

The Pittsburgh Legal Journal

FRIDAY
JANUARY 12, 2024

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

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CIVIL DIVISION

General Docket

TD Bank USA N.A. vs Smalara Helena; GD-23-014714; MDJ Transcript; Notice of Judgment Mailed; 1843.64; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Mullen Naomi S. vs Butcher Brad Dr. W.; GD-23-014715; Medical/Hospital Liability; Praeipce for Writ of Summons; Atty(s): Pro Se

Wells Fargo Bank N.A. vs Oleary Jr. James M.; GD-23-014716; Mortgage Foreclosure; Confidential Information Form; Atty(s): Hong Kimberly J

ADSL Investments LLC; GD-23-014717; Miscellaneous Petition; Petition Initiating Case; Atty(s): Anspaugh Karen J.

Lenigan Paula vs Zuniga Rubi M., Tubac Victor M., MTZ Remodeling Company, Penn National Security Co.; GD-23-014718; MDJ Transcript; Notice of Judgment Mailed; 10692.25; Atty(s): Eichstaedt Katrina M., Piscione Natalie

Midland Credit Management Inc. vs Gibson Audrey; GD-23-014719; MDJ Transcript; Notice of Judgment Mailed; 1623.77; Atty(s): Homoleski Kristina, Bunce Martin

Smith William vs Waterloo Marcie, Waterloo Jason; GD-23-014720; Against Property Owner; Praeipce for Writ of Summons; Atty(s): Huntley David M

TD Bank USA N.A. vs Jones Gayle M.; GD-23-014721; MDJ Transcript; Notice of Judgment Mailed; 6129.88; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Hicks Ronald vs Rubino Judith; GD-23-014722; Motor Vehicle Accident; Complaint; Atty(s): Megrey Michael E.

TD Bank USA N.A. vs Edwards Sharine; GD-23-014723; MDJ Transcript; Notice of Judgment Mailed; 834.66; Atty(s): Morris Gregg L

Midland Credit Management Inc. vs Rydzak Beverly J; GD-23-014724; MDJ Transcript; Notice of Judgment Mailed; 2153.36; Atty(s): Homoleski Kristina

Midland Credit Management Inc. vs Woods Steven; GD-23-014725; MDJ Transcript; Notice of Judgment Mailed; 2235.84; Atty(s): Homoleski Kristina, Bunce Martin

Midland Credit Management Inc. vs Iwanonkiw Amanda M.; GD-23-014726; MDJ Transcript; Notice of Judgment Mailed; 2694.09; Atty(s): Homoleski Kristina

1st Summit Bank vs Frum James; GD-23-014727; MDJ Transcript; MDJ Transcript of Judgment; 2659.53; Atty(s): Pro Se

Clairton Municipal Authority vs City of Clairton, Ruscitto Nicole; GD-23-014728; Declaratory Judgment; Complaint; Atty(s): McTiernan Robert L.

(Continued on Page 1, Column 2)

CIVIL DIVISION

New Arbitration Suits

Citibank N.A. vs Kicinski Nancy E.; AR-23-006594; Contract - Credit Card; Exhibits; 2293.33; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick

Braden Kayla vs Cleaning Concepts, Selec-Nor; AR-23-006595; Other Tort; Defendant's Appeal of MDJ; 3721.00; Atty(s): Moskal Dennis M.

Crouse Chandler Alan vs General Motors LLC; AR-23-006596; Contract - Other; Complaint; Atty(s): Silverman Robert M

Citibank N.A. vs Vickroy Jason R.; AR-23-006597; Contract - Credit Card; Exhibits; 4254.36; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick

LVNV Funding LLC vs Monroe Marsha; AR-23-006598; Writ of Certiorari; Plaintiff's Appeal of MDJ; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Citibank N.A. vs Cabon Laura; AR-23-006599; Contract - Credit Card; Exhibits; 6357.25; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick

Citibank N.A. vs Violi Donna L.; AR-23-006600; Contract - Credit Card; Exhibits; 3573.72; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick

American Express National Bank vs Hudson Willie, Universal Environmental Cleaning Services Inc; AR-23-006601; Contract - Credit Card; Complaint; 7675.22; Atty(s): Doyle Amy F

PPG & Associates Federal Credit Union vs Ziadarski Phillip J.; AR-23-006602; Contract - Credit Card; Complaint; 10471.25; Atty(s): Piscione Natalie, Worosz Tiffany Anne

Discover Bank vs Harper Caleb; AR-23-006603; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Urban Matthew D.

Campanelli Roland vs Mercedes-Benz USA LLC; AR-23-006604; Contract - Other; Complaint; Atty(s): Rapkin Robert A

Marks Kaleb, Marks Richanda vs Mitsubishi Motors North America Inc.; AR-23-006605; Contract - Other; Complaint; Atty(s): Rapkin Robert A

Duell Keith vs Ford Motor Company; AR-23-006606; Contract - Other; Complaint; Atty(s): Rapkin Robert A

Cavalry SPV I LLC vs Casino Ashlee; AR-23-006607; Contract - Other; Complaint; 2071.49; Atty(s): Apothaker David J

Cavalry Spv I LLC vs Metz Diane; AR-23-006608; Contract - Other; Complaint; 2220.96; Atty(s): Apothaker David J

Weidman Richard vs American Honda Motor Company Inc; AR-23-006609; Contract - Buyer Plaintiff; Complaint; Atty(s): Gorberg David J

(Continued on Page 12, Column 3)

ORPHANS' COURT

Wills

Warren V. Massaro, deceased; Kay L. Vandervort, Extrx.; Atty: James Irwin; 08336 of 2023.

Mary McDavis, deceased; Jo Ann Bullard, Extrx.; Atty: James W. Haines, Jr.; 08339 of 2023.

Betty L. Anderson, deceased; Dana R. Heller, Co-Extrx., Lisa R. Anderson-Gerber, Co-Extrx.; Atty: Joseph Cafaro, Jr.; 08340 of 2023.

Ruth A. Laurina, deceased; Blake Taylor, Extr.; Atty: Christine Gale; 08346 of 2023.

Harry L. Andrews, deceased; Kristen L. Sakely, Extrx.; 08349 of 2023.

Nicholas F. Brletic, deceased; Kenneth J. Brletic, Extr.; Atty: Frank H. Bole; 08352 of 2023.

Margaret Ludwig, deceased; Thomas G. Ludwig, Extr.; Atty: Edwin W. Russell; 08353 of 2023.

Vincent William Spinnenweber, deceased; Rachel A. Riddle, Extrx.; 08356 of 2023.

Sherry Rae Munroe, deceased; Madison Deery, Extrx.; Atty: Claire Johnson Saenz; 08360 of 2023.

Patricia McGonigal, deceased; Dale P. Frayer, Extr.; Atty: Dale P. Frayer; 08362 of 2023.

Helen H. Karpinski, deceased; Stephen J. Karpinski, III, Extr.; Atty: Heidi Rai Stewart; 08363 of 2023.

John M. Kamin, deceased; Diana C. Kamin, Extrx.; Atty: John A. D'Onofrio; 08364 of 2023.

BANKRUPTCY COURT

Western District

Paul William Whiteman, Sr. and Linda Marie Whiteman; WESTMORELAND-PA; 23-22672; Atty: Kenneth Steidl; Chapter: 13; Filed 12/13/2023; Judge Bohm

Paul William Whiteman, Sr. and Linda Marie Whiteman; ALLEGHENY-PA; 23-22673; Atty: Ryan J. Cooney; Chapter: 7; Filed 12/13/2023; Judge Taddonio

Paul William Whiteman, Sr. and Linda Marie Whiteman; LAWRENCE-PA; 23-22674; Atty: Michael S. Lazaroff; Chapter: 13; Filed 12/13/2023; Judge Deller

Paul William Whiteman, Sr. and Linda Marie Whiteman; ALLEGHENY-PA; 23-22675; Atty: Bryan P. Keenan; Chapter: 7; Filed 12/13/2023; Judge Deller

Paul William Whiteman, Sr. and Linda Marie Whiteman; ALLEGHENY-PA; 23-22676; Atty: Bryan P. Keenan; Chapter: 7; Filed 12/13/2023; Judge Deller

Paul William Whiteman, Sr. and Linda Marie Whiteman; ALLEGHENY-PA; 23-22677; Atty: Danielle Lynn Harrington; Chapter: 7; Filed 12/13/2023; Judge Bohm

Paul William Whiteman, Sr. and Linda Marie Whiteman; CLEARFIELD-PA; 23-70431; Atty: Kenneth P. Seitz; Chapter: 7; Filed 12/13/2023; Judge Deller

Paul William Whiteman, Sr. and Linda Marie Whiteman; BLAIR-PA; 23-70432; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 12/13/2023; Judge Deller

Paul William Whiteman, Sr. and Linda Marie Whiteman; CAMBRIA-PA; 23-70433; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 12/13/2023; Judge Deller

NOTICE

THERE WILL BE NO DAILY

The Pittsburgh
Legal Journal

MONDAY, JANUARY 15

— in observance of —

MARTIN LUTHER KING, JR. DAY

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Midland Credit Management Inc. vs Johnson Anthony; GD-23-014729; MDJ Transcript; Notice of Judgment Mailed; 1364.72; Atty(s): Homoleski Kristina

Midland Credit Management Inc. vs Allen William; GD-23-014730; MDJ Transcript; Notice of Judgment Mailed; 5892.71; Atty(s): Homoleski Kristina, Bunce Martin

Midland Credit Management Inc. vs Uche Kalu; GD-23-014731; MDJ Transcript; Notice of Judgment Mailed; 2807.86; Atty(s): Homoleski Kristina, Bunce Martin

Midland Credit Management Inc. vs Roka Maryann; GD-23-014732; MDJ Transcript; Notice of Judgment Mailed; 1283.25; Atty(s): Homoleski Kristina

Midland Credit Management Inc. vs Flowers Marcus K.; GD-23-014733; MDJ Transcript; Notice of Judgment Mailed; 2315.76; Atty(s): Homoleski Kristina, Bunce Martin

Jenson Jill L. vs Graff Michael, Dailey-Graff Virginia; GD-23-014734; Quiet Title; Praecept for Writ of Summons; Atty(s): Bench John J.

Jenson Jill L. vs Collins Glenn C., Livengood Robert A.; GD-23-014735; Quiet Title; Praecept for Writ of Summons; Atty(s): Bench John J.

Niedbala Sharon vs Roberts Trent William, EDP of Pennsylvania P.C., Kail Michael, Michael A. Kail, D.D.S. P.C.; GD-23-014736; Other Professional Liability; Praecept for Writ of Summons; Atty(s): Giuffre Paul J

Moore Jodi vs Universal Property and Casualty Insurance Company; GD-23-014737; Contract - Other; Praecept for Writ of Summons; Atty(s): Ballard Daniel Wayne

McKees Rocks Borough vs Chapman Randy, Chapman Douglas; GD-23-014738; Municipal Lien; Municipal Lien; 1041.51; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs Chrysler First Consumer Discount Company; GD-23-014739; Municipal Lien; Municipal Lien; 880.73; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs ROV Realty LLC; GD-23-014740; Municipal Lien; Municipal Lien; 2554.72; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs 123 Homes L.P.; GD-23-014741; Municipal Lien; Municipal Lien; 466.06; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs Bircan Macit; GD-23-014742; Municipal Lien; Municipal Lien; 959.83; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs Bloxson Arin; GD-23-014743; Municipal Lien; Municipal Lien; 1007.39; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs Isenberg Victoria Lynn; GD-23-014744; Municipal Lien; Municipal Lien; 1128.37; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs Collins Juanita; GD-23-014745; Municipal Lien; Municipal Lien; 1022.90; Atty(s): Miller Kyle Haigh

TD Bank USA N.A. vs Claycomb Sandra J.; GD-23-014746; MDJ Transcript; Notice of Judgment Mailed; 1106.98; Atty(s): Morris Gregg L

McKees Rocks Borough vs Webb Jamal M.; GD-23-014747; Municipal Lien; Municipal Lien; 1061.16; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs Schulz Barbara A.; GD-23-014748; Municipal Lien; Municipal Lien; 915.37; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs Koger Jr. Thomas, Koger Dorothy A.; GD-23-014749; Municipal Lien; Municipal Lien; 1106.66; Atty(s): Miller Kyle Haigh

Crosscountry Mortgage LLC vs Aggazio Christian, Kramer Grant, Unknown Occupants; GD-23-014750; Ejectment; Praecept for Appearance; Atty(s): Qaqish Eid Edward

McKees Rocks Borough vs Suter Paul J.; GD-23-014751; Municipal Lien; Municipal Lien; 1247.28; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs Taylor Stephen A.; GD-23-014752; Municipal Lien; Municipal Lien; 981.54; Atty(s): Miller Kyle Haigh

TD Bank USA N.A. vs Zitelli Courtne P.; GD-23-014753; MDJ Transcript; Notice of Judgment Mailed; 1660.84; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

McKees Rocks Borough vs Webb Jamal; GD-23-014754; Municipal Lien; Municipal Lien; 887.45; Atty(s): Miller Kyle Haigh

LVNV Funding LLC vs Ficarri Anthony; GD-23-014755; MDJ Transcript; Notice of Judgment Mailed; 5871.23; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

McKees Rocks Borough vs Webb Jamal; GD-23-014756; Municipal Lien; Municipal Lien; 886.41; Atty(s): Miller Kyle Haigh

pureCommerce Inc. vs Carlson Lynch Sweet & Kilpela LLP, Carlson Lynch Sweet Kilpela & Carpenter LLP, Carlson Lynch LLP; GD-23-014757; Petition to Confirm Arb. Award; Petition Initiating Case; 1053250.00; Atty(s): Sneath Henry M

Commonwealth of PA Department of Labor & Industry vs Karen M Walters LLC; GD-23-102046; Unemployment Compensation Lien; Unemployment Compensation Lien; 1218.12

Commonwealth of PA Department of Labor & Industry vs Kore Technology Resources LLC; GD-23-102047; Unemployment Compensation Lien; Unemployment Compensation Lien; 1194.12

Commonwealth of PA Department of Labor & Industry vs Turko LLC; GD-23-102048; Unemployment Compensation Lien; Unemployment Compensation Lien; 1780.99

Commonwealth of PA Department of Labor & Industry vs Jasmine Nyree Homes Inc; GD-23-102049; Unemployment Compensation Lien; Unemployment Compensation Lien; 6594.60

Commonwealth of PA Department of Labor & Industry vs Advance Marketing LLC; GD-23-102050; Unemployment Compensation Lien; Unemployment Compensation Lien; 1070.86

Commonwealth of PA Department of Labor & Industry vs Love Learn & Play Childcare & Learning Center LLC; GD-23-102051; Unemployment Compensation Lien; Unemployment Compensation Lien; 3644.90

Commonwealth of PA Department of Labor & Industry vs James R Pitcairn Inc; GD-23-102052; Unemployment Compensation Lien; Unemployment Compensation Lien; 1189.83

Commonwealth of PA Department of Labor & Industry vs Joseph Anthony Jewelers Inc; GD-23-102053; Unemployment Compensation Lien; Unemployment Compensation Lien; 2200.27

Commonwealth of PA Department of Labor & Industry vs Narcisi Law Offices PC; GD-23-102054; Unemployment Compensation Lien; Unemployment Compensation Lien; 1322.06

Commonwealth of PA Department of Labor & Industry vs Wolf Pack Security Consultants LLC; GD-23-102055; Unemployment Compensation Lien; Unemployment Compensation Lien; 1516.62

Commonwealth of PA Department of Labor & Industry vs Chambers Construction Company; GD-23-102056; Unemployment Compensation Lien; Unemployment Compensation Lien; 1631.51

Towd Point Mortgage Trust 2019-4 U.S. Bank National Associa vs Carpenter Clint, Goelz-Carpenter Heather L., Goelz Charles R., Goelz Georgia A.; MG-23-001161; Mortgage Foreclosure; Complaint; Atty(s): Bates Kenya Deneen

U.S. Bank National Association vs Williams Traci L.; MG-23-001162; Mortgage Foreclosure; Complaint; Atty(s): Haller Leon P

Finance of America Reverse LLC vs O'Matz Renee A.; MG-23-001163; Mortgage Foreclosure; Complaint; Atty(s): Graham Christine L, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Foley Joseph I.

Duquesne Light Company vs Hawkins Monica; GD-23-014758; MDJ Transcript; Praecept for Writ of Execution; 4418.12; Atty(s): Wendolowski Jr Raymond P.

LVNV Funding LLC vs Rini Carolyn; GD-23-014759; MDJ Transcript; Notice of Judgment Mailed; 1044.26; Atty(s): Morris Gregg L

LVNV Funding LLC vs Lee Charlotte; GD-23-014760; MDJ Transcript; Notice of Judgment Mailed; 3613.90; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Cutrone Anthony M.; GD-23-014761; MDJ Transcript; Notice of Judgment Mailed; 5722.01; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

TD Bank USA N.A. vs McAnulty Adam J.; GD-23-014762; MDJ Transcript; Notice of Judgment Mailed; 3102.73; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

TD Bank USA N.A. vs Ross Taylor; GD-23-014763; MDJ Transcript; Notice of Judgment Mailed; 867.30; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Yarris Sheri vs Parker Brandon, Rivers Carleen; GD-23-014764; MDJ Transcript; Notice of Judgment Mailed; 4191.80; Atty(s): Pro Se

TD Bank USA N.A. vs Mahony Mark J.; GD-23-014765; MDJ Transcript; Notice of Judgment Mailed; 4846.51; Atty(s): Morris Gregg L

TD Bank USA N.S. vs Salitrik Liron B; GD-23-014766; MDJ Transcript; Notice of Judgment Mailed; 1559.90; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Vibostak Heather; GD-23-014767; MDJ Transcript; Notice of Judgment Mailed; 2659.80; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Bonetti Nichelle; GD-23-014768; MDJ Transcript; Notice of Judgment Mailed; 3125.58; Atty(s): Morris Gregg L

LVNV Funding LLC vs Logsdon Ross; GD-23-014769; MDJ Transcript; Notice of Judgment Mailed; 3480.42; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Resurgent Receivables LLC vs Morris William; GD-23-014770; MDJ Transcript; Notice of Judgment Mailed; 2059.98; Atty(s): Morris Gregg L

LVNV Funding LLC vs Ray Kimberly; GD-23-014771; MDJ Transcript; Notice of Judgment Mailed; 3834.44; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs French Anna; GD-23-014772; MDJ Transcript; Notice of Judgment Mailed; 865.36; Atty(s): Morris Gregg L

LVNV Funding LLC vs Wade Janet; GD-23-014773; MDJ Transcript; Notice of Judgment Mailed; 3034.70; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

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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

**Pennsylvania
Supreme Court**

**CIVIL PROCEDURAL
RULES COMMITTEE**

**Rule 238. Damages for Delay in an
Action for Bodily Injury, Death or
Property Damage.**

**Addendum to Explanatory
Comment (2024)**

The prime rate as set forth in the first edition of the Wall Street Journal for a particular year is the basis for calculating damages for delay under Pa.R.Civ.P. 238 as revised November 7, 1988. The prime rate published in the first edition of the Wall Street Journal for each of the years specified is as follows:

**Date of Publication - Prime
Rate Percentage**

- January 2, 2024 - 8 ½
- January 3, 2023 - 7 ½
- January 3, 2022 - 3 ¼
- January 4, 2021 - 3 ¼
- January 2, 2020 - 4 ¾
- January 2, 2019 - 5 ½
- January 2, 2018 - 4 ½
- January 3, 2017 - 3 ¾
- January 4, 2016 - 3 ½
- January 2, 2015 - 3 ¼
- January 2, 2014 - 3 ¼
- January 2, 2013 - 3 ¼
- January 3, 2012 - 3 ¼
- January 3, 2011 - 3 ¼
- January 4, 2010 - 3 ¼
- January 2, 2009 - 3 ¼
- January 2, 2008 - 7 ¼
- January 2, 2007 - 8 ¼
- January 3, 2006 - 7 ¼
- January 3, 2005 - 5 ¼
- January 2, 2004 - 4
- January 2, 2003 - 4 ¼
- January 2, 2002 - 4 ¾
- January 2, 2001 - 9 ½
- January 3, 2000 - 8 ½
- January 4, 1999 - 7 ¾
- January 2, 1998 - 8 ½

Comment: The prime rate for the years 1980 through 1997 may be found in the Addendum to the Explanatory Comment published in the Pennsylvania Bulletin, 33 Pa.B. 634 (February 1, 2003), and on the web site of the Civil Procedural Rules Committee at <https://www.pacourts.us>.

24-00082

**Pennsylvania
Supreme Court**

**IN RE: ACCREDITATION OF THE
NATIONAL BOARD OF TRIAL
ADVOCACY AS A CERTIFYING
ORGANIZATION FOR TRUCK
ACCIDENT LAW**

**NO. 241
DISCIPLINARY RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 4th day of January, 2024, upon consideration of the

recommendation of the Pennsylvania Bar Association Review and Certifying Board, the National Board of Trial Advocacy is hereby accredited as a certifying organization for truck accident law for a period of five years, commencing February 1, 2024.

Justice McCaffery did not participate in the consideration or decision of this matter.

24-00085

**Court of Common Pleas
of Allegheny County**

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

Week of

- February 1 - Judge O'Toole
- February 12 - Judge Marmo
- February 19 - Judge McCarthy
- February 26 - Judge Williams

24-00084

**Court of Common Pleas
of Allegheny County**

JUVENILE COURT

**MOTIONS SCHEDULE
January 2024**

- January 1 - Holiday
- January 2 - Holiday
- January 3 - Judge Spurgeon
- January 4 - Judge Spurgeon
- January 5 - Judge Spurgeon
- January 8 - Judge Bush
- January 9 - Judge Bush
- January 10 - Judge Bush
- January 11 - Judge Bush
- January 12 - Judge Bush
- January 15 - Holiday
- January 16 - Judge Woodruff
- January 17 - Judge Woodruff
- January 18 - Judge Woodruff
- January 19 - Judge Woodruff
- January 22 - Judge McCrady
- January 23 - Judge McCrady
- January 24 - Judge McCrady
- January 25 - Judge McCrady
- January 26 - Judge McCrady
- January 29 - Judge Sizemore
- January 30 - Judge Sizemore
- January 31 - Judge Sizemore

23-04651

**Court of Common Pleas
of Allegheny County**

UPDATED 1/3/2024

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

January 2024

- January 1 - Court Holiday
- January 2 - Court Holiday
- January 3 - Bubash, J. in Courtroom 425 at 2:00 PM
- January 4 - Sizemore, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM

- January 5 - No Motions
 - January 8 - Woodruff, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
 - January 9 - Spurgeon, J. in Courtroom 320 at 10:00 AM; Bush, J. in Courtroom 424 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM
 - January 10 - Wagner, J. in Courtroom 425 at 2:00 PM
 - January 11 - Costa, J. in Courtroom 425 at 2:00 PM
 - January 12 - No Motions
 - January 15 - Court Holiday
 - January 16 - Middleman, J. in Courtroom 320 at 9:30 AM and Korbel, J. in Courtroom 425 at 2:00 PM
 - January 17 - Bubash, J. in Courtroom 425 at 2:00 PM
 - January 18 - Eaton, J. in 814 City-County Building at 2:00 PM
 - January 19 - No Motions
 - January 22 - McCrady, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM
 - January 23 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
 - January 24 - Cozza, J. in Courtroom 320 at 9:30 AM and Hens-Greco, J. in Courtroom 500 at 10:00 AM
 - January 25 - Costa, J. in Courtroom 425 at 2:00 PM
 - January 26 - No Motions
 - January 29 - Eaton, J. in 814 City-County Building at 2:00 PM
 - January 30 - Korbel, J. in Courtroom 425 at 2:00 PM
 - January 31 - Bubash, J. in Courtroom 425 at 2:00 PM
- 000 Senior Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbel, 010 President Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Wagner, 018 Judge McCrady, 019 Judge Spurgeon

23-04776

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning January 10, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

- Wednesday, January 10, 2024 at 11:00 a.m.
- Wednesday, February 7, 2024 at 11:00 a.m.
- Wednesday, March 6, 2024 at 11:00 a.m.

23-04782

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning January 11, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

- Thursday, January 11, 2024 at 8:45 a.m.
- Thursday, February 8, 2024 at 9:00 a.m.
- Thursday, March 14, 2024 at 8:45 a.m.

23-04496

COURT SCHEDULES

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

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

**Tuesday
January 16, 2024**

Jury Trials

(112E) 204161 GD-21-1253
Kip Dorsch vs Pittsburgh Mirror and Glass; P-Atty: **Gerard Timothy Conboy**; D-Atty: **Ashley J. Giannetti, Robert Arthur Weinheimer**; 2x

Non-Jury Trials

(113) AR-22-921
Bank of America, N.A. vs Bradley Mauer; P-Atty: **Joel Marc Flink**; D-Atty: **Pro Se**; 1x

(114) AR-22-2870
JP Morgan Chase Bank, N.A. vs Lauren Jaworski; P-Atty: **James A. Holzman**; D-Atty: **Jan Ira Medoff**; 1x

(115) AR-22-3355
Discover Bank vs Jeffrey W. Morgan; P-Atty: **Kirsten R. Armstrong**; D-Atty: **Shane L. Weaver**; 1x

Criminal Division

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

**Thursday
January 18, 2024**

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

result in the forfeiture of bail and the issuance of an arrest warrant.

**Judge Bruce R. Beemer
Courtroom 510**

CR-0000481-23; Jacob John Campbell; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ryan Harrison James**

CR-0003057-23; Nyzjayah K. Majors; Robbery-Inflict Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0002926-23; Nyzjayah K. Majors; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0003883-23; Nyzjayah K. Majors; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0002925-23; Nyzjayah K. Majors; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0004093-23; Courtney Washington Jr.; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0004094-23; Courtney Washington Jr.; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0006469-23; Cinnamon Borden; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

CR-0006978-23; David F. Clapper; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0011409-13; Dewayne Callaha Cook Jr.; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0003325-23; Eric R. Desabetino; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0006055-23; Samuel Damarcus Morgan; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

CR-0007232-23; Taylon Katrell Streeter; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0006977-23; Mark A. Turner; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0006612-22; Jalaan Williams; Tamper With Public Record/information; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

**Judge Edward J. Borkowski
Courtroom 514**

CR-0002993-23; Zachary Lee Carrington; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

CR-0002319-23; Eric James Quinten; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0004005-23; Kevin Anthony Rose; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0001834-23; Rhonda Kaye Smith; Aggravated Cruelty to Animals - Torture; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mark Gregory Adams**

CR-0001833-23; Timothy Duane Smith; Aggravated Cruelty to Animals - Torture; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **D. Scott Lautner**

**Judge Thomas P. Caulfield
Courtroom 516**

CR-0002591-23; Nazim Lateef Burton; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Jeffrey Michael Zurisko;** D-atty: **James A. Wymard**

CR-0005024-23; James Honus Coleman; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

CR-0004738-23; Bobby Franklin; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000908-23; Angela Nicole Jones; Use/Poss Of Drug Paraph; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

CR-0005025-23; Eleanor N. McAllister; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000706-23; Darnell James McCoy; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0005266-23; Marcel Devonte Nichols; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

CR-0007080-22; Taizya Ntenda; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0007766-22; Michael Oliver; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0004917-23; Josniel Manuel Perez-Ayala; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0002693-23; Christopher Shaffer; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**Judge Susan F. Evashavik Dilucente
Courtroom 530**

CR-0003356-23; David Geddie; Firearms Not To Be Carried W/O License; ADA: **Jeffrey Michael Zurisko;** D-atty: **Carissa Ann Davenport**

CR-0002873-23; Tyrek Germany; Possession Of Firearm Prohibited; D-atty: **Lee M. Rothman**

CR-0004028-23; Jerry Martel Hibbler; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0004366-23; Joseph William Holmes; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0002874-23; Britney Monique Kenney; Receiving Stolen Property; D-atty: **Tirza Ann Kyes**

CR-0004681-23; Tamar Miyares; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

**Judge Thomas Flaherty
Courtroom 324**

CR-0001590-23; Dwaine La Shaw Smith; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**Judge Elliot Howsie
Courtroom 533**

CR-0008105-22; Gregory Friar Castapheny; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

CR-0005611-23; Terrance Digiosio; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

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

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

CR-0006415-23; Jonathan Boyle; Fail to Verify Address/Be Photographed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0003118-23; Donald Calhoun Jr.; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

CR-0001559-23; Tyrone Louis Claytor; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; D-atty: **Amita Maram**

CR-0003518-23; Jaimar Coleman; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael D. Foglia**

CR-0003190-23; Leroy Grace; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0004884-23; Lyric Guy; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael D. Foglia**

CR-0006433-23; Terron Jackson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Albert Green Reese Jr.**

CR-0007322-23; Austin Delbert Smith; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Dean Alan Birdy**

**Judge Jill E. Rangos
Courtroom 327**

CR-0004602-23; Floyd Alexander; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Kevin Trower**

CR-0006633-23; Brandon Bucaro; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

**Judge Jennifer Satler
Courtroom 527**

CR-0002459-23; Victoria Rose Coffey; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; D-atty: **Michael Dewitt Barry**

CR-0003401-23; William G. Erdman; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael John Zagari**

CR-0004550-23; William Alfred Hahn; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0006275-23; William Alfred Hahn; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0004852-23; Brandon Alexander Johnson; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0005521-23; Chaz White; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0004790-23; Michael Woodson; Aggravated Assault By Vehicle While DUI; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**Judge Randal B. Todd
Courtroom 310**

CR-0006304-21; Keenan Lanail Brown; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Daniel Jacob Eichinger**

CR-0006354-23; Tejuan Davis; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

CR-0004839-23; Jordan Harper; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0007142-22; Raymont Hopkins; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0004264-23; Jermaud Hubbard; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0002346-23; Jermaud Hubbard; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0006265-23; Shaunesha Ingraham; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0009207-21; Joseph Irvin Jackson; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan-Henderson**

CR-0009568-21; Shawn Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Dominic Pometto**

CR-0002469-23; Jordan Allen Ledbetter; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Seth Zuckerman**

CR-0006343-23; Keion Miller; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Erika P. Kreisman**

CR-0006441-23; Keion Miller; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Erika P. Kreisman**

CR-0001715-23; John R. Stanko; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **T. Brent McCune**

CR-0001200-11; Ryan L. Swartz; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

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

CR-0004807-23; Raequon Williamson; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

**Judge Wrenna L. Watson
Courtroom 521**

CR-0001977-23; Ronald Berdes; DUI; Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Ohara Hamlin;** D-atty: **David Joel Shrager**

CR-0000516-23; Douglas Michael Davies; DUI; Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**

CR-0006289-23; Jawuan Damone Hughes; DUI; Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006089-23; Mark Anthony Lewis-Roseboro; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

CR-0001749-23; Barry Long; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

CR-0005001-23; Howard James C. Mosby Jr.; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

Arbitration Trial List

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

**Thursday
January 18, 2024**

LT-23-001491; EPGH Properties vs Suber; P-atty: **Maximilian F. Beier**

LT-23-001396; Levy vs Lawson; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001389; Portal Place Apartments I, LP vs Sanyour, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001385; Matrix Property Management Company vs Sims; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001372; Taylor vs Demus; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001371; Miller vs Younger; P-atty: **Corey Leon;** D-atty: **Pro Se**

LT-23-001368; TBA Realty, LLC vs Hale; P-atty: **Michael F. Fives;** D-atty: **Charles Roy Terwilliger**

LT-23-001366; Pennsylvania Turnpike Commission vs Bair, et al; P-atty: **Louis Evan Van Gorder;** D-atty: **Pro Se**

LT-23-001359; Crafton Plaza vs Bialecki; P-atty: **Michael J. Pisarcik, Marissa B. Levin;** D-atty: **Pro Se**

LT-23-001357; Churchview Garden Apartments vs Nichols; P-atty: **Robyn B. Eisen, Phillip Raymond;** D-atty: **Pro Se**

LT-23-001338; Signature Realty Svcs. vs Turner, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001336; Pometto vs Sasser, et al; P-atty: **Joseph D. Pometto;** D-atty: **Pro Se**

LT-23-001329; Hawk, et al vs Belton; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001328; Munhall Homestead Housing Association vs Fish; P-atty: **Maximilian F. Beier;** D-atty: **Pro Se**

LT-23-001326; Larkin vs Huellen, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001324; Homewood North Apartments vs Denson; P-atty: **Omair Zahid;** D-atty: **Pro Se**

LT-23-001312; Sigel vs Pridgen; P-atty: **Matthew J. Morella;** D-atty: **Pro Se**

LT-23-001301; Kefalos & Assoc. R.E. vs Jackson; P-atty: **Kathryn M. Wakefield;** D-atty: **Barbara Kern**

LT-23-001296; Sanders, Jr. vs Channing; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001294; Happy Hour Holdings vs Wilson; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001252; Cavey vs Barker; P-atty: **John Linkosky;** D-atty: **Pro Se**

LT-23-001214; Tonyliz Realty Company vs Harris, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001157; Matrix Property Management vs Wilson; P-atty: **Pro Se;** D-atty: **Pro Se**

Summary Appeals Branch

**Judge Nicola Y. Henry-Taylor
City-County Building
Room 821**

**Thursday
January 18, 2024**

Hearings

SA-0001459-23; Comm. of PA vs Ramare Anthony; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001437-23; Comm. of PA vs Joseph R. Barker Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001449-23; Comm. of PA vs Vepa Berdyev; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001475-23; Comm. of PA vs Dorian Christophe Burke; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001494-23; Comm. of PA vs Chelsey Nicole S. Butler; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001495-23; Comm. of PA vs Kip A. Dorsch; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001474-23; Comm. of PA vs Darrien Mikael Dugger; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001448-23; Comm. of PA vs Joseph Michael Gray; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001470-23; Comm. of PA vs Brandin Lee Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001482-23; Comm. of PA vs David Lee; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001464-23; Comm. of PA vs Michael Lignini; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001444-23; Comm. of PA vs Ronica Norvell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001485-23; Comm. of PA vs Rachel Marie Novalesi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001460-23; Comm. of PA vs Samantha Old; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001486-23; Comm. of PA vs Jaionna Ptomey; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001283-23; Comm. of PA vs Andrew Joseph Quast; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001466-23; Comm. of PA vs Vincent L. Roberto Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elizabeth Ann Lodovico**

SA-0001457-23; Comm. of PA vs Scott A. Sines Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001443-23; Comm. of PA vs Joanne Lynn Stone; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001438-23; Comm. of PA vs Adam James Taylor; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001439-23; Comm. of PA vs Adam James Taylor; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001467-23; Comm. of PA vs Gina Louise Thompson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001465-23; Comm. of PA vs Carolyn Antonn Wastchak; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001384-23; Comm. of PA vs Christopher Joseph Weir; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, February 5, 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, FEBRUARY 1, 2021 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, FEBRUARY 2, 2021, 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, FEBRUARY 8, 2021 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

27. Michael A. Babyak and Michelle L. Babyak
MG-22-001040—\$120,176.99

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 451 Charlotte Drive, Pittsburgh, PA 15236. Deed Book 12360, Page 389. Block and Lot Number 315-N-73.

Bell Acres

95. Chad Louis Letrick In His Capacity As Co-Administrator and Heir of the Estate of Linda L. Letrick a/k/a Linda Letrick a/k/a Linda Lee Letrick; Megan Alice Letrick, In Her Capacity As Co-Administratrix and Heir of the Estate of Linda L. Letrick a/k/a Linda Letrick a/k/a Linda Lee Letrick; and

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Linda L. Letrick a/k/a Linda Letrick a/k/a Linda Lee Letrick

MG-22-001038—\$195,348.97

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Having erected thereon a dwelling being known and numbered as 1747 Big Sewickley Creek Road, Sewickley, PA 15143. Deed Book Volume 12343, Page 541. Block and Lot 1198-D-00037-0000-00.

Bellevue

42. Kevin Watson and Tonya Watson a/k/a Tonya M. Watson

MG-22-000864—\$171,816.88

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 564 Dawson Avenue, Pittsburgh, PA 15202-3109. Deed Book Volume 11796, Page 199. Block and Lot Number 160-C-132.

Bethel Park

70. Ryan Lucido and Erin E. Lucido

MG-22-000715—\$287,043.45

Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 442 Limestone Drive, Bethel Park, PA 15102, Deed Book Volume 12500, Page 500, Block and Lot Number 0774-E-00020-0000-00.

94. Crestland Company

GD-23-009398—\$51,683.37

Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being Vacant Land, Known As Clifton Road, Bethel Park, PA 15102. Deed Book 4326, Page 421. Block and Lot Number 667-K-106.

Brentwood

13. Joseph Mackewich, individually and as Heir to the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Frank Raymond Mackewich, a/k/a Frank R. Mackewich, individually and as Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Unknown Heirs of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Unknown Administrators of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Mary Ann Adamik, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Frank Mackewich, Jr., Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Karen Stewart, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Susan Morris, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; David Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Robert Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Patricia Lammert, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Michael Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Stephen Mackewich, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich; Theresa Zeiler, Heir of the Estate of Mary T. Cowalsh, f/k/a Mary T. Mackewich

MG-17-000922—\$123,354.72

Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 4037 Cloverlea Street, Pittsburgh, PA 15227. Deed Book Volume 11584, Page 082. Block and Lot Number 0188-N-00273-0000-00.

31. Sara Silvio, Known Heir of Anthony M. Silvio, deceased, Tricia Silvio, Known Heir of Anthony M. Silvio, deceased, Cheyenne Silvio, Known Heir of Anthony M. Silvio, deceased, Michael Silvio, Known Heir of Anthony M. Silvio, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Anthony M. Silvio, Deceased

MG-20-000170—\$179,272.13

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 115 Catskill Avenue, Pittsburgh, PA 15227. Deed Book Volume 11444, Page 359, Block and Lot 0137-L-00152-0000-00.

48. Janet M. Tarker

MG-22-000938—\$108,758.04

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 33 West Francis Avenue, Pittsburgh, PA 15227. Deed Book 10498, Page 251. Block and Lot Number 137-K-183.

Collier

36. Shawn W. McVay

MG-23-000797—\$99,392.04

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

In the Commonwealth of Pennsylvania, County of Allegheny, Collier Township: Having erected thereon a dwelling being known and numbered as 210 Brook Street, Carnegie, PA 15106 a/k/a 12 Main Street, Carnegie, PA 15106. Deed Book Volume 12480, Page 230. Block and Lot Number 147-E-2. Alternate Parcel Id 9905-X-572.

Dormont

35. Dominic Jeremiah Reese and Mackenzie Marie Ceraso

MG-23-000012—\$182,889.33

Jill M. Fein, Esq.
Hill Wallack LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story dwelling known and numbered as 3065 Latonia Ave., Pittsburgh, PA 15216. Deed Book 18361 and Page 1, Block & Lot No. 98-M-192.

Dravosburg

54. Hometown Rooter, LLC

GD-22-007569—\$11,058.78

Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a commercial structure being known and numbered as 314 Washington Avenue, Dravosburg, PA 15034. Deed Book 17406, Page 187. Block and Lot Number 309-M-188.

60. Ronald G. Holmes

GD-20-013179—\$4,262.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a two story two family house being known as 16 Park Avenue, Dravosburg, PA 15034. Deed Book Volume 6363, Page 37. Block & Lot 309-L-86.

Elizabeth Township**18. Latorre Investments, Inc. and Kathleen Latorre a/k/a Kathleen Latorre Compton**

GD-21-013736—\$27,860.51
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a small detached commercial building being known and numbered as 2030-2050 Hayden Blvd., Elizabeth, PA 15037. Deed Book 11589, Page 612. Block and Lot Number 1573-S-173.

80. Francis T. Gouker a/k/a Francis T. Gouker, III; and United States of America c/o Western District of Pennsylvania

MG-22-000867—\$77,779.04
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township:

Parcel I: Having erected thereon a Res Aux Building (no house) being known and numbered as 524 Lincoln Hall Rd., Elizabeth, PA 15037. Deed Book Volume 15372, Page 579. Block and Lot Number 0998-L-00152-0000-00.

Parcel II: Having erected thereon a dwelling being known and numbered as 524 Lincoln Hall Rd., Elizabeth, PA 15037. Deed Book Volume 15372, Page 579. Block and Lot Number 0998-G-00014-0000-00.

85. Brian M. Grice

GD-21-013735—\$21,063.80
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 201 Clover Dr., Elizabeth, PA 15037. Deed Book 17218, Page 47. Block and Lot Number 1130-R-275.

93. The Unknown Heirs of Irene A. Jones, deceased

GD-23-002405—\$77,630.60
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 506 Oak Avenue, Elizabeth, PA 15037-1634. Deed Book Volume 4637, Page 328. Block and Lot Number 1132-N-35.

Etna**2. Judith Bruder and John K. Bruder**

MG-23-000777—\$55,262.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 106 Grant Avenue, Pittsburgh, PA 15223. Deed Book 12671, Page 436. Block and Lot Number 221-H-122.

76. Gregory Vinski Known Surviving Heir of Nancy M. Vinski, Stephanie Kumphmiller a/k/a Stephanie Vinski Known Surviving Heir of Nancy M.**Vinski, Deborah A. Mangola Known Surviving Heir of Nancy M. Vinski, John Vinski Known Surviving Heir of Nancy M. Vinski, Lawrence N. Vinski, Jr. Known Surviving Heir of Nancy M. Vinski, Richard Thewes, Jr. Known Surviving Heir of Nancy M. Vinski, and Unknown Surviving Heirs of Nancy M. Vinski**

GD-19-013013—\$80,846.76
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 14 Spring Street, Pittsburgh, Pennsylvania 15223. Deed Book Volume 4060, Page 74. Block and Lot Number 0222-N-00274-0000-00.

Glassport**84. Intissar, LLC**

GD-23-000997—\$12,394.11
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family dwelling being known and numbered as 726 Hemlock Aly, Glassport, PA 15045. Deed Book 15306, Page 98. Block and Lot Number 558-F-38.

Harmar**50. Martin P. Callender**

MG-22-000176—\$110,837.93
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a dwelling being known and numbered as 38 Highbury Road, Cheswick, PA 15024. Deed Book Volume 13810, Page 423. Block and Lot 0622-J-00066-0000-00.

91. All Known and Unknown Heirs of the Estate of David A. Fedock a/k/a David Fedock

MG-23-000255—\$21,457.45
Michelle Piarro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a dwelling known and numbered as 835 Guys Run Road, Pittsburgh, PA 15238. Deed Book Volume 10618, Page 613, Block and Lot# 0441-E-22.

Harrison**46. Kerri Hazlett and Phillip E. Pirozzi**

MG-23-000599—\$99,266.23
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1014 Gordon Street, Natrona Heights, Pennsylvania 15065. Deed Book Volume 18452, Page 69. Block and Lot Number 1679-E-00248-0000-00.

51. Christopher L. Rutkowski and Jamie Marie Z. Rutkowski

MG-23-000118—\$64,498.36
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1304 8th Ave., Natrona Heights, PA 15065. Deed Book Volume 17620, Page 157. Block and Lot 1368-J-00008-0000-00.

77. Lawrence Naccarato, Sr., solely as heir of Matthew Naccarato, deceased, Laurie Naccarato a/k/a Laurie Miller Pino, solely as heir of Matthew Naccarato, deceased, Lawrence Naccarato, Jr., solely as heir of Matthew Naccarato, deceased, Anthony Naccarato, solely as heir of Matthew Naccarato, deceased Unknown Heirs, Devises, and/or Personal Representatives of Matthew Naccarato, deceased, Tami Lynn Naccarato, solely as heir of Matthew Naccarato, deceased, R. N., solely as heir of Matthew Naccarato, deceased, L. N., solely as heir of Matthew Naccarato, deceased, J. N., solely as heir of Matthew Naccarato, deceased and M. N., solely as heir of Matthew Naccarato, deceased

MG-22-000275—\$80,143.30
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a dwelling being known and numbered as 16 Pine Street, Natrona Heights, PA 15065. Deed Book Volume 18031, Page 18, Block and Lot Number 1368-R-00178-0000-00.

Indiana**9. Jonathan C. Hall, Trustee for the 2009 Irrevocable Trust for Jonathan C. Hall**

GD-22-009783—\$16,895.55
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania,

County of Allegheny, Township of Indiana: Parcel One: Having erected thereon a dwelling E being known and numbered as 100 Lazy W. Lane, Cheswick, PA 15024. Deed Book 14133, Page 24. Block and Lot Number 1081-D-188.

Parcel Two: Having erected thereon a dwelling being known and numbered as 108 Lazy W. Lane, Cheswick, PA 15024. Deed Book 14133, Page 24. Block and Lot Number 1081-H-012.

Parcel Three: Having thereon vacant land being known and numbered as Lazy W. Lane, Cheswick, PA 15024. Deed Book 14133, Page 24. Block and Lot Number 1081-H-095.

26. Unknown Heirs of Anna L. Scialabba, Deceased, Melissa Salmon, Solely in Her Capacity as Heir of Anna L. Scialabba, Deceased

MG-19-001382—\$10,835.99
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 27 Rowe Street, Rural Ridge, PA 15075. Deed Book 10608, Page 455. Block and Lot Number 957-F-109.

Leet**78. Paul Bukoskey, III and Tracy Bukoskey**

GD-22-000523—\$3,498.46
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Leet: Having erected thereon a one and one half story frame house known as 129 Willow Street, Ambridge, PA 15003. Deed Book Volume 15354, Page 159. Block & Lot No. 934-F-101.

Lincoln**5. Louis Campano a/k/a Louis Campano, III and Rebecca M. Campano**

MG-23-000269—\$155,957.60
KML Law Group, P.C.
215-627-1322

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

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

City of McKeesport**4. Michael A. Nahas Administrator of the Estate of Albert J. Pozzuto, Deceased**

MG-23-000655—\$40,290.65
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 406 31st Street, McKeesport, PA 15132. Deed Book 11655, Page 065. Block and Lot Number 464-F-26.

62. James S. Wilson

GD-23-006339—\$3,960.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a one story commercial garage being known as 427 Eden Park Boulevard, McKeesport, PA 15132. Deed Book Volume 10774, Page 472. Block & Lot 464-S-70.

102. John A. Mayer, with Notice to Heirs and Assigns

GD-23-007450—\$3,671.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Being thereon vacant residential land known as Union Avenue, McKeesport, PA 15132. Deed Book Volume 7399, Page 256. Block & Lot No. 307-L-106.

103. Garriton Jones, with Notice to Heirs and Assigns

GD-23-007448—\$5,210.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Being thereon vacant residential land known as Union Avenue, McKeesport, PA 15132. Deed Book Volume 7234, Page 455. Block & Lot No. 307-L-110.

McKees Rocks**8. DGST Enterprises, LLC**

GD-23-000531—\$67,324.38
Brett Solomon, Esq.
412-406-8946

In the Commonwealth of Pennsylvania, County of Allegheny, County of Allegheny, Borough of McKees Rocks: Having erected thereon a two-family dwelling known as 419 Broadway Avenue, McKees Rocks, PA 15136. Deed Book 17964, Page 308. Block and Lot Number 72-H-172.

59. Olga Goyda, With Notice to Heirs and Assigns

GD-23-004936—\$4,029.58
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a two story frame house being known as 15 Shingiss Street, McKees Rocks, PA 15136. Deed Book Volume 3905, Page 235. Block & Lot No. 43-D-53.

Monroeville**37. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Geraldine M. Ross, Deceased**

GD-23-009644—\$117,686.92

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling house being known and numbered as 1184 Colgate Drive, Monroeville, PA 15146. Deed Book Volume 12691, Page 244. Block and Lot Number 857-S-183.

63. James R. Thrift

AR-22-003933—\$7,556.37
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a Haymaker Pointe Homeowners' Association dwelling being known and numbered as 130 Horizon Drive, Monroeville, Pennsylvania 15146. Deed Book 17827, Page 12. Block and Lot Number 0860-E-00022-0000-00.

98. The Unknown Heirs of Charles J. Tagg, Deceased & The Unknown Heirs of Laura L. Tagg, Deceased

GD-23-006003—\$11,611.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant residential land known as 3767 Evergreen Drive, Monroeville, PA 15146. Deed Book Volume 5012, Page 465. Block & Lot No. 742-R-80.

Mt. Lebanon

20. Edwards Realty & Associates, LP, a Pennsylvania Limited Partnership

GD-22-002866—\$13,964.34
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 950 Margaretta Avenue, Pittsburgh, Pennsylvania 15234, Deed Book Volume 15070, Page 505, Block and Lot 250-E-234.

Mt. Oliver

58. Denise F. Grisham

GD-12-011100—\$3,670.72
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 frame house being known as 107 John Street, Pittsburgh, PA 15210. Deed Book Volume 12484, Page 405. Block & Lot No. 14-L-249-A.

Munhall

24. Chantel Ayers a/k/a Chantel L. Ayers and Mary Banks a/k/a Mary Maxine Banks

GD-23-003665—\$174,049.96
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 832 East 10th Avenue, Homestead, PA 15120. Deed Book 18801, Page 191. Block and Lot Number 179-J-56.

38. Charles A.J. Halpin, III; Esquire, Personal Representative of the Estate of Elizabeth M. Stack, Deceased

GD-23-009639—\$8,545.24
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame

dwelling being known and numbered as 303 West Miller Avenue, Homestead, PA 15120. Deed Book Volume 10333, Page 182. Block and Lot Number 132-L-151.

North Braddock

104. Onasni Property Group, LLC

GD-18-000995—\$4,085.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house being known as 508 Price Avenue, Braddock, PA 15104. Deed Book Volume 12693, Page 380. Block & Lot No. 301-J-91.

North Versailles

3. The Unknown Heirs of Charles S. Knox, Deceased, Breianna Knox a/k/a Breianna Henaghan Solely in Her Capacity as Heir of Charles S. Knox, Deceased, Charles Knox, Jr. a/k/a C.J. Knox, Jr. Solely in His Capacity as Heir of Charles S. Knox, Deceased, Denise Knox Solely in Her Capacity as Heir of Charles S. Knox, Deceased and Tyler Knox Solely in His Capacity as Heir of Charles S. Knox, Deceased

MG-21-000140—\$60,614.03
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 125 Central Avenue, North Versailles, PA 15137. Deed Book 9963, Page 48. Block and Lot Number 457-C-58.

10. Lauren Noel Douglas

GD-23-010047—\$97,265.46
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 192 Maryellen Drive, North Versailles, PA 15137. Document Number 2013-19199, Deed Book Volume 15304, Page 91. Block and Lot Number 0645-N-00183-0000-00.

79. The Unknown Heirs, Executors and/or Administrators of the Estate of Helen P. Grosskopf a/k/a Helen Grosskopf

MG-23-000800—\$75,456.43
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling house known as 704 Ridgeway Place, North Versailles, PA 15137. Deed Book Volume 12169, Page 536, Block and Lot Number 458-N-68.

100. Edward E. Bucko, III

GD-23-000977—\$5,430.17
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 being known as 1034 Logan Road, North Versailles, PA 15137. Deed Book Volume 16211, Page 328. Block & Lot No. 751-F-163.

101. Bassam Khalil

GD-15-002790—\$4,522.39
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as Logan Road, North Versailles, PA 15137. Deed Book Volume 13728, Page 205. Block & Lot No. 751-F-162.

Penn Hills

7. Robert A. Satryan, Sr.

MG-22-000933—\$48,445.15
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 11738 Joan Dr., Pittsburgh, PA 15235. Deed Book Volume 10556, Page 458. Block and Lot 0450-E-00304-0000-00.

17. PHO Real Estate, LLC

GD-23-000527—\$52,423.41
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a commercial convenience store/gas station being known and numbered as 4689 Verona Road, Verona, PA 15147. Deed Book 17279, Page 363. Block and Lot Number 367-J-330. And

Parcel 2: Being all that vacant commercial land known and numbered as Sandy Creek Road, Verona, PA 15147. Deed Book 17279, Page 363. Block and Lot Number 367-J-316.

21. Justin C. Glunt

MG-23-000450—\$56,111.05
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 302 McCutcheon Lane, Pittsburgh, PA 15235. Deed Book Volume 15748, Page 263. Block and Lot Number 0295-M-00307-0000-00.

25. The Unknown Heirs of Herman C. Hill a/k/a Herman Hill, Deceased, Lisa Wilson a/k/a Lisa Hill a/k/a Lisa Y. Wilson, Solely in Her Capacity as Heir of Herman C. Hill a/k/a Herman Hill, Deceased

MG-22-000051—\$59,350.92
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 644 Southern Avenue, Pittsburgh, PA 15235. Deed Book 9411, Page 450. Block and Lot Number 296-M-196.

55. Richard J. Klinger, III

MG-23-000207—\$41,637.78
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 108 Hazel Road, Pittsburgh, PA 15235. Deed Book Volume 16688, Page 180. Block and Lot Number 539-A-26.

71. Kiavi Funding, Inc.

MG-23-000610—\$219,421.39
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having erected thereon a four family two-story dwelling being known and numbered as 5725 Verona Road, Verona, PA 15147. Deed Book Volume 18839, Page 513, Instrument Number 2022-9394. Block and Lot Number 0366-L-00021-0000-00.

75. Jimmy Hertzog a/k/a James Herzog, Known Surviving Heir of Virginia May Hertzog, Dave Hertzog a/k/a David Hertzog, Known Surviving Heir of Virginia May Hertzog, Sue Hertzog a/k/a

Susan Hertzog, Known Surviving Heir of Virginia May Hertzog, Jeanie Hertzog, Known Surviving Heir of Virginia May Hertzog, and Unknown Surviving Heirs of Virginia May Hertzog

GD-23-000405—\$94,004.42
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 1820 Loretta Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 3708, Page 357. Block and Lot Number 0632-K-00134-0000-00.

83. Carmine C. Laughlin

GD-23-002343—\$14,326.87
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 7957 Aber Rd., Verona, PA 15147. Deed Book 17848, Page 553. Block and Lot Number 230-H-377.

88. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anita L. Upshaw a/k/a Anita Louise Upshaw, Deceased; and Raymond D. Brown, III, In His Capacity As Heir of Anita L. Upshaw a/k/a Anita Louise Upshaw, Deceased

MG-23-000576—\$119,367.86
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 224 Key Dr., Pittsburgh, PA 15235. Deed Book Volume 17242, Page 558. Block and Lot Number 0539-A-00224-0000-00.

92. Joseph W. Young

GD-23-001777—\$72,234.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 117 Johnston Road, Pittsburgh, PA 15235. Deed Book Volume 5647, Page 481. Block and Lot Number 295-R-390.

Plum

56. Anna Hill, with Notice to Heirs and Assigns & Grant Hill, with Notice to Heirs and Assigns & Shirley M. Brown, with Notice to Heirs and Assigns

GD-23-008154—\$28,690.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Being thereon vacant residential land known as Hemphill Hollow Road, New Kensington, PA 15068. Deed Book Volume 3020, Page 443. Block & Lot 1096-L-252.

57. Odessa Bennett, with Notice to Heirs and Assigns

GD-23-008153—\$11,110.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Being thereon vacant residential land known as Greensburg Road, New Kensington, PA 15068. Deed Book Volume 4002, Page 532. Block & Lot 1096-M-154.

97. Matthew Fulmer and Karen McLean

MG-23-000733—\$211,058.00
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough Of Plum: Having erected thereon a dwelling being known and numbered as 5060 Hialeah Drive, Pittsburgh, PA 15239. Deed Instrument Number 2006-43314, Block and Lot 1238-G-00029-0000-00.

Port Vue

44. Cathy Petrucci, Administratrix of the Estate of Joseph S. Szalko
GD-23-008555—\$138,419.63
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 207 Dersam Street, McKeesport, Pennsylvania 15133. Deed Book Volume 18587, Page 213. Block and Lot Number 0383-L-00222-0000-00.

82. Suzanne N. Lis
MG-23-000497—\$91,012.78
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 909 Morton Ave., McKeesport, PA 15133. Deed Book Volume 13339, Page 41. Block and Lot Number 0383-F-00319-0000-00.

Rankin

99. Josephine Summers
GD-08-016277—\$5,776.65
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a two story brick town house being known as 207 Rankin Boulevard, Braddock, PA 15104. Deed Book Volume 5187, Page 81. Block & Lot No. 236-E-53.

105. Shelia A. Winstead
GD-04-002580—\$11,683.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a two story brick town house being known as 205 Rankin Boulevard, Braddock, PA 15104. Deed Book Volume 6331, Page 938. Block & Lot No. 236-E-52.

Reserve

29. The Unknown Heirs of Mary Ellen Dulgeroff a/k/a Mary Dulgeroff, Deceased, Ronald Newman Solely in His Capacity as Heir of Mary Ellen Dulgeroff a/k/a Mary Dulgeroff, Deceased
GD-23-002256—\$76,681.84
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 2612 Mount Troy Road, Pittsburgh, PA 15212. Deed Book 13775, Page 175. Block and Lot Number 78-S-178.

Robinson

39. Jason G. Asturi
AR-20-000360—\$8,825.50
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a Sanguild of Robinson Condominium Association

dwelling being known and numbered as 2706 Leona Lane, Coraopolis, PA 15108. Deed Book 12930, Page 244. Block and Lot Number 0270-P-00001-B006-00.

Scott

74. David A. Lacek, Jr. and Brandy M. Padgelek
MG-20-000173—\$222,804.79
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Scott: Having erected thereon a dwelling being known and numbered as 323 Glenn Avenue, Carnegie, PA 15106. Deed Book Volume 17244, Page 17. Block and Lot Number 0102-P-00136-0000-00.

Sewickley

49. Julie Guss and John R. Guss
MG-22-000659—\$421,923.08
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 620 Maple Lane, Sewickley, PA 15143. Deed Book 10554, Page 47. Block and Lot Number 506-M-60.

South Fayette

40. Ruth A. Lovett
AR-23-000484—\$3,825.12
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 2007 Clearfork Road, Bridgeville, PA 15017. Deed Book 11425, Page 616. Block and Lot Number 0481-R-00038-0000-00.

64. Jeffrey Patrick and Patricia L. Sharpe
AR-22-003050—\$2,325.48
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge Community Services Association, condominium dwelling, being known and numbered as 2467 Brook Ledge Road, 24B, Bridgeville, PA 15017. Deed Book 18614, Page 93. Block and Lot Number 0481-R-00474-024B-00.

96. C. Scott Compton
MG-23-000481—\$85,648.01
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 740 Wheatland Cir., Bridgeville, PA 15017. Deed Book Volume 14077, Page 448. Block and Lot 0482-S-00022-0000-00. Alternate ID: 9946-X-82667-0000-00.

South Park

14. Monica Meyers a/k/a Monica Ann Meyers a/k/a Monica A. Meyers
MG-23-000837—\$44,903.52
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 6327 Crestview

Drive, South Park, PA 15129. Deed Book 9199, Page 38. Block and Lot Number 887-K-26.

68. Robert David Moore a/k/a Robert D. Moore and the United States of America c/o the United States Attorney for the Western District of PA

MG-20-000345—\$171,722.50

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 1889 Riggs Rd., South Park, PA 15129. Deed Book Volume 9762, Page 473. Block and Lot Number 0885-S-00142-0000-00.

81. Ethan J. Sorochman and Stephanie Marie Harden

MG-23-000579—\$212,994.58

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 6332 Crestview Dr., South Park, PA 15129. Deed Book Volume 18289, Page 293. Block and Lot Number 0887-K-00042-0000-00.

Springdale

1. Mary E. Miller and Robert L. Miller
GD-23-008024—\$83,413.38
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Borough of Springdale: Having erected thereon a dwelling being known and numbered as 334 Moyhend Street, Springdale, PA 15144. Deed Book Volume 4726, Page 429. Block and Lot Number 732-K-255.

Stowe

89. Joseph R. Hardy
MG-23-000796—\$21,268.44
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling known and numbered as 1151 Stowe Avenue, McKees Rocks, PA 15136. Deed Book Volume 9123, Page 182, Block / Lot #73-H-188.

Turtle Creek

15. Erica Yesko, in Her Capacity as Heir of Sharon K. Yesko; Ronald Yesko, in His Capacity as Heir of Sharon K. Yesko; Jamal Yesko, in His Capacity as Heir of Sharon K. Yesko; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sharon K. Yesko
MG-22-000666—\$15,050.84
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 373 Stewart St., Turtle Creek, PA 15145. Deed Book Volume 10671, Page 389. Block and Lot 0455-K-00063-0000-00.

61. J Key Housing, LLC
GD-22-000218—\$16,633.41
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 commercial apartment building being known as 415 Mercer Street, Turtle Creek, PA 15145. Deed Book Volume 17986, Page 328. Block & Lot No. 455-M-290.

Upper St. Clair

69. Thomas A. Bennett and Misty D. Bennett
MG-18-000769—\$384,100.54
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2123 Clairmont Drive, Pittsburgh, PA 15241. Deed Book Volume 14979, Page 261. Block and Lot Number 0321-P-00022-0000-00.

West Deer

34. The Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Dorothy J. Campbell, Deceased

MG-23-000550—\$155,858.23

Jill M. Fein, Esq.
Hill Wallack LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one story dwelling known and numbered as 15 Deer Hollow Lane, Tarentum, PA 15084. Deed Book 11620 and Page 582, Block & Lot No. 1220-J-239.

43. James V. Harbison a/k/a James V. Harbison, III and Marcia L. Harbison
MG-23-000116—\$149,472.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the Township of West Deer: Having erected thereon a dwelling being known and numbered as 1066 Deer Creek Road, Gibsonia, PA 15044-7013. Deed Book Volume 13122, Page 276. Block and Lot Number 2010-A-168.

West Mifflin

12. Dennis Bloom
GD-23-006309—\$30,601.87
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 408 Curry Hollow Road, West Mifflin, PA 15122. Document Number 106924, Deed Book Volume 8557, Page 96. Block and Lot Number 0311-S-00087-0000-00.

22. Bruce G. Gavlik
MG-23-000328—\$76,041.03
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 2832 Skyline Dr., West Mifflin, PA 15122. Deed Book Volume 12674, Page 474. Block and Lot Number 0241-N-00028-0000-00.

30. Eve Mirt and Corey V. Mirt
MG-23-000291—\$122,549.53
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4615 Home

Street, West Mifflin, PA 15122. Deed Book Volume 16627, Page 431, Block and Lot 0181-S-00092-0000-00.

65. Known and Unknown Heirs of Mary Maureen Baker a/k/a Mary M. Baker
MG-22-000708—\$30,680.06
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 1735 Vermont Avenue, West Mifflin, PA 15122. Deed Book Volume 6100, Page 849. Block / Lot #306-B-148.

90. John S. Demeri and Linda A. Demeri
MG-22-000798—\$33,977.40
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 2536 Old Elizabeth Road, West Mifflin, PA 15122. Deed Book Volume 12116, Page 475, Block & Lot #312-S-178.

Whitaker

47. Marianne Hirkulich, Denis Hirkulich, Paul Plichta, Joseph Kazan and All Unknown Heirs of John Troha, Deceased
GD-22-002114—\$48,886.03
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a single family bungalow dwelling being known and numbered as 131 Arkansas Avenue, Homestead, PA 15120. Deed Book DE-18928, Page 232. Block and Lot 180-H-43.

Wilkinsburg

16. Latoya M. Hamm
GD-23-002228—\$11,977.46
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 1809 Montier St., Pittsburgh, PA 15221. Deed Book 13441, Page 285. Block and Lot Number 232-M-24.

53. Loretta A. Jarrett a/k/a Loretta Jarrett, in Her Capacity as Executrix and Known Heir of the Estate of Logretta Myers; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Logretta Myers

MG-22-000819—\$23,312.49
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1326 Sherman Street, Pittsburgh, PA 15221. Deed Book Volume 3908, Page 378. Block and Lot 0232-G-00069-0000-00.

66. Known and Unknown Heirs of Earl Clark a/k/a Earl L. Clark
MG-22-000927—\$61,305.97
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling known and numbered as 904 Coal Street, Pittsburgh, PA 15221. Deed Book Volume 11560, Page Number 540. Block / Lot #233-A-182.

72. Nicole D. Jordan, as Believed Heir of the Estate of Donna D. Still, a/k/a Donna S. Jordan; Unknown Heirs of the Estate of Donna D. Still, a/k/a Donna S. Jordan; and Unknown Administrators of the Estate of Donna D. Still, a/k/a Donna S. Jordan
GD-23-005977—\$22,145.16
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1706 Turner Avenue, Pittsburgh, PA 15221. Deed Book Volume 6635, Page 336. Block and Lot Number 0296-P-00162-0000-00.

86. Rosemarie Mahone
GD-23-004576—\$14,985.29
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 704 Whitney Ave., Pittsburgh, PA 15221. Deed Book 8406, Page 177. Block and Lot Number 176-M-202.

87. Chris Younger a/k/a Christine Younger
GD-22-002170—\$35,533.01
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 2104 Chalfant Street, Pittsburgh, PA 15221. Deed Book 18300, Page 373. Block and Lot Number 297-B-187.

Pittsburgh—10th Ward

45. Jeffrey Kearns, Known Surviving Heir of Carol A. Kearns, Jeremy Kearns, Known Surviving Heir of Carol A. Kearns, Justin Kearns, Known Surviving Heir of Carol A. Kearns, and Unknown Surviving Heirs Of Carol A. Kearns

GD-23-007884—\$76,987.52
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5706 Butler Street, Pittsburgh, Pennsylvania 15201. Deed Book Volume 11257, Page 265. Block and Lot Number 0120-J-00155-0000-00.

Pittsburgh—14th Ward

28. David Leff a/k/a David A. Leff and Deborah J. Leff

GD-23-006772—\$22,901.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3 Flotilla Way, Pittsburgh, PA 15221. Deed Book 8609, Page 118. Block and Lot Number 176-A-146.

Pittsburgh—15th Ward

52. William Snow
GD-22-012492—\$28,453.34
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 566 Greenfield Ave., Pittsburgh, PA 15207. Deed Book Volume 12370, Page 416. Block and Lot 0054-R-00028-0000-00.

Pittsburgh—19th Ward

6. Ronald Lee Lewis as Administrator of the Estate of Joshua Lee Lewis, Deceased
MG-23-000744—\$197,821.93
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh:

Parcel One: Having erected thereon a dwelling being known and numbered as 1870 Kiralfy Avenue, Pittsburgh, PA 15216. Deed Book Volume 18998, Page 12, Block and Lot Number 35-R-228.

Parcel Two: Having thereon a vacant land being known as Kiralfy Avenue, Pittsburgh, PA 15216. Deed Book Volume 18998, Page 12, Block and Lot Number 35-R-229.

Pittsburgh—20th Ward

11. Eric Lippert, as Believed Heir of the Estate of Earla Connors; Rachel Rizzo, as Believed Heir of the Estate of Earla Connors; Steven Lippert, as Believed Heir of the Estate of Earla Connors; David Lippert, as Believed Heir of the Estate of Earla Connors; Joseph Sullen, as Believed Heir of the Estate of Earla Connors; (if any); Unknown Administrators of the Estate of Earla Connors (if any)

MG-22-000653—\$62,790.28
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 20:

Parcel 1: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00043-0000-00.

Parcel 2: Having erected thereon a dwelling being known and numbered as 1222 Lakewood Street, Pittsburgh, PA 15220 a/k/a 1222 Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00045-0000-00.

Parcel 3: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00047-0000-00.

Parcel 4: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00048-0000-00.

Parcel 5: Vacant land at Lakewood Street, Pittsburgh, PA 15220 a/k/a Lakewood Avenue, Pittsburgh, PA 15220. Document Number 2006-20729, Deed Book Volume 12897, Page 524, Block and Lot Number 0020-L-00049-0000-00.

19. Rashayla Johnson
MG-23-000884—\$163,305.78
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling known and numbered as 3727 Chartiers Ave., Pittsburgh, PA 15204. DBV 18907, PG 100, B/L #71-G-36.

Pittsburgh—25th Ward

23. Robin Little, as Believed Heir to the Estate of Carolyn J. Pittman; Unknown Heirs, to the Estate of Carolyn J. Pittman; and Unknown Administrators, to the Estate of Carolyn J. Pittman

GD-23-009954—\$19,377.54
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 25: Having erected thereon a dwelling being known and numbered as 2116 Perrysville Avenue, Pittsburgh, PA 15214. Document Number 1997-014894, Deed Book Volume 10065, Page 657. Block and Lot Number 0046-P-00028-0000-00.

Pittsburgh—28th Ward

33. Marsha L. Wilson-Barber a/k/a Marsha L. Wilson, known Heir of Jean Wilson, deceased, Cynthia Wilson Brockington, known Heir of Jean Wilson, deceased, Lisa Burden, known Heir of Jean Wilson, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jean Wilson, deceased

MG-23-000596—\$28,346.52
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 424 Fairwood Street, Pittsburgh, PA 15205. Deed Book Volume 5383, Page 119, Block and Lot 0070-E-00036-0000-00.

67. Carey G. King and Harmonie M. Sites

MG-22-000724—\$45,937.19
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh:

Parcel One: Having erected thereon a dwelling being known and numbered as 232 Hollywood Street, Pittsburgh, PA 15205. Deed Book 10643, Page 404. Block and Lot 0040-C-00248-0000-00.

Parcel Two: Vacant land being known as Hollywood Street, Pittsburgh, PA 15205. Deed Book 10643, Page 404. Block and Lot 0040-D-00081-0000-00.

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.

Pittsburgh—29th Ward

41. Justine A. Bibey and Kimberly J. Bibey
 MG-17-001510—\$51,153.09
 Leon P. Haller, Esq.
 Purcell, Krug and Haller
 717-234-4178

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 1628 Leolyn Street, Pittsburgh, PA 15210. Deed Book Volume 12903, Page 241. Block and Lot Number 60-M-118.

73. Adrian Auden Sanchez Fierro
 MG-23-000850—\$175,814.92
 Manley Deas Kochalski LLC
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 29: Having erected thereon a dwelling being known and numbered as 133 Duffland Street, Pittsburgh, PA 15210. Document Number 2022-29064, Deed Book Volume 19047, Page 101. Block and Lot Number 0095-D-00370-0000-00.

Pittsburgh—31st Ward

32. Eric Dorsch
 MG-23-000602—\$102,904.23
 LOGS Legal Group LLP
 610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1063 Elwell Street, Pittsburgh, PA 15207. Deed Book Volume 12151, Page 369, Block and Lot 0185-M-00028-0000-00.

AMENDED NOTICE

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

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

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

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

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

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

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

Sheriff's Office, Pittsburgh, PA.
 Kevin M. Kraus, Sheriff
 Jan 11, 2024
 Jan 12, 19, 26, 2024

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

Estate Notice

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

Conlan, James J. a/k/a James John Conlan, deceased, of Pittsburgh, PA. No. 08217 of 2023. Timothy J. Conlan, Extr., 128 Gensler Road, Pittsburgh, PA 15236.
 24-00087 Jan 12, 19, 26, 2024

Howard-Jackson, Kathryn a/k/a Kathryn Howard a/k/a Kathryn Jackson a/k/a Kathryn H. Jackson, deceased, of Blairsville, PA. No. 00105 of 2024. Michelle Hornick Crowley, Extr., 244 Highland Terrace Way, Boiling Springs, PA 17007 or to Richard F. Boyle, Jr., Esq., Mears, Smith, Houser & Boyle, P.C., 127 North Main St., Greensburg, PA 15601.
 24-00039w Jan 12, 19, 26, 2024

Kamin, John M., deceased, of Pittsburgh, PA. No. 8364 of 2023. Diana C. Kamin, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.
 24-00092 Jan 12, 19, 26, 2024

Kelly, Loretta A., deceased, of Allison Park, PA. No. 08208 of 2023. Cynthia K. Rarig, Extr., 202 Chadborne Ct., Wexford, PA 15090.
 24-00066 Jan 12, 19, 26, 2024

Laballe, Edward Lloyd Martin a/k/a Edward L. Laballe a/k/a Edward Lloyd Laballe, deceased, of Verona, PA. No. 08211 of 2023. Charles T. Webb, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
 24-00044w Jan 12, 19, 26, 2024

Lorch, Katelin Li Xin, deceased, of Pittsburgh, PA. No. 07653 of 2023. Robert W. Lorch, Admr., 239 Cheryl Dr., Sewickley, PA 15143 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.
 24-00065 Jan 12, 19, 26, 2024

Lynn, Anna C., deceased, of Pittsburgh, PA. No. 08666 of 2023. Ann Bruscem, Extr., 534 Carriage Circle, Pittsburgh, PA 15205 or to John M. Smith, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.
 24-00094 Jan 12, 19, 26, 2024

Munroe, Sherry R., deceased, of Pittsburgh, PA. No. 08360 of 2023. Madison Rae Deery, Extr., c/o Claire Johnson Saénz, Esq., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.
 24-00090 Jan 12, 19, 26, 2024

Spenser, Marjorie Dorst, deceased, of Pittsburgh, PA. No. 07914 of 2023. M. Serena Spenser, Admr., 214 Main Street, Pittsburgh, PA 15201 or to Elizabeth A. Ensminger, Esq., 108 Blackhawk Street, Pittsburgh, PA 15218.
 24-00091 Jan 12, 19, 26, 2024

Verbish, John M., deceased, of Pittsburgh, PA. No. 08670 of 2023. Lawrence Robert Richards, Extr., 147 West 24th Street, Erie, PA 16502 or to Andrew J. Sisinni, Esq., 1314 Griswold Plaza, Erie, PA 16501.
 24-00041w Jan 12, 19, 26, 2024

Wagner, Arlene S., deceased, of Pittsburgh, PA. No. 00055 of 2024. John R. Wagner, Extr., 1660 Murray Avenue, Unit 21, Pittsburgh, PA 15217 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.
 24-00088 Jan 12, 19, 26, 2024

Wegrzyn, Richard T., deceased, of Plum, PA. No. 08428 of 2023. Evelyn M. Wegrzyn, Extr., 217 Shasta Drive, Plum, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
 24-00089 Jan 12, 19, 26, 2024

White, Beatrice M., deceased, of Pittsburgh, PA. No. 08628 of 2023. Jenice Murray, Admr., c/o James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.
 24-00093 Jan 12, 19, 26, 2024

Belin, Daniel L., deceased, of Pleasant Hills, PA. No. 08002 of 2023. Brittany Devlin, Admr., 125 Little Deer Creek Valley Road,

Cheswick, PA 15024 or to Timothy P. Dawson, Esq., Law Office of Timothy P. Dawson, Esq., 189 Main Street, P.O. Box 430, Adamsburg, PA 15611.
 23-02393w Jan 5, 12, 19, 2024

Bellisario, Alicia, deceased, of Bridgeville, PA. No. 08688 of 2023. Ronald Bellisario, Extr., 6343 Oyster Bay Court, Bridgeville, PA 15017 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.
 23-02390w Jan 5, 12, 19, 2024

Lackner, Therese A., deceased, of Pittsburgh, PA. No. 00493 of 2023. Christine DeSimone, Admr., 648 Penn Avenue, Baldwin, PA 15210 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
 23-05020 Jan 5, 12, 19, 2024

Laffey, Brendan J. a/k/a Brendan James Laffey, deceased, of Pittsburgh, PA. No. 08452 of 2023. Jacqueline M. Laffey, Admr., 1212 Richmond St., Pittsburgh, PA 15218 or to Theodore M. Trbovich, Esq., 511 Greenfield Ave., Pittsburgh, PA 15207.
 23-05022 Jan 5, 12, 19, 2024

McDonald, Andrea, deceased, of Pittsburgh, PA. No. 6242 of 2023. John



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McDonald, Admr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

23-02391w Jan 5, 12, 19, 2024

Mewkalo, Dolores E., deceased, of Duquesne, PA. No. 08557 of 2023. David C. Mewkalo, Extr., 155 Woodhaven Drive, Pittsburgh, PA 15228.

23-02396w Jan 5, 12, 19, 2024

Montgomery, Martin W. a/k/a M. Wesley Montgomery, deceased, of Penn Hills Twp., PA. No. 08350 of 2023. Michael Wesley Montgomery, Admr., 17047 W. Bridlington Lane, Surprise, AZ 85374 or to Kevin M. Hanley, Esq., 367 Indian Ridge Drive, Moon Township, PA 15108.

23-05021 Jan 5, 12, 19, 2024

Pratt, Catherine B., deceased, of Pittsburgh, PA. No. 08603 of 2023. Jo Ann Pratt, Extr., c/o David Nagel, Esq., WPENNLAW PLLC, 100 W. Station Square, Suite 205, Pittsburgh, PA 15219.

23-05028 Jan 5, 12, 19, 2024

Alimena, Ruth V., deceased, of Moon Township, PA. No. 07771 of 2023. Robert M. Pander, Extr., 306 Crawford Drive, Coraopolis, PA 15108 or to William Rodgers, Esq., 300 Corporate Center Drive, Ste. 130, Moon Township, PA 15108.

23-02363w Dec 29 2023; Jan 5, 12, 2024

Cortes, Francis Richard, deceased, of Pittsburgh, PA. No. 08303 of 2023. Geraldine V. Cortes, Extr., 2551 Edgewood Drive, Pittsburgh, PA 15241 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

23-04951 Dec 29 2023; Jan 5, 12, 2024

Dax, Anita M. a/k/a Anita Marie Dax, deceased, of Ross Township, PA. No. 08200 of 2023. Jeffrey Dax, Extr., 222 Cresthaven Lane, Pittsburgh, PA 15237 or to Kate Cleary Lennen, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

23-04946 Dec 29 2023; Jan 5, 12, 2024

DeJohn, Agnes E., deceased, of Pittsburgh, PA. No. 08412 of 2023. Charles E. DeJohn, Co-Extr., 412 Lorenz Ave., Pittsburgh, PA 15220 and Eric DeJohn, Co-Extr., 284 McMurray Road, Upper St. Clair, PA 15241 or to Darlene M. Nowak, Esq., Marcus & Shapira LLP, One Oxford Ctr., 301 Grant St., 35th Fl., Pittsburgh, PA 15219.

23-04945 Dec 29 2023; Jan 5, 12, 2024

Hennel, Joyce Ann a/k/a Joyce A. Hennel, deceased, of Pittsburgh, PA. No. 08374 of 2023. Savannah White, Extr., 39 Allen Street, Pittsburgh, PA 15210 or to Daniel McIntyre, Esq., P.O. Box 12600, Pittsburgh, PA 15241.

23-04910 Dec 29 2023; Jan 5, 12, 2024

Jones, Jr., Charles W., deceased, of South Park, PA. No. 08588 of 2023. Mark Vujevich, Admr., 31 Longuevue Drive, Pittsburgh, PA 15228 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-02369w Dec 29 2023; Jan 5, 12, 2024

Jones, Robert, deceased, of Wexford, PA. No. 08602 of 2023. Lauren Weirauch, Extr., 124 Severn Way, Arnold, MD 21012.

23-02371w Dec 29 2023; Jan 5, 12, 2024

Krocker, Nancy L., deceased, of Brentwood, PA. No. 08370 of 2023. Amy B. Summerfield, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

23-04953 Dec 29 2023; Jan 5, 12, 2024

O'Toole, Jean A., deceased, of Mt. Lebanon, PA. No. 04324 of 2023. Thomas J. O'Toole, Extr., 213 Longbow Lane, Mars, PA 16046.

23-04948 Dec 29 2023; Jan 5, 12, 2024

Olszewski, Norma F., deceased, of Penn Hills, PA. No. 08104 of 2023. Kathleen Walters, Extr., 11316 Azalea Drive, Pittsburgh, PA 15235 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

23-04912 Dec 29 2023; Jan 5, 12, 2024

Pimpsner, Janet, deceased, of Carnegie, PA. No. 07811 of 2023. Lorraine A. Bender, Extr., 1852 Warriors Road, Pittsburgh, PA 15205 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

23-04913 Dec 29 2023; Jan 5, 12, 2024

Schaffer, Corrinne W., deceased, of Pittsburgh, PA. No. 07766 of 2023. Sharon A. Schaffer, Extr., 1139 Glencoe Avenue, Pittsburgh, PA 15220 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

23-04911 Dec 29 2023; Jan 5, 12, 2024

Sepesy, Norine R., deceased, of Monroeville, PA. No. 06904 of 2023. Richard S. Sepesy, Jr., Co-Extr., 151 Lakewood Road, Greensburg, PA 15601 and Janette A. Regola, Co-Extr., 2521 Lindale Court, North Huntingdon, PA 15642 or to David G. Henry, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

23-04952 Dec 29 2023; Jan 5, 12, 2024

Smith, Janice Kay, deceased, of Pittsburgh, PA. No. 08601 of 2023. Beth Anne McCann, Extr., 104 Robb Hollow Road, Pittsburgh, PA 15243.

23-02366w Dec 29 2023; Jan 5, 12, 2024

Trbovich, Gary, deceased, of White Oak, PA. No. 07743 of 2023. Michelle Z. Trbovich, Extr., 106 Braemont Place, McKeesport, PA 15135 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.

23-04949 Dec 29 2023; Jan 5, 12, 2024

Tudose, Alexandru, deceased, of Crescent, PA. No. 08187 of 2023. Georgeta Tudose, Extr., 121 Black Oak Drive, Pittsburgh, PA 15220.

23-02370w Dec 29 2023; Jan 5, 12, 2024

Articles of Incorporation Business Corporation

Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Highway, Pittsburgh, PA 15237. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Painting N' At, Inc.

24-00042w Jan 12, 2024

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on January 9, 2024, with respect to a nonprofit corporation, The Beacon Coalition, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-00043w Jan 12, 2024

Trust Notice

Mary P. Alberth, decedent The Alberth Revocable Trust Trustee: Howard M. Alberth 4007 Ewalt Road Gibsonia, PA 15044 Attorney: Peter D. Lyle Morascyzk & Polochak 81 Dutilh Road, Ste. 200 Cranberry Twp., PA 16066

23-04947 Dec 29 2023; Jan 5, 12, 2024

CIVIL DIVISION

New Arbitration Suits (Continued from Page 1, Column 2)

Citibank N.A. vs Comley Mildred A.; AR-23-006610; Contract - Credit Card; Exhibits; 13510.77; Atty(s): Pomy Matthew Weston

Progressive Advanced Insurance Company vs Kinyon Ethan; AR-23-006611; Motor Vehicle Accident; Complaint; 6854.44; Atty(s): Dougherty Michael J.

National Collegiate Student Loan Trust 2007-2 vs Henderson Adam T.; AR-23-006612; Contract - Debt Collection; Complaint; 15603.33; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

National Collegiate Student Loan Trust 2007-2 vs McDonald Ebony S., Johnson Karlyn; AR-23-006613; Contract - Debt Collection; Complaint; 18157.88; Atty(s): Morris Gregg L

Dollar Bank F S B vs Cibula Andrea M.; AR-23-006614; Contract - Other; Complaint; 16725.71; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

Cafardi Ferguson + Wyrick vs Markovich Dustin; AR-23-006615; Contract - Debt Collection; Complaint; 15438.25; Atty(s): Wyrick William J

Dollar Bank F.S.B. vs Joines Ethel L.; AR-23-006616; Contract - Other; Complaint; 11836.54; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

Dollar Bank F S B vs Coleman Daniel, Coleman Maureen; AR-23-006617; Contract - Other; Complaint; 7480.14; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

Ricketts Satia vs Geiser Sr. Marcus, Geiser Crystal; AR-23-006618; Contract - Other; Complaint; Atty(s): Tarasi Elizabeth M

Seneca Place vs Suiter Alicia; AR-23-006619; Contract - Debt Collection; Complaint; 18516.85; Atty(s): Rankin-Wahlers Jaden, Mall James R.

Polka Victoria, T. J. vs Kasich Carrie, Cope Ronald; AR-23-006620; Legal Liability; Confidential Information Form; Atty(s): Carmody Sean J.

Schiffman Carl R., Schiffman Roni S vs Nationwide Mutual Insurance Company; AR-23-006621; Contract - Other; Complaint; Atty(s): McKlveen Gina M., Schiffman Jason M.

Beckadic Michael vs Jimmy Wan's Tai Pei Restaurant LLC; AR-23-006622; Other Tort; Complaint; Atty(s): Soom Daniel S

Duquesne Light Company vs Yokitis Ann, Miah Suma, Ruhman Atikar; AR-23-006623; Other Tort; Complaint; 8862.71; Atty(s): Rulli Lauren N

Cavalry Spv I LLC vs Greene Marlon; AR-23-006624; Contract - Other; Complaint; 2695.11; Atty(s): Apothaker David J

R&R Express Logistics Inc. vs IHC Trading Company Inc.; AR-23-006625; Contract - Other; Complaint; Atty(s): Godfrey Nicholas J., Raymond Phillip E.

R&R Express Logistics Inc. vs Northern Contours Inc.; AR-23-006626; Contract - Other; Complaint; Atty(s): Godfrey Nicholas J., Raymond Phillip E.

R&R Express Logistics Inc. vs Jeld-Wen Inc.; AR-23-006627; Contract - Other; Complaint; Atty(s): Godfrey Nicholas J., Raymond Phillip E.

Hull Ethan vs Mason Lephan, Mason Skip; AR-23-006628; Contract - Debt Collection; Defendant's Appeal of MDJ;

Atty(s): Pappas Evan Charles, Sweet Kayla M., Cahillane Christopher W.

Truskowski Leon vs Claussen Mia; AR-23-006629; Contract - Other; Complaint; 50000.00; Atty(s): Pro Se

R&R Express Logistics Inc. vs Style Crest Inc.; AR-23-006630; Contract - Other; Complaint; Atty(s): Godfrey Nicholas J., Raymond Phillip E.

Lewis Michelle, Lewis Mark vs Direct Buy, Advanced Home Exteriors LLC, Pella Corporation; AR-23-006631; Contract - Buyer Plaintiff; Complaint; 16000.00; Atty(s): Pro Se

Richards April L. vs Gallagher James A.; AR-23-006632; Motor Vehicle Accident; Complaint; Atty(s): Joyce Daniel P.

Lyle Jr. Peter Paul vs Redman Roger J.; AR-23-006633; Contract - Debt Collection; Complaint from MDJ Decision; Atty(s): Pro Se

Post-Gazette Federal Credit Union vs Rozzo Gregory F, Rozzo Jr Frank J.; AR-23-006634; Contract - Debt Collection; Exhibits; 16229.67; Atty(s): Urban Matthew D.

Citizens Bank N.A vs Johnston Kelly M.; AR-23-006635; Contract - Credit Card; Exhibits; 4500.27; Atty(s): Molczan William T

TD Bank NA vs Beach David J; AR-23-006636; Contract - Debt Collection; Complaint; 22626.34; Atty(s): Pomy Matthew Weston

Investment Building LTD vs Smith Shanelle S; AR-23-006637; Contract - Credit Card; Complaint; 6358.76; Atty(s): Urban Matthew D.

Investment Building LTD vs Philibert Isis C, Maenz Brianna R; AR-23-006638; Contract - Debt Collection; Complaint; 27124.38; Atty(s): Urban Matthew D.

Park Building LTD vs Coyne Paul; AR-23-006639; Contract - Debt Collection; Complaint; 5350.64; Atty(s): Urban Matthew D.

Columbia Gas of Pennsylvania vs Osmose Utilities Services Inc.; AR-23-006640; Other Tort; Complaint; 1277.37; Atty(s): Molczan William T

Krut Philip A. vs Dorrian Michael, Dorrian Emily, Emdesco Inc.; AR-23-006641; Employment Dispute - Other; Complaint; Atty(s): McIntyre Daniel

Portfolio Recovery Associates LLC vs Decarlo Jeff; AR-23-006642; Contract - Debt Collection; Exhibits; 735.95; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Strong Danasia, Adams Jazmaine vs Freeman Sharrone R; AR-23-006643; Motor Vehicle Accident; Complaint; Atty(s): Hollis Todd J

Kober Terri Lynn vs General Motors LLC; AR-23-006644; Contract - Other; Complaint; Atty(s): Silverman Robert M

Johnson Guylda, Johnson Patrick vs RE 360; AR-23-006645; Contract - Debt Collection; Defendant's Appeal of MDJ; 12213.67; Atty(s): Beier Maximilian F.

Clairton Works Federal Credit Union vs Mains Anthony J; AR-23-006646; Replevin; Exhibits; Atty(s): Urban Matthew D.

Chiovani Penelope C vs General Motors LLC; AR-23-006647; Contract - Other; Complaint; Atty(s): Silverman Robert M

Broker's Settlement Services Inc. vs Roll Russell G.; AR-23-006648; Contract - Other; Certificate of Service; 3050.03; Atty(s): Pro Se