensation: \$1,600.00

Name of Condemnee: Orris Fuel, Inc.,

address unknown.

Name & Address of Condemnor: Allegheny County, ("County") 101 Courthouse, 436 Grant St., Pittsburgh, PA 15219.

Identification of Parcel of Land: Portions of Block & Lot No. 1087-P-310 consisting of 2,545 square feet as "Temporary Construction Easement" as depicted in Plans HWY, Volume 194 at Page 59.

Take Notice that pursuant to Sections 307 and 522 of the Pennsylvania Eminent Domain Code, 26 Pa. C.S.A. §§ 307 and 522, the County of Allegheny will, on March 14, 2024 at 9:30 a.m., present to the Motions Judge of the Court of Common Pleas of Allegheny County, Civil Division, a Petition Requesting Order for Possession Upon Condemnor's Tender of Estimated Just Compensation to the Department of Court Records. The identity of the Motions Judge then presiding can be ascertained in the City County Building located at 414 Grant Street, Pittsburgh, PA 15219 on the date of presentation either in the Department of Court Records/Civil Family Division located on the 1st floor or in the Assignment Room located on the 7th floor. At the time of presentation, the County will request the Court to authorize the payment into Court of the County's estimate of just compensation, as identified above, and the entry of an Order granting the County possession of the subject property. The County's Petition including a proposed schedule of distribution and proposed Court Order may be viewed in the Department of Court Records/Civil Family Division prior to the date of presentation. Any moneys which the Court may direct be paid into Court will be held by the Department of Court Records/Civil Family Division until further Order directing payment of said amounts to the Condemnees and/or persons entitled thereto pursuant to 26 Pa.C.S.A. §§ 521 and 522.

Rosalyn Guy-McCorkle

County Solicitor

24-00492 Feb 9, 2024

Notice of Condemnation

Notice of Presentation of Petition
Requesting Order for Possession
in the Court of Common Pleas of Allegheny
County, Pennsylvania

In Re: The Condemnation by the County
of Allegheny of a Certain Parcel of Land
Located in Elizabeth Township, Allegheny
County, Pennsylvania Required for the
Replacement of Douglass Run Bridge No. 19
Located on Round Hill Road (County Road
4269-01)

Condemnees: Heirs of John Frickanisce and
Anna Frickanisce, Husband and Wife, as
Their Interest May Appear
Civil Division - GD-23-13656

Estimated Just Compensation: \$300.00

Name of Condemnees: Heirs of John
Frickanisce and Anna Frickanisce, addresses
unknown.

Name & Address of Condemnor:
Allegheny County, ("County") 101
Courthouse, 436 Grant St., Pittsburgh, PA
15219.

Identification of Parcel of Land: Portions
of Block & Lot No. 1570-N-323 consisting of
1,386 square feet as "Required Right-of-Way,
and 806 square feet as "Temporary
Construction Easement" as depicted in Plans
HWY, Volume 194 at Page 46.

Take Notice that pursuant to Sections 307
and 522 of the Pennsylvania Eminent
Domain Code, 26 Pa. C.S.A §§ 307 and 522,
the County of Allegheny will, on March 14,
2024 at 9:30 a.m., present to the Motions
Judge of the Court of Common Pleas of
Allegheny County, Civil Division, a Petition
Requesting Order for Possession Upon
Condemnor's Tender of Estimated Just
Compensation to the Department of Court
Records. The identity of the Motions Judge
then presiding can be ascertained in the City
County Building located at 414 Grant Street,
Pittsburgh, PA 15219 on the date of
presentation either in the Department of
Court Records/Civil Family Division located
on the 1st floor or in the Assignment Room
located on the 7th floor. At the time of
presentation, the County will request the
Court to authorize the payment into Court of
the County's estimate of just compensation,
as identified above, and the entry of an
Order granting the County possession of the
subject property. The County's Petition
including a proposed schedule of
distribution and proposed Court Order may
be viewed in the Department of Court
Records/Civil Family Division prior to the
date of presentation. Any moneys which the
Court may direct be paid into Court will be
held by the Department of Court
Records/Civil Family Division until further
Order directing payment of said amounts to
the Condemnees and/or persons entitled
thereto pursuant to 26 Pa.C.S.A. §§ 521 and
522.

Rosalyn Guy-McCorkle
County Solicitor
24-00493 Feb 9, 2024

Voluntary Dissolution Professional Corporation

Dissolution - Notice Is Hereby Given That
the Shareholders and the Board of Directors
of Gastroenterology Associates of Pittsburgh,
P.C., a PA professional corporation, with a
registered address at Arcadia Center
Building, Ste. 307, 9401 McKnight Rd.,
Pittsburgh, PA 15237 have approved a
proposal that the corporation voluntarily
dissolve, and that the Board of Directors is
now engaged in winding up and settling the
affairs of the corporation under the
provisions of Section 1975 of the PA
Corporation Law of 1988, as amended. Fox
Rothschild LLP, Solicitors, 747 Constitution
Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-
0673.

24-00422 Feb 2, 9, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Portfolio Recovery Associates, LLC
vs Hedderman; AR-23-005414; P-atty: Robert N. Polas, Jr.; D-atty: Eugene D. Frank; Award for Defendant and against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

Portfolio Recovery Associates, LLC
vs Thomas; AR-23-005415; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$563.28. Defendant failed to appear at 10:10 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

Portfolio Recovery Associates, LLC
vs Gee; AR-23-005428; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$2,068.03. Defendant failed to appear at 10:10 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

Portfolio Recovery Associates, LLC
vs Passione; AR-23-005434; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$608.38. Defendant failed to appear at 10:11 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

Portfolio Recovery Associates, LLC
vs Porter; AR-23-005435; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$4,791.67. Defendant failed to appear at 10:06 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

Portfolio Recovery Associates, LLC
vs Slatton; AR-23-005436; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$3,062.25. Defendant failed to appear at 10:07 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

Portfolio Recovery Associates, LLC
vs Shaw, Jr.; AR-23-005437; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$3,607.86. Defendant failed to appear at 10:08 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

Cavalry SPV I, LLC vs Morris; AR-23-005440; P-atty: David J. Apothaker; D-atty: Travis A. Gordon; Award for Defendant and against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

Morgan vs Biagini, et al; AR-23-004885; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$2,000.00 against Marc Biagini and Tanya Danko. Defendant Tanya Danko not appearing. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40342

Portfolio Recovery Associates, LLC
vs Jones; AR-23-005385; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$1,282.50. Defendant failed to appear at 10:02 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

PNC Bank National Association vs Anderson; AR-23-005517; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$15,013.39. Defendant failed to appear 10:26 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

Cason Construction, Inc. vs Quality A & A Construction, LLC; AR-23-003810; P-atty: D. Scott Lautner; D-atty: Jeffrey C. Catanzarite; Award for Plaintiff in the amount of \$1,307.51 and against Defendant. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

LVNV Funding, LLC vs Burris; AR-23-003878; P-atty: Christopher B. Carfagno; Award Ex Parte. Plaintiffs are awarded \$15,667.71. Defendant failed to appear 10:22 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

PNC Bank National Association vs Jones; AR-23-004270; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$8,441.26. Dated 12/18/23. For failure of Defendant to appear at 10:10 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40287

Cavalry SPV I, LLC vs Bonant; AR-23-005446; P-atty: David J. Apothaker; D-atty: Shane L. Weaver; Non Jury Verdict Dated 02/06/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Portfolio Recovery Associates, LLC
vs Bush; AR-23-005452; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$3,126.94. Defendant not appearing at 10:12 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

Portfolio Recovery Associates, LLC
vs Limcaco; AR-23-005455; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$2,557.16. Defendant not appearing at 10:18 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

DTM Lincoln, Inc. vs Volpe; AR-23-001657; P-atty: Jeffrey D. Ries; D-atty: Sean Riley; Non Jury Verdict Dated 02/06/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$19,172.28 plus costs. Defendant not appearing. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Thomas vs God Be the Glory Family Trust; AR-23-003063; P-atty: Franklin L. Robinson, Jr.; D-atty: Nicholas R. DiNardo; Award for Defendant and against Plaintiff. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345

Portfolio Recovery Associates, LLC
vs Swartz; AR-23-005457; P-atty: Robert N. Polas, Jr.; D-atty: Eugene D. Frank; Award for Defendant against Plaintiff. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345

Citibank, N.A. vs Panza; AR-23-005464; P-atty: Michael Robert Lipinski; D-atty: Pro Se; Award Ex Parte for the Plaintiff Citibank and against Defendant Panza in

the amount of \$2,927.84 plus any costs. Defendant not appearing at 10:05 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

Miller vs Hull; AR-23-005468; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 02/06/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,000.00 plus costs. Defendant not appearing. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Citibank, N.A. vs Sims, Jr.; AR-23-005472; P-atty: Michael Robert Lipinski; Award Ex Parte for the Plaintiff Citibank and against Defendant Sims in the amount of \$3,820.66 plus any costs. Defendant not appearing at 10:02 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

Citibank, N.A. vs Metro; AR-23-005474; P-atty: Michael Robert Lipinski; Award Ex Parte for the Plaintiff Citibank and against Defendant Metro in the amount of \$ 12,633.47 plus any costs. Defendant not appearing at 10:04 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

Jefferson vs Reliable General Contractor, LLC; AR-23-005476; P-atty: George A. Mizak; Non Jury Verdict Dated 02/06/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$25,000.00 plus costs. Defendant not appearing. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Hayes vs Ford; AR-23-005477; P-atty: Jeffrey L. Pollock; D-atty: Pro Se; Award for Plaintiff in the amount of \$3,000.00. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40344

Portfolio Recovery Associates, LLC
vs Foland; AR-23-005482; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$699.31. Defendant not appearing at 10:10 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

JPMorgan Chase Bank, N.A. vs Ebbert; AR-23-005487; P-atty: Julie E. Goodchild; Award Ex Parte for the Plaintiff and against Defendant in the amount of \$21,022.42. By consent of both parties prior to date of hearing. Defendant not appearing at 10:19 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

JPMorgan Chase Bank, N.A. vs Roche; AR-23-005488; P-atty: Julie E. Goodchild; Award Ex Parte for the Plaintiff and against Defendant in the amount of \$5,958.34. By consent of both parties prior to date of hearing. Defendant not appearing at 10:19 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

Frye vs Starwood & Enola Management; AR-23-005506; P-atty: Pro Se; D-atty: John Linkosky; Non Jury Verdict Dated 02/06/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

CONTINUING LEGAL EDUCATION *from the* ALLEGHENY COUNTY BAR ASSOCIATION

Register today at [ACBA.org/calendar](https://www.acba.org/calendar).

Please note: The Pa. CLE Board may take up to 45 days to post credits.

Coping with Stress for Mental and Physical Health and Longevity

Tuesday, February 13 | 2 p.m. | Koppers Building
2 Substantive credits

Let's Talk About Racial, Ethnic and Gender Bias in the Legal Workplace

Wednesday, February 14 | Noon | Koppers Building
1 Ethics credit

Law for Cocktail Parties: Family and Landlord-Tenant Laws

Thursday, February 15 | Noon | Live Webinar
1 Substantive credit

Immigration Considerations for Startups

Tuesday, February 20 | Noon | Live Webinar
1 Substantive credit

Pennsylvania and the Electoral Count Reform Act of 2022

Wednesday, February 21 | Noon | Live Webinar
1 Substantive credit

Ethics and Tips for Running Your Own Practice and Developing a Book of Business

Thursday, February 22 | 4 p.m. | Pietragallo Gordon Alfano Bosick & Raspanti, LLP | 1 Ethics credit
**Happy Hour at 'Club Pietro' to Immediately Follow CLE Courtesy of Above the Law Marketing*

Cybersecurity for Attorneys: Common Attack Strategies and Best Practices

Tuesday, February 27 | Noon | Koppers Building
1 Substantive credit

The Gift That Doesn't Keep Giving: When Charitable Trusts Fail

Wednesday, February 28 | Noon | Live Webinar
1 Substantive credit

Bridge the Gap

Monday, March 4 | 9 a.m. | Live Webinar
4 Ethics credits

Environmental Law Update: 2023 Year in Review

Tuesday, March 5 | Noon | Live Webinar
1 Substantive credit

She Believed She Could, So She Did... A Look at Practice Areas with Historic Underrepresentation of Women

Thursday, March 7 | Noon | Koppers Building
1 Substantive credit

The Other Wealth Transfer Tax: A Generation-Skipping Transfer Tax Primer for Trusts and Estates Professionals

Tuesday, March 12 | Noon | Koppers Building
1 Substantive credit

Out-of-State Subpoenas Under the Uniform Interstate Depositions and Discovery Act

Wednesday, March 13 | Noon | Live Webinar
1 Substantive credit

What You Need to Know About Allegheny County Tax Assessment Appeals

Thursday, March 14 | Noon | Live Webinar
2 Substantive credits

Recent Amendments to Federal Rule of Evidence 702: What Every Attorney Needs to Know

Tuesday, March 26 | Noon | Koppers Building
1 Substantive credit
**Sponsored by Rimkus*

Allegheny County Discovery Motions Practice – Tips from the Bench and Bar

Wednesday, March 27 | 2:30 p.m. | City-County Bldg.
1.5 Substantive, 0.5 Ethics credits
**All Rise (A Glass) Happy Hour to Immediately Follow CLE at the Offices of Spilman Thomas & Battle Courtesy of HKA*

Pillar Two: Computational and Other Practical Tax Issues

Thursday, March 28 | Noon | Live Webinar
1 Substantive credit

The Chemistry of Consent: Navigating Drug Involvement in Sexual Assault

Tuesday, April 2 | Noon | Live Webinar
1 Substantive credit

2024 Tax Update

Wednesday, April 3 | Noon | Live Webinar
1 Substantive credit

The Honorable Arthur J. Schwab Trial Advocacy CLE – Building and Trying Your Case on Remedies and Damages

Thursday, April 4 | 8:30 a.m. | Fairmont Hotel
3 Substantive credits
**Co-sponsored by the Academy of Trial Lawyers of Allegheny County and the ACBA Federal Court Section*

Behavioral Finance: Why and How to Avoid Emotional Investment Decision-Making

Thursday, April 4 | Noon | Koppers Building
1 Substantive credit

Virtual Isolation: Is Hyperconnectivity Helping or Harming the Legal Profession?

Wednesday, April 10 | Noon | Koppers Building
1 Ethics credit

Corporate Transparency Act and Trusts and Estates

Thursday, April 18 | Noon | Live Webinar
1 Substantive credit

The Promise of Leadership: Unspoken Expectations of Those You Manage and Lead

Wednesday, May 1 | Noon | Koppers Building
1 Substantive credit

Mindset as a Business Strategy for Lawyers

Wednesday, September 18 | Noon | Live Webinar
1 Substantive credit

The ACBA has hundreds of
**PREVIOUSLY
RECORDED CLEs**

in dozens of practice areas ready to be viewed 24/7 from anywhere at cle.acba.org.

Conservatorships, Succession Planning and the Challenges of Experienced Lawyers
1.5 Substantive credits

Computer Generated Animations for Civil and Criminal Trial
1 Substantive credit

Labor and Employment Law Symposium 2023 - Diversity and Inclusion Programs
1 Ethics credit

Labor and Employment Law Symposium 2023 - Year In Review
1 Substantive credit

Scary Legal Issues
1 Substantive credit

Asylum Procedures for Afghan Applicants
2 Substantive credits

SCOTUS Update: Labor and Employment Law
1 Substantive credit

The Weaponization of Technology in Family Law Cases
1 Substantive credit

A Look at PFAS MCLs: Pa. and Federal
1 Substantive credit

Top 20 Procedures Every Firm Should Have in Writing
1 Substantive credit

AI in the Courtroom
1.5 Ethics credits

Capital Criminal Law Symposium: A Case Analysis
1 Substantive credit

The Ins and Outs of Dietary Supplements
1 Substantive credit

View the rest of the CLEs at
CLE.ACBA.ORG

View anytime, anywhere.