

# The Pittsburgh Legal Journal

THURSDAY

APRIL 17, 2025

Vol. 151 - No. 74

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

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Wells Fargo Bank N.A.** vs Taylor Gabrielle Evana; GD-25-004009; Mortgage Foreclosure; Certificate of Location; 44849.58; Atty(s): Zeron Kayleigh

**Pugliese Michael, Pugliese Stephanie** vs Cinemark USA Inc., Welsh Natasha, Doe John; GD-25-004010; Other Tort; Complaint; Atty(s): Geist Joshua P.

**Brentwood Bank** vs Main Robert G., Main Jocelyn P.; GD-25-004011; Mortgage Foreclosure; Certificate of Location; Atty(s): Tuskan Justin-Michael

**Lyne Goeffrey Albert**; GD-25-004012; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Pollitt Jason Dean** vs A.O. Smith Corporation, A.R. Wilfley & Sons Inc., Air & Liquid Systems Corporation, Allied Glove Corporation, Armstrong International Inc., Armstrong Pumps Inc., Aurora Pump Company, Beazer East Inc., Bloom Engineering Company Inc., BW/IP International Inc., Cameron International Corporation, Cashco Inc., Champlain Cable Corporation, Chicago Pneumatic Tool Company LLC, Clyde Union Inc., Crane Company Inc., Dezurik Inc., Dick Corporation, Durametall Corporation, Eaton Corporation, Electrolux Home Products Inc., Flowserve US Inc., Flsmidth Dorr-Oliver Eimco Inc., Flsmidth Inc., FMC Corporation, Gardner Denver Inc., Goulds Pumps Inc., Greene Tweed & Company, Grinnell Corporation, Honeywell International Inc., I.U. North America Inc., IMO Industries

(Continued on Page 2, Column 1)

## CIVIL DIVISION

### Statutory Appeals

**Commonwealth of PA Department of Transportation** vs Gouch-Grider Darlene Marie; SA-25-000174; Operator License Suspension; Appeal from OLS; Atty(s): Wyland Jacob W., Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Idi Mbegu; SA-25-000175; Operator License Suspension; Appeal from OLS; Atty(s): Wyland Jacob W., Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Aboud Merwan K.; SA-25-000176; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Lithia Wexford H-LLC-OIS # T851; SA-25-000177; Operator License Suspension; Emergency Motion; Atty(s): Marrion James F, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Pearson Brittany Jean; SA-25-000178; Operator License Suspension; Appeal from OLS; Atty(s): Ketchel Justin J, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Fitzgerald Eric Vaughn; SA-25-000179; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Goslin Patrick J.; SA-25-000180; Operator License Suspension; Appeal from OLS; Atty(s): Rewis Joseph P., Eshete Murphy Meron

## ORPHANS' COURT

### Petitions & Motions

**Judge Hugh F. McGough Sakineh Ghorbanian**: deceased; Petition and order for rule to show cause to approve private sale. Returnable May 12, 2025. Conference May 12, 2025 at 1:00 p.m.; Atty: J. F. Weis; 185 of 2024.

**Richard E. Buczkowski**: deceased; Motion and order to withdraw as counsel; Atty: D. S. Lautner; 1075 of 2021.

**Anne Dziaminski**: deceased; Motion and order to withdraw as counsel; Atty: D. S. Lautner; 1039 of 2020.

**Walter E. Hopkins, Jr.**: deceased; Motion and order to withdraw as counsel; Atty: D. S. Lautner; 2531 of 2016.

**Sakineh Ghorbanian**: deceased; Petition and order to approve private sale withdrawn. Denied without prejudice; Atty: J. F. Weis; 185 of 2024.

**Jennifer A. Pfeifer**: deceased; Petition and order for grant of letters 21 years after death; Atty: E. R. Pecori, III; 1753 of 2025.

**Frances N. Brumback**: deceased; Motion to remove attorney denied due to insufficient service; Atty: Pro Se; 6195 of 2021.

**Jeannette Bryant**: deceased; Motion and order to waive additional bond; Atty: R. Guy-McCorkle; 1805 of 2024.

**Henry J. Gailliot**: deceased; Petition and order for distribution of assets in kind; Atty: M. Santilli, Jr.; 862 of 2023.

**Judge Susan Evashavik DiLucente Lanny D. Moore**: deceased; Petition and order for citation for appeal from probate. Returnable April 24, 2025. Conference May 6, 2025 at 10:30 a.m.; Atty: G. A. E. Sunseri; 281 of 2025.

**Wilbert Allman**: deceased; Order of court; Atty: J. M. Kulik; 180 of 2021.

**William J. Kennedy, Sr.**: deceased; Petition and order citation for appeal of inheritance tax decision. Returnable May 9, 2025. Conference May 9, 2025 at 10:00 a.m.; Atty: J. P. Nigro; 343 of 2023.

**L. Richard Chase, Jr.**: trust; Petition and order to appoint trustee; Atty: E. C. Spontak, J. R. Lewis; 654 of 2025.

**Allan E. Randolph, III**: trust; Order of court; Atty: B. J. Steinberg, A. McCray, K. Orlando, Pro Se; 7962 of 2022.

**Harry Harold King, III**: deceased; Petition and order for approval of settlement; Atty: N. Katko; 237 of 2024.

**412 Thrive Corp.**: non-profit; Petition and order for citation for accounting. Returnable May 9, 2025. Conference May 20, 2025 at 10:30 a.m.; Atty: M. M. Taylor; 2081 of 2025.

(Continued on Page 13, Column 3)

## BANKRUPTCY COURT

### Western District

**Michael James Bingham and Candy Jane Bingham**; ERIE-PA; 25-10183; Atty: Vicki Ann Piontek; Chapter: 7; Filed 04/01/2025; Judge Melaragno

**Carrie Redden**; BEAVER-PA; 25-20799; Atty: Brian C. Thompson; Chapter: 7; Filed 04/01/2025; Judge Deller

**Donald James Kelsall, Jr.**; WASHINGTON-PA; 25-20800; Atty: David A. Rice; Chapter: 7; Filed 04/01/2025; Judge Melaragno

**KTG Group, Inc.**; ALLEGHENY-PA; 25-20801; Atty: Kenneth Steidl; Chapter: 7; Filed 04/01/2025; Judge Melaragno

**Jesse R. Ocker and Martha E. Ocker**; WASHINGTON-PA; 25-20802; Atty: Lauren M. Lamb; Chapter: 13; Filed 04/01/2025; Judge Bohm

**James A. Burke, Jr.**; BEAVER-PA; 25-20803; Atty: Kenneth Steidl; Chapter: 13; Filed 04/01/2025; Judge Taddonio

**Corey Alan Wilson**; BUTLER-PA; 25-20804; Atty: Dai Rosenblum; Chapter: 13; Filed 04/01/2025; Judge Melaragno

**Monica R. Counihan**; ALLEGHENY-PA; 25-20805; Atty: Matthew M. Herron; Chapter: 7; Filed 04/01/2025; Judge Bohm

**Nancy J. McCormick**; ALLEGHENY-PA; 25-20806; Atty: David J. Romito; Chapter: 7; Filed 04/01/2025; Judge Deller

**Stacy S. Wadsworth**; FAYETTE-PA; 25-20807; Atty: Brian J. Bleasdale; Chapter: 7; Filed 04/01/2025; Judge Taddonio

**Michael Starcher and Michelle Carol Starcher**; ARMSTRONG-PA; 25-20808; Atty: E. Vernon Parkinson; Chapter: 7; Filed 04/01/2025; Judge Bohm

**Vicki Smith Rosemeyer**; ALLEGHENY-PA; 25-20809; Atty: Daniel P. Foster; Chapter: 13; Filed 04/01/2025; Judge Deller

**Kayla M. Coley**; ALLEGHENY-PA; 25-20810; Atty: Kenneth Steidl; Chapter: 13; Filed 04/01/2025; Judge Taddonio

**Daniel J. Hall**; ALLEGHENY-PA; 25-20811; Atty: Shawn N. Wright; Chapter: 7; Filed 04/01/2025; Judge Deller

**Keith E. Pattison**; WASHINGTON-PA; 25-20812; Atty: Amy L. Zema; Chapter: 7; Filed 04/01/2025; Judge Melaragno

**Jessica Elaine Hull**; WESTMORELAND-PA; 25-20817; Atty: Pro Se; Chapter: 13; Filed 04/01/2025; Judge Bohm

**Keith A. Kimmel**; INDIANA-PA; 25-20116; Atty: Kenneth P. Seitz; Chapter: 7; Filed 04/01/2025; Judge Deller

**Elizabeth A. McDermit**; ERIE-PA; 25-10184; Atty: Jann C Washington; Chapter: 13; Filed 04/02/2025; Judge Bohm

**Peggy Sue Marraccini**; ALLEGHENY-PA; 25-20813; Atty: Lauren M. Lamb; Chapter: 13; Filed 04/02/2025; Judge Bohm

NOTICE  
THERE WILL BE NO DAILY

The Pittsburgh  
Legal Journal

FRIDAY, APRIL 18

— in observance of —

GOOD FRIDAY

## CIVIL DIVISION

## General Docket

(Continued from Page 1, Column 1)

Inc., Industrial Holdings Corporation, ITT Corporation, J.H. France Refractories Company, Joy Global Underground Mining LLC, M.S. Jacobs & Associates Inc., McCarls Inc., McJunkin Red Man Corporation, McMaster-Carr, Metropolitan Life Insurance Company, Milwaukee Valve Company, Mine Safety Appliance Company, Minnotte Contracting Corporation, Morgan Engineering, Mueller Steam Specialty, Nagle Pumps Inc., North American Manufacturing Company, Osram Sylvania Inc., Paramount Global, Powell Valve Company, Premier Refractories Inc., Reading Crane & Engineering Co., Resco Holdings L.L.C., Reunion Industries, Rust Engineering & Construction Inc., Spirax Sarco Inc., Square D Company, Union Carbide Corporation, United States Steel Corporation, Warren Pumps LLC, Washington Group International, WT/HRC Corporation, WTI Rust Holdings Inc., Eichleay Corporation; GD-25-004013; Asbestos/FELA; Complaint; Atty(s): D'Amico Michael J, D'Amico Anthony J

**Lakeview Loan Servicing LLC** vs Namesnik Stephen R., Namesnik Virginia M.; MG-25-000297; Mortgage Foreclosure; Certificate of Location; 119735.95; Atty(s): Linn Geraldine M.

**Bank of New York Mellon** vs O'Connor Patrick; MG-25-000298; Mortgage Foreclosure; Complaint; 35189.60; Atty(s): Schweiger Karin Baltimore

**LoanDepot.com LLC** vs Anderson Mark; MG-25-000299; Mortgage Foreclosure; Certificate of Location; 185811.05; Atty(s): Linn Geraldine M.

**Newrez LLC** vs McCullough Vivian K.; MG-25-000300; Mortgage Foreclosure; Complaint; 65707.26; Atty(s): Fein Jill M.

**Bharill Parth, Aggarwal Avinash** vs Erie Indemnity Company; GD-25-004019; Contract - Other; Praecept for Writ of Summons; Atty(s): Andrae Adam H.

**Beeching Wendy** vs State Farm Fire and Casualty Company; GD-25-004020; Contract - Other; Praecept for Writ of Summons; Atty(s): Andrae Adam H.

**Bank of New York Mellon** vs Williams Umajesty, Matthews Iesha, Matthews Nashay, G. K., Unknown Heirs of Erikka Y. Matthews A/K/A Erikka Matthews; MG-25-000301; Mortgage Foreclosure; Certificate of Location; Atty(s): Schweiger Karin Baltimore

**McMurdy Alice G.** vs Peters Terry Jacob, Wilson Excavating and Utility Construction LLC, Lindy Paving Inc., ABC Company 1, ABC Company 2, ABC Company 3, ABC Company 4, ABC Company 5; GD-25-004021; Motor Vehicle Accident; Complaint; Atty(s): Godinich Daniel

**Pittsburgh Water and Sewer Authority** vs Zarko Mildred, Zarko David; GD-25-004022; Municipal Lien; Certificate of Location; 1025.99; Atty(s): Walaan Monica Samir, Farley Conor D.

**Kidd Cameron S.** vs Halliburton Company, Halliburton Energy Services Inc., Gavelburg Trucking LLC, Austin Transport Inc., 5F Trucking Inc., Elder Charles A., Snider Zeeanna N.; GD-25-004023; Motor Vehicle Accident; Complaint; Atty(s): Hartman Dallas M., Sullivan Patrick Leary

**Pittsburgh Water & Sewer Authority** vs Krut Kevin James; GD-25-004024; Municipal Lien; Certificate of Location; 1024.51; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Baskin Lenka; GD-25-004025; Municipal Lien; Certificate of Location; 779.48; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Nettles George, Nettles Henry Joe; GD-25-004026; Municipal Lien; Certificate of Location; 1115.13; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Greenfield Holdings LLC; GD-25-004027; Municipal Lien; Certificate of Location; 1048.38; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Krush Joseph, Krush Elizabeth; GD-25-004028; Municipal Lien; Certificate of Location; 1166.61; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Taylor Ashley George, Taylor Doris Larae; GD-25-004029; Municipal Lien; Certificate of Location; 1128.16; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Specialty Concessions Inc.; GD-25-004030; Municipal Lien; Certificate of Location; 515.61; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Oliver John, Oliver Cynthia; GD-25-004031; Municipal Lien; Certificate of Location; 528.88; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Carmichael Raymond, Carmichael Valerie; GD-25-004032; Municipal Lien; Certificate of Location; 205.36; Atty(s): Walaan Monica Samir, Farley Conor D.

**Gales Grace A.**; GD-25-004033; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Pittsburgh Water and Sewer Authority** vs Steel City HH LLC; GD-25-004034; Municipal Lien; Certificate of Location; 5328.95; Atty(s): Walaan Monica Samir, Farley Conor D.

**Neal Vincent C., Neal Maria** vs Pennx Contracting LLC, Lesniewski Jason, Rummell Robert C., American National Property and Casualty Company; GD-25-004035; Motor Vehicle Accident; Complaint; Atty(s): Geist Joshua P.

**Pittsburgh Water and Sewer Authority** vs Schatzman Keirra; GD-25-004036; Municipal Lien; Certificate of Location; 13767.65; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Jones Donna G.; GD-25-004037; Municipal Lien; Certificate of Location; 963.49; Atty(s): Walaan Monica Samir, Farley Conor D.

**Fraternal Association of Professional Paramedics Local 1** vs City of Pittsburgh; GD-25-004038; Declaratory Judgment; Complaint in Declaratory Judgment; Atty(s): Kadlubek Brian T., Oliver Marianne

**U.S. Bank Trust National Association** vs 1229 Benton Avenue PA LLC; GD-25-004039; Mortgage Foreclosure; Certificate of Location; 189611.99; Atty(s): Fliakos Chrisovalante P

**Penn Exterior Restoration LLC** vs Shields Amber; GD-25-004040; Mechanic's Lien; Certificate of Location; 10175.71; Atty(s): Lingafelt Evan

**Maglicco Timothy M** vs Comcast Corporation, Windstream Holdings II LLC; GD-25-004041; Asbestos Silicas; Complaint; Atty(s): Halpern David Bruce

**Sherman Michael S.** vs Canterbury Place; GD-25-004042; Medical/Hospital Liability; Discontinued without Prejudice; Atty(s): Daley Robert F., Kennedy Kristin Frances, Frontino Adriana, Hudock Abigail L.

**Allegheny County Health Department** vs Bair Paul T.; GD-25-004043; Health Department Judgment; Notice of Judgment & Documents; 550.00; Atty(s): Rubenstein Elizabeth, Willis Jason K.

**Stanko Robert, Stanko Patricia** vs Hollywood Casino at the Meadows, Washington Trotting Association LLC, PA Meadows LLC, Penn Entertainment Inc.; GD-25-004044; Other Tort; Complaint; Atty(s): Mayer Jr. Paul G., Friday Peter D

**Allegheny County Health Department** vs Mon View Apts LLC; GD-25-004045; Health Department Judgment; Notice of Judgment & Documents; 1575.00; Atty(s): Rubenstein Elizabeth, Willis Jason K.

**Orix Re Holdings LLC** vs Am Pitt Hotel LLC; GD-25-004046; Mortgage Foreclosure; Certificate of Location; Atty(s): Ort Paul

**Yuldoshev Aziz** vs Gruelle Matteo A., Cavallino Capital Holdings LLC; GD-25-004047; DSB (for money commercial); Notice of Judgment & Documents; 5965066.25; Atty(s): Bronder Sarah A., Muscante Falco Anthony

**Allegheny County Health Department** vs Rainey Major; GD-25-004048; Health Department Judgment; Notice of Judgment Mailed; 15435.00; Atty(s): Rubenstein Elizabeth, Willis Jason K.

**Allegheny County Health Department** vs Jarosz James R.; GD-25-004049; Health Department Judgment; Notice of Judgment Mailed; 1833.33; Atty(s): Rubenstein Elizabeth, Willis Jason K.

**Allegheny County Health Department** vs Kelly Hamilton Apts LLC; GD-25-004050; Health Department Judgment; Notice of Judgment Mailed; 2415.00; Atty(s): Rubenstein Elizabeth, Willis Jason K.

**Allegheny County Health Department** vs Bethome Apts LLC; GD-25-004051; Health Department Judgment; Notice of Judgment Mailed; 4987.50; Atty(s): Rubenstein Elizabeth, Willis Jason K.

**Allegheny County Health Department** vs Rainey Major; GD-25-004052; Health Department Judgment; Notice of Judgment Mailed; 4830.00; Atty(s): Rubenstein Elizabeth, Willis Jason K.

**Allegheny County Health Department** vs Crawford Nancy D.; GD-25-004053; Health Department Judgment; Notice of Judgment Mailed; 550.00; Atty(s): Rubenstein Elizabeth, Willis Jason K.

**Allegheny County Health Department** vs Silver Grouse LLC; GD-25-004054; Health Department Judgment; Notice of Judgment Mailed; 3645.00; Atty(s): Rubenstein Elizabeth, Willis Jason K.

**Penn Hills School District, Municipality of Penn Hills** vs Unknown Heirs of Yvonne Worthy Deceased; GD-25-004055; Sci Fa sur Tax Lien; Certificate of Location; 7718.48; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

**Hartman Christine A., Hartman Victor** vs Greater Pittsburgh Aquatic Club; GD-25-004056; Against Property Owner; Complaint; Atty(s): Halesey Christopher M.

**Rutherford Darnell** vs Williamson Marcuse A.; GD-25-004057; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Hollis Todd J

**McKinney James C** vs Yeschke Steven M., Yeschke Chris Ann; GD-25-004058; Assault & Battery; Praecept for Writ of Summons; Atty(s): Conley Catherine A

**Russano Giuseppe R** vs Vesely Cali R.; GD-25-004059; Other Tort; Praecept for Writ of Summons; Atty(s): Chiurazzi Wayne M., Wertman Edward W.

**Hydovitz Charles** vs Sheffler Steven R., Morgan Stanley Smith Barney LLC; GD-25-004060; Other Tort; Praecept for Writ of Summons; Atty(s): Petrunya Max

**Riverview School District** vs Walsh Joshua Nathan; GD-25-004061; Sci Fa sur Tax Lien; Certificate of Location; 25255.11; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Established 1853

The Pittsburgh Legal Journal is published five days each week, except for holidays

400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219

412-261-6255 | www.PittsburghLegalJournal.org

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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

IN RE: REACCREDITATION OF THE  
AMERICAN BOARD OF CERTIFICATION  
AS A CERTIFYING ORGANIZATION  
FOR BUSINESS BANKRUPTCY,  
CONSUMER BANKRUPTCY, AND  
CREDITORS' RIGHTS

NO. 256  
DISCIPLINARY RULES DOCKET

## ORDER

## PER CURIAM

AND NOW, this 9th day of April, 2025, upon consideration of the recommendation of the Pennsylvania Bar Association Review and Certifying Board, the American Board of Certification is hereby reaccruited as a certifying organization in the areas of business bankruptcy, consumer bankruptcy, and creditors' rights for a period of five years, effective immediately.

25-01414

Court of Common Pleas  
of Allegheny CountyOrphans' Court Judges Motions  
Schedule for the Month of May 2025

## Week of

May 5 - Judge Evashavik DiLucente  
May 12 - Judge McGough  
May 19 - Judge Marmo  
May 26 - Judge McCarthy

25-01358

Court of Common Pleas  
of Allegheny CountyJUVENILE COURT  
MOTIONS SCHEDULE

## May 2025

May 1 - Judge Sizemore  
May 2 - Judge Sizemore  
May 5 - Judge Woodruff  
May 6 - Judge Woodruff  
May 7 - Judge Woodruff  
May 8 - Judge Woodruff  
May 9 - Judge Woodruff  
May 12 - Judge Cozza  
May 13 - Judge Cozza  
May 14 - Judge Cozza  
May 15 - Judge Cozza  
May 16 - Judge Cozza  
May 19 - Judge Watson  
May 20 - Judge Watson  
May 21 - Judge Watson  
May 22 - Judge Watson  
May 23 - Judge Watson  
May 26 - Holiday  
May 27 - Judge McCrady  
May 28 - Judge McCrady  
May 29 - Judge McCrady  
May 30 - Judge McCrady

25-01236

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

## May 2025

May 1 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM  
May 2 - No Motions  
May 5 - Eaton, J. in 814 City-County Building at 2:00 PM  
May 6 - Watson, J. in Courtroom 320 at 9:30 AM and Korb, J. in Courtroom 425 at 2:00 PM  
May 7 - Costa, J. in Courtroom 425 at 2:00 PM  
May 8 - Woodruff, J. in Courtroom 320 at 9:30 AM and Middleman, J. in Courtroom 425 at 2:00 PM  
May 9 - No Motions  
May 12 - McCrady, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM  
May 13 - Bush, J. in Courtroom 320 at 10:00 AM  
May 14 - Cozza, J. in Courtroom 320 at 9:30 AM and Sweeney, J. in 710 City-County Building at 2:00 PM  
May 15 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM  
May 16 - No Motions  
May 19 - Costa, J. in Courtroom 425 at 2:00 PM  
May 20 - Eaton, J. in 814 City-County Building at 2:00 PM  
May 21 - Korb, J. in Courtroom 425 at 2:00 PM  
May 22 - Sizemore, J. in Courtroom 320 at 9:30 AM and Middleman, J. in Courtroom 425 at 2:00 PM  
May 23 - No Motions  
May 26 - Court Holiday  
May 27 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM  
May 28 - Eaton, J. in 814 City-County Building at 2:00 PM  
May 29 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM  
May 30 - No Motions

25-01407

Court of Common Pleas  
of Allegheny County

## CIVIL DIVISION

## GENERAL ASBESTOS MOTIONS

## Honorable Daniel D. Regan

Beginning April 16, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

Wednesday, April 16, 2025 at 12:30 PM  
Wednesday, May 14, 2025 at 12:30 PM  
Wednesday, June 18, 2025 at 12:30 PM

25-00609

Court of Common Pleas  
of Allegheny CountyCIVIL DIVISION  
GENERAL ASBESTOS MOTIONS

## Honorable Arnold I. Klein

Beginning Thursday, April 3, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

Thursday, April 3, 2025 at 9:30 a.m.  
Thursday, May 8, 2025 at 9:00 a.m.  
Thursday, June 5, 2025 at 9:30 a.m.

25-00610

## COURT SCHEDULES

## Criminal Division

Allegheny County Courthouse  
9:00 a.m.

Wednesday  
April 23, 2025

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-0001170-23; Philip R. Andrews; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Anthony Jackson

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

Judge Kelly Bigley  
Courtroom 525

CR-0007000-24; Gregory Paul; Neglect of Care Dependent Person- int/know/reck cause injury by failing to treat/care/good/serv; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick Thomassey

CR-0002923-23; Tonya Lynn Renfro; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Eric James Randolph

Judge Edward J. Borkowski  
Courtroom 514

CR-0008758-24; Shadera Cain; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Nicholas Clark Weltz

CR-0006048-24; Clarence Edwin Newson III; Aggravated Assault By Vehicle While DUI; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick J. Thomassey

CR-0008881-24; Tamara Sims; Crim'l Misch-Tamper W/Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Mason John Cook

Judge Simquita R. Bridges  
Courtroom 321

CR-0001645-21; Milton Lee Banks Jr.; Person Not To Possess/Use Firearms - Fugitive; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Melissa Ann Leech

CR-0004626-18; Milton Lee Banks Jr.; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Melissa Ann Leech

CR-0003927-24; Brian David Blotzer; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Valerie Daigneault

CR-0003928-24; Brian David Blotzer; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Valerie Daigneault

CR-0008154-24; Rawvil Yamil Brito Chirinos; Robbery-Infract Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Tirza Ann Kyes

CR-0000500-23; David Matthew Case; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Melissa Ann Leech

CR-0008191-24; Devinyrr Laiquan Middlebrook; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Annelise Ruth Peters

CR-0005614-24; Oshai Eugene Young; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Annelise Ruth Peters

CR-0007082-24; Eric James Zimmerman; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Gerald V. Benyo Jr.

Judge Thomas Flaherty  
Courtroom 324

CR-0007290-24; Joseph William Laughlin; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Angela Rene Carsia

CR-0007403-24; Carlos Apollo Rando; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Nicholas Clark Weltz

Judge Elliot Howsie  
Courtroom 321

CR-0007704-24; Yender Almanzar-Carrasco; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Zane Gates

CR-0008731-24; Stephen Bollard; Loitering And Prowling At Night Time; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Amy Beth Jones

CR-0007523-24; Chad Joseph Hendrick; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Zane Gates

CR-0007171-24; Najja Jackson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Seth Miller Barkley

CR-0007917-24; Thomas Joseph Morgan; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Joseph Dominic Pometto

**CR-0005554-24;** Jessica Ray; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney D. Shepherd**

**CR-0007084-24;** Jamelia Sarah Sanford; Aggravated Assault - Victim Less Than 13 and Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

**CR-0005455-24;** Daniel John Stickley; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

**CR-0007117-24;** Kevin Walker; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

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

**CR-0008794-24;** Bobby Bender; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas N. Farrell**

**CR-0006368-24;** Cliffnot Alphonse Bonbon; Aggravated assault by vehicle; ADA: **Peyton Eileen Myers;** D-atty: **Sarah Cosette Hampton**

**CR-0007892-24;** Lance Anthony Daniels; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**CR-0004816-24;** Emmanuel Hanns; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0005522-24;** Anthony Martin Kormick; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0008480-24;** Michael C. Provenzano; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Heath Edward Leff**

**CR-0008469-24;** Michael C. Provenzano; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Heath Edward Leff**

**CR-0007828-24;** Nicholas Matthew Robinson; Accidents Involving Death or Injury While Not Licensed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**CR-0006482-24;** Asa Caleb Sicheloff; Make Repairs/Sell/Etc Offens Weap; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Valsamidis**

**CR-0008950-23;** Lloyd Charles Stevens; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

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

**CR-0003188-24;** Zauria Nishae Wilson; Robbery-Inflct Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**CR-0004229-24;** Daja Wilson-Mitchell; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

**CR-0008278-24;** Damoz Danvont Yarbrough; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**CR-0000351-25;** Damoz Danvont Yarbrough; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**Judge Jill E. Rangos**  
**Courtroom 327**

**CR-0007642-24;** Clayton Vaughn Durham; Indec Asslt-W/O Cons Of Other; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Jacob Steinberg**

**CR-0005932-24;** Ralph Longo; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

**CR-0003892-24;** Brian Smalls; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

**Judge Kevin G. Sasinoski**  
**Courtroom 506**

**CR-0005359-24;** Amanda Bobnes; Prom Pros-Loiter For Purp Of Pros; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0008591-24;** Tyrelle Lamont Burton; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0008594-24;** Eugene Camp; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Robert Bickerton**

**CR-0008407-24;** William Dempster; Theft By Deception-Fail To Correct; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0008642-24;** Brennan Patrick Jenkins; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0008641-24;** Ethan James Jolliffe; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Valsamidis**

**CR-0006356-24;** Jimmy G. Mitchell; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0003469-24;** Kaheem Sturdivant; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**CR-0008646-24;** Katyjane Margar Toohill; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0005792-24;** Tyrell Jair Walker; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**Judge Jennifer Satler**  
**Courtroom 530**

**CR-0005254-24;** Myles Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**

### **ACBA Family Law Section Members are invited to the Section's Annual Meeting for food, beverages, networking and the election of Council Members for the 2025-2026 ACBA Year**

The Annual Meeting will be held at Southern Tier Brewery on Tuesday, May 13 at 4:30 p.m. Registration is required to attend this event, and members can register at [ACBA.org](https://www.acba.org).

The following Members have been nominated by the Nominating Committee of the Family Law Section for the positions of Officers for the term beginning July 1, 2025 and continuing through June 30, 2026, and for the positions of Council Members for the term beginning July 1, 2025 and continuing through June 30, 2028:

#### **Officers:**

Chair: Julie Colton  
Chair-Elect: Jessica Crown  
Secretary: Nicole Kairys  
Treasurer: Beth Boroumand

#### **Council (Three-year terms) (Five to be elected):**

Holly Glymour  
Ashley Rundell  
Jeff Ries  
Antonio Paris  
Aubrey Milloy

The final ballot contains those persons recommended by the Nominating Committee as well as those persons properly Nominated by Council or Section members.

No nominations from the floor will be accepted.

### **PUBLIC NOTICE FOR REAPPOINTMENT OF A BANKRUPTCY JUDGE**

The current term of office of the Honorable Carlota M. Böhm, United States Bankruptcy Judge for the Western District of Pennsylvania at Pittsburgh, Pennsylvania, is due to expire on November 27, 2025. The United States Court of Appeals for the Third Circuit is considering the reappointment of Judge Böhm to a new 14-year term of office. Members of the bar and the public are invited to submit comments for consideration by the Court of Appeals regarding the reappointment of the Honorable Carlota M. Böhm.

All comments will be kept confidential and should be directed to one of the following addresses: by email at [Bohm\\_Reappointment@ca3.uscourts.gov](mailto:Bohm_Reappointment@ca3.uscourts.gov) or by mail to Margaret A. Wiegand, Circuit Executive, 22409 U.S. Courthouse, 601 Market Street, Philadelphia, PA 19106.

Comments must be received not later than May 15, 2025.

## 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, May 5, 2025 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

## CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: [SHERIFFALLEGHENYCOUNTY.COM](http://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, MAY 5, 2025 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, MAY 6, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, MAY 12, 2025 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a). Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.

Amendment of the Code Second Class County New Chapter 475.

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

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

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

**CR-0001805-24;** Derrick Centrail Means; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

**CR-0005253-24;** Derrick Centrail Means; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**CR-0005255-24;** Quelon Robinson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

**CR-0005252-24;** Jermaine Walker; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

**CR-0005223-24;** Troyan Wilkins; DUI; Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lionel C. Fedel**

**CR-0005847-24;** Troyan Wilkins; Communications with 911; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lionel C. Fedel**

**CR-0007800-24;** Troyan Wilkins; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lionel C. Fedel**

**Judge Randal B. Todd**  
**Courtroom 310**

**CR-0007272-24;** Anthony Doratio; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0007270-24;** Anthony Doratio; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0005193-24;** Dallal Adel Hashem; Accidents Involving Death or Injury While Not Licensed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Dominic Pometto**

**CR-0008846-24;** Erik Henderson Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Kenneth Nightingale**

**CR-0008534-23;** Erik Henderson Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Kenneth Nightingale**

**CR-0007446-24;** Devin McClain; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003280-23;** Clayton McCray; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**CR-0002506-23;** Jordan McMeans; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

**CR-0002505-23;** Jordan McMeans; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

**CR-0005809-23;** Christopher Thompson; Aggravated Assault - Victim Less Than 13 and Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

**CR-0002507-23;** Akir Williams; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian Patrick McDermott**

**CR-0007290-23;** Akir Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian Patrick McDermott**

**CR-0007678-24;** Donnell Williams; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0007140-24;** Mark Douglas Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0005017-24;** Andre Aaron Yates; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**CR-0005018-24;** Andre Aaron Yates; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

## Arbitration Trial List

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

**Wednesday**  
**April 23, 2025**

**AR-25-000738;** Portfolio Recovery Associates, LLC vs Tashtanov; P-atty: **Robert N. Polas, Jr.**

**AR-25-000736;** Portfolio Recovery Associates, LLC vs Klingensmith; P-atty: **Robert N. Polas, Jr.;** D-atty: **Pro Se**

**AR-25-000732;** JPMorgan Chase Bank, N.A. vs Miller; P-atty: **Michael Robert Lipinski;** D-atty: **Brittany Nicole Weston**

**AR-25-000730;** JPMorgan Chase Bank, N.A. vs Wojsovich; P-atty: **Michael Robert Lipinski**

**AR-25-000728;** JPMorgan Chase Bank, N.A. vs Kinast; P-atty: **Lewis C. Trauffer**

**AR-25-000727;** JPMorgan Chase Bank, N.A. vs Ford; P-atty: **Michael Robert Lipinski**

**AR-25-000725;** JPMorgan Chase Bank, N.A. vs Iandiorio; P-atty: **Michael Robert Lipinski**

**AR-25-000720;** JPMorgan Chase Bank, N.A. vs Ullrich; P-atty: **Lewis C. Trauffer**

**AR-25-000719;** Creamer, et al vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-25-000718;** JPMorgan Chase Bank, N.A. vs Hermann; P-atty: **Lewis C. Trauffer**

**AR-25-000717;** JPMorgan Chase Bank, N.A. vs Wirtz; P-atty: **Lewis C. Trauffer**

**AR-25-000716;** Portfolio Recovery Associates, LLC vs Blumen; P-atty: **Robert N. Polas, Jr.**

**AR-25-000714;** Park Building, LTD vs King; P-atty: **Matthew D. Urban**

**AR-25-000712;** Portfolio Recovery Associates, LLC vs Samuels; P-atty: **Robert N. Polas, Jr.**

**AR-25-000711;** Betler vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

**AR-25-000710;** Seib vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

**AR-25-000709;** Portfolio Recovery Associates, LLC vs Wyke; P-atty: **Robert N. Polas, Jr.**

**AR-25-000707;** Selective Insurance Company of America vs County Hauling; P-atty: **Jessica Lauren Lentini**

**AR-25-000704;** Dallatore, et al vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

**AR-25-000700;** Portfolio Recovery Associates, LLC vs McCoy; P-atty: **Robert N. Polas, Jr.;** D-atty: **Brian J. Fenters**

**AR-25-000699;** TD Bank USA, N.A. vs Coleman; P-atty: **Gregg L. Morris;** D-atty: **Pro Se**

**AR-25-000696;** Impavido vs FCA US, LLC; P-atty: **Christina Gill Roseman;** D-atty: **Jon B. Waldorf**

**AR-25-000694;** Berkovic vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

**AR-25-000693;** Weisz vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-25-000692;** Carner vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-25-000686;** Keffer vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

**AR-25-000682;** J.P. Phillips, Inc. vs Hores, et al; P-atty: **Roy E. Leonard**

**AR-25-000680;** LVNV Funding, LLC vs Sims; P-atty: **Michael Ratchford;** D-atty: **Pro Se**

**AR-25-000679;** Navy Federal Credit vs Joynier; P-atty: **Michael Ratchford**

**AR-25-000677;** LVNV Funding, LLC vs Warych; P-atty: **Michael Ratchford**

**AR-25-000675;** First National Bank of Omaha vs Micknowski; P-atty: **Nicholas J. Raker;** D-atty: **Pro Se**

**AR-25-000673;** Friday, et al vs General Motors, LLC; P-atty: **Michael Power;** D-atty: **Alexander M. Shaen**

**AR-25-000672;** Dyck-O'Neal, Inc. vs Boyd; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Pro Se**

**AR-25-000284;** Simms vs Cahall, et al; P-atty: **Ann A. Simms;** D-atty: **Pro Se**

**AR-24-008096;** Billy vs Ashland, Inc.; P-atty: **Jeffrey D. Monzo, Richard H. Galloway;** D-atty: **Nicholas J. Godfrey**

**AR-24-007745;** Hochman, et al vs FCA US, LLC; P-atty: **Michael Power;** D-atty: **Jon B. Waldorf**

**AR-24-006275;** Ghouse vs Mercedes-Benz USA, LLC; P-atty: **Robert A. Rapkin;** D-atty: **Jeffrey Cohen**

**AR-24-005697;** Hunter, et al vs Kranak, et al; P-atty: **Wayne M. Chiruzzi;** D-atty: **Robert A. Loch**

**AR-24-004124;** Progressive Northern Insurance Company vs Beck, et al; P-atty: **Michael J. Dougherty;** D-atty: **Jennifer M. Swistak, Scott R. Eberle**

**AR-24-003929;** Loncar, et al vs Mercedes-Benz USA, LLC; P-atty: **Robert A. Rapkin;** D-atty: **Jeffrey Cohen**

**AR-24-003409;** Cherep, et al vs Casciato; P-atty: **John Linkosky;** D-atty: **Alexandra Kellie Bott**

**AR-24-003082;** Harden, et al vs Peluso, Jr., et al; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-23-006499;** Farrow vs Nathan Limited Partnership, et al; P-atty: **Bruce S. Gelman;** D-atty: **James P. Cullen**

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

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

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

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

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

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

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

## Avalon

### 73. Devin R. Moore

GD-21-000659—\$3,830.17  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two-story frame house being known as 819 Florence Avenue, Pittsburgh, PA 15202. Deed Book Volume 14323, Page 261. Block & Lot No. 159-H-12.

### 81. Mark Parker and Shirley Parker

MG-19-000984—\$114,929.31  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 415 North School Street, Pittsburgh, PA 15202. Deed Book Volume 12127, Page 143, Block and Lot 0214-S-00179-0000-00.

## Baldwin Borough

### 96. Allison Sydeski

GD-22-008777—\$4,898.37  
Jeffrey D. Ries, Esq.  
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin. Having erected thereon a dwelling being known and numbered as 5186 Elmwood Drive, Pittsburgh, Pennsylvania 15227. Deed Book Volume 18237, Page 492, Block and Lot Number 246-P-310.

## Bethel Park

### 92. John O'Rourke

GD-22-014204—\$20,779.10  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, partly in the Township of Upper St. Clair and partly in the Municipality of Bethel Park: Having erected thereon a dwelling, known as 381 McMurray Road, Bethel Park, PA 15102. Deed Book 17357, Page 54. Block and Lot Number 668-D-175.

## Braddock

### 66. Watts Memorial Chapel, Inc.

GD-23-011761—\$2,976.24  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a three story funeral home being known as 808 Talbot Avenue, Braddock, PA 15104. Deed Book Volume 9588, Page 174. Block & Lot No. 237-H-227.

## Brentwood

### 7. Cherry Kay Bierer

MG-24-000690—\$77,612.92  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two-story brick and aluminum dwelling being known and numbered as 3512 Dauphin Street, Pittsburgh, PA 15227. Deed Book Volume 5753, Page 593. Block and Lot Number 188-A-37.

### 72. CBALJL, Inc.

GD-24-000713—\$6,915.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two-story commercial dry cleaning building being known as 4145 Brownsville Road, Pittsburgh, PA 15227. Deed Book Volume 17420, Page 234. Block & Lot 247-A-3.

## Castle Shannon

### 18. Mary Jane Hesselman

GD-24-001052—\$13,190.13  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a single family dwelling being known and numbered as 3408 Lockridge Rd., Pittsburgh, PA 15234. Deed Book 4008, Page 318. Block and Lot Number 249-E-6.

## Churchill

### 105. Sonja B. Gonzalez

MG-23-000803—\$89,983.15  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling being known and numbered as 342 Homer Drive, Turtle Creek, PA 15145. Deed Book Volume 14283, Page 375. Block and Lot Number 0372-C-00235-0000-00.

## Collier

### 8. Patrick J. Mulligan

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

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

## Dravosburg

### 45. Mark B. Cline

GD-23-004846—\$3,050.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a one-story frame house being known as 707 Clearview Drive, Dravosburg, PA 15034. Deed Book Volume 17327, Page 547. Block & Lot No. 309-B-50.

### 69. Jason B. Demis, Executor of the Estate of Joanne L. Drost, Deceased

GD-23-004159—\$2,339.79  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a one-story frame house being known as 121 Duquesne Avenue, Dravosburg, PA 15034. Deed Book Volume 13884, Page 64. Block & Lot No. 309-C-34.

## Duquesne

### 33. Joseph J. Miniagio and Sandra Wilczek

GD-23-009479—\$8,856.07  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 35 Clearview Avenue, Duquesne, PA 15110. Deed Book 7953, Page 65. Block and Lot Number 304-L-250.

## East Deer

### 34. Jade Investment Ventures, L.P., a Pennsylvania Limited Partnership

GD-22-009214—\$43,548.58  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a dwelling being

known and numbered as 435 - 437 Freeport Road, Creighton, PA 15030. Deed Book 13144, Page 300. Block and Lot Number 841-K-212.

## East McKeesport

### 63. Walter C. Frydrych, Jr.

GD-23-004181—\$3,255.56  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two-story frame house being known as 1071 Messineo Avenue, East McKeesport, PA 15035. Deed Book Volume 13978, Page 399. Block & Lot No. 547-B-56.

## East Pittsburgh

### 51. GIR Associates, LP

GD-23-002764—\$6,275.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a one story commercial office building being known as 805 Wood Street, East Pittsburgh, PA 15112. Deed Book Volume 10759, Page 658. Block & Lot No. 375-H-175.

## Elizabeth Borough

### 48. Kenneth A. Kolodziej and Lori A. Kolodziej

GD-22-011062—\$2,207.59  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two story commercial building being known as 121 South 3rd Avenue, Elizabeth, PA 15037. Deed Book Volume 11939, Page 89. Block & Lot No. 1133-M-312.

## Elizabeth Township

### 103. The Unknown Heirs of Stephen Ribich, Deceased and Helen E. Ribich, Deceased

GD-24-013047—\$5,663.47  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being all that vacant land known and numbered as Belsar Road, Elizabeth, PA 15037. Deed Book 3442, Page 157. Block and Lot Number 1268-A-301.

## Forward

### 90. Jacob O'Brien-Rice a/k/a Jacob O'Brien-Rice

MG-23-000092—\$180,726.17  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a dwelling being known and numbered as 5124 Dorris Drive, Elizabeth, PA 15037. Document Number 2021-14180, Deed Book Volume 18428, Page 273. Block and Lot Number 1272-S-00205-0000-00.

## Glassport

### 58. Roger Lynn and Tammy Ann Jones

GD-23-007038—\$4,196.44  
Joseph W. Gramc, Esq.  
412-281-0587

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

Having erected thereon a two-story frame house being known as 624 Vermont Avenue, Glassport, PA 15045. Deed Book Volume 16602, Page 109. Block & Lot No. 558-C-261.

**71. Franklin A. Taddeo and Janet E. Taddeo and the United States of America**  
GD-10-006486—\$14,411.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon vacant commercial land being known as Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 7006, Page 261. Block & Lot No. 467-P-51.

**82. Isaac Skipworth**  
MG-23-000405—\$76,922.34  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 702 North Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 18105, Page 523, Block and Lot 0384-H-00269-0000-00.

## Harmar

**65. Debra Lengle**  
GD-23-007029—\$4,866.17  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Parcel #1: Having erected thereon a one-story brick house being known as 544 Hite Road, Cheswick, PA 15024. Deed Book Volume 14534, Page 191. Block & Lot No. 625-E-171.

Parcel #2: Having thereon vacant residential land being known as Hite Road, Cheswick, PA 15024. Deed Book Volume 14534, Page 191. Block & Lot No. 625-E-169.

## Harrison

**5. Viveca R. Jones**  
MG-19-000066—\$261,603.36  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 220 Chinkapin Drive, Natrona Heights, Pennsylvania 15065. Deed Book Volume 16305, Page 543. Block and Lot Number 1846-S-00023-0000-00.

**50. Raymond T. Kober, II and James S. Olson**  
GD-23-011764—\$4,531.75  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a two-story commercial building being known as 109 Chestnut Street, Natrona Heights, PA 15065. Deed Book Volume 13847, Page 413. Block & Lot No. 1368-G-281.

## Ingram

**31. Brian D. Dietrich**  
MG-23-000486—\$111,970.61  
Powers Kinn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 227 Scotia Street, Pittsburgh, Pennsylvania 15205. Deed Book Volume 16378, Page 35, Instrument Number 2016-13071, Block and Lot Number 41-J-236.

## Jefferson Hills

**3. Majestic Lane Development LLC**  
GD-22-006941—\$123,565.67  
Joshua G. Stephan, Esq.  
David M. Belczyk, Esq.  
Christopher J. Baronzzi, Esq.  
Porter Wright Morris & Arthur, LLP  
412-235-1480

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon vacant agricultural land being known as and being numbered Council Place, Clairton, PA 15025, as recorded in Plan Book Volume 306, Page 120, being a portion of the lands recorded in Deed Book Volume 16731, Page 106 and Deed Book Volume 12250, Page 206, Block and Lot Number 0881-A-00250-0000-00.

**57. Todd A. Wargo**  
GD-19-000115—\$4,611.71  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one-story brick house being known as 1305 Walnut Street, Clairton, PA 15025. Deed Book Volume 14121, Page 471. Block & Lot No. 1274-R-57.

**100. Daniel R. Housley**  
AR-24-002003—\$2,663.23  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a Jefferson Ridge Community Services Association, Inc. condominium unit being known and numbered as 324 New World Drive, Clairton, PA 15025. Deed Book 13550, Page 187. Block and Lot Number 1006-C-00050-0052-00.

## Leetsdale

**42. Michael Scott Brown and Elizabeth Elliott Brown**  
GD-22-004667—\$7,758.40  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a two and a half story frame house being known as 39 Ferry Street, Leetsdale, PA 15056. Deed Book Volume 13469, Page 563. Block & Lot No. 704-L-318.

**53. Charles A. Clifford**  
GD-18-002497—\$12,880.20  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a two-story frame house being known as 253 Beaver Street, Leetsdale, PA 15056. Deed Book Volume 17565, Page 169. Block & Lot No. 704-A-61.

## Marshall

**24. Walter S. Opiela, Jr.**  
MG-23-000375—\$116,513.10  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family residential dwelling being known and numbered as 5184 Wexford Run Road, Wexford, PA 15090. Deed Book Volume 10480, Page 161. Block and Lot Number 1822-M-2.

## Town of McCandless

**61. Donald P. Paul, with Notice to Heirs and Assigns**

GD-18-017204—\$3,595.89  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a two-story frame house being known as 9408 Highland Road, Pittsburgh, PA 15237. Deed Book Volume 7213, Page 619. Block & Lot No. 824-G-40.

## City of McKeesport

**1. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Ramon Bowie, Deceased**  
MG-24-000817—\$164,964.83  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a two story residential dwelling known and numbered as 1019 Franklin St., McKeesport, PA 15132 Deed Book Volume 18866, Page 293, Block & Lot No. 461-B-218.

**9. Lacy Franklin Richardson and Regina Louise Richardson**  
MG-24-000943—\$120,575.93  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1501 Library Avenue, McKeesport, PA 15132. Deed Book 8570, Page 22. Block and Lot Number 382-C-196.

**35. Eugene Kowalski and Donald Kowalski, Heirs of the Estate of Stella Kowalski a/k/a Stefania Kowalski, Deceased**  
GD-24-005588—\$23,871.56  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1507 Carnegie Avenue, McKeesport, PA 15132. Deed Book 12273, Page 47. Block and Lot Number 307-R-244.

**55. Kathi Ann Sanford**  
GD-19-016981—\$6,257.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 3: Parcel #1: Having erected thereon a two story frame house known as 1038 Peebles Lane, McKeesport, PA 15132. Deed Book Volume 17280, Page 330. Block & Lot 382-A-366.

Parcel #2: Being thereon vacant residential land known as 11th Street, McKeesport, PA 15132. Deed Book Volume 17280, Page 314. Block & Lot 382-A-368.

Parcel #3: Being thereon vacant residential land known as Peebles Lane, McKeesport, PA 15132. Deed Book Volume 17280, Page 322. Block & Lot 382-A-365.

**56. Charles Morgan, IV**  
GD-20-000998—\$4,263.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 7: Having erected thereon a two-story stucco house being known as 1501 Beech Street, McKeesport, PA 15132. Deed Book Volume 16771, Page 6. Block & Lot No. 382-D-353.

**60. Venusian Management Group I, LP**  
GD-23-014042—\$1,856.63  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 12: Having erected thereon a one-story frame house being known as 421 Lemon Avenue,

McKeesport, PA 15132. Deed Book Volume 16726, Page 26. Block & Lot No. 555-D-43.

**64. Michael J. Benedetto and Katherine K. Benedetto**  
GD-23-014164—\$3,680.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 6: Having erected thereon a two story frame house, known as 905 Evans Avenue, McKeesport, PA 15132. Deed Book Volume 14209, Page 343. Block & Lot No. 380-N-88.

**88. Andrew Malone and Alisha Malone**  
MG-24-000797—\$70,333.61  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2101 Barnsdale Avenue, McKeesport, PA 15132 a/k/a 2101 Barnsdale Avenue, Mc Keesport, PA 15132. Document Number 2017-24800, Deed Book Volume 16904, Page 593. Block and Lot Number 0462-F-00025-0000-00.

**95. Charles James Hollis, Jr., as believed Heir to the Estate of Marcella L. Hollis; Unknown Heirs, to the Estate of Marcella L. Hollis; and Unknown Administrators, to the Estate of Marcella L. Hollis**  
MG-24-000808—\$30,440.27  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1300 Pirl Street, McKeesport, PA 15132 a/k/a 1300 Pirl Street, Mc Keesport, PA 15132. Document Number 077047, Deed Book Volume 9958, Page 558. Block and Lot Number 0381-B-00311-0000-00.

## Monroeville

**74. John F. Balogh, Jr. and Mary L. Balogh**  
GD-19-002989—\$3,001.28  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story brick house being known as 129 Burke Drive, Monroeville, PA 15146. Deed Book Volume 5390, Page 441, Block & Lot No. 977-C-101.

**79. Unknown Heirs, Successors, assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Alex McSorley, deceased, Arthur McSorley, Known Heir of Alex McSorley, deceased, Beth Tarantini, Known Heir of Alex McSorley, deceased, Meghann Sowko, Known Heir of Alex McSorley, deceased, and Christina Bellissimo, Known Heir of Alex McSorley, deceased**  
MG-20-000019—\$173,663.36  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 407 Longview Drive, Monroeville, PA 15146. Deed Book Volume 16337, Page 181, Block and Lot 0543-M-00352-0000-00.

**97. Stephen Twichell, Known Surviving Heir of Megan M. Twichell a/k/a Stephan Jackson, Deceased Heir of Peggy M. Hickey a/k/a Margaret M. Hickey, M.T. (a minor) Known Surviving Heir of Megan M. Twichell, Deceased Heir of Peggy M. Hickey a/k/a Margaret M. Hickey, and Unknown Surviving Heirs of Peggy M. Hickey a/k/a Margaret M. Hickey**  
GD-19-012922—\$83,007.50  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 739 Heartwood Drive, Monroeville, Pennsylvania 15146. Deed Book Volume 15706, Page 355. Block and Lot Number 0637-F-00176-0000-00.

### Mt. Lebanon

#### 84. Elizabeth E. Pilarski and Thomas J. Pilarski

MG-19-001316—\$273,716.56  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 246 Ashland Avenue, Pittsburgh, PA 15228. Deed Book Volume 1062, Page 522, Block and Lot 0141-P-00048-0000-00.

### Munhall

#### 15. Rene C. Moreno and Kimberly G. Moreno a/k/a Kimberley G. Moreno

MG-19-000064—\$596,470.37  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 425 East 11th Avenue, Homestead, PA 15120. Deed Book Volume 19019, Page 85. Block and Lot Number 0130-L-00121-0000-02.

#### 23. Lorna L. Lydon

GD-15-003801—\$22,932.11  
Jeffrey D. Ries, Esq.  
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story dwelling house and garage, being known and numbered as 3915 Center Avenue, Homestead, Pennsylvania, 15120, Deed Book Volume 8206, Page 93, Block and Lot Number 133-D-156.

### Neville

#### 75. Norris Ventures, LLC

GD-24-011527—\$484,368.27  
Keri P. Ebeck, Esq.  
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Neville: Having erected thereon a residential dwelling being known and numbered as 114 1st Street, Pittsburgh, PA 15225 Deed Book Volume 59084, Page 136, Block and Lot Number 211-F-8.

### North Versailles

#### 26. Kassandra A. Montedoro

MG-24-000878—\$133,848.55  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 651 Overhill Drive, North Versailles, Pennsylvania 15137. Deed Book Volume 15862, Page 378. Block and Lot Number 0459-A-00067-0000-00.

### O'Hara

#### 44. Rita C. Schultz and Edward C. Drexler

GD-22-007530—\$3,412.02  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a one-story brick house being known as 403 Dorseyville Road, Pittsburgh, PA 15215. Deed Book Volume 9661, Page 537. Block & Lot No. 286-D-50.

#### 89. Megan McKissick

MG-24-000543—\$102,792.31  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 117 Valley Drive, Pittsburgh, PA 15215. Document Number 1997-012497, Deed Book Volume 10036, Page 650. Block and Lot Number 0170-J-00008-0000-00.

### Penn Hills

#### 16. Jeana Lashawn Emerick

GD-23-009536—\$23,087.63  
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 6358 Lowell Drive, Verona, PA 15147. Deed Book 17582, Page 286. Block and Lot Number 536-F-353.

#### 19. Tamara Morant and Michelle Morant a/k/a Michelle Barefield, Known Heir(s) of Michael H. Patterson, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title and Interest From or Under Michael H. Patterson, Deceased

MG-22-000695—\$106,621.44  
Benjamin Hoen, Esq.  
216-739-5100

Situated in the Municipality of Penn Hills, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 571 Grove Road, Verona, PA 15147. Described at Book 11265, Page 269, Instrument No. 2002-113521, Parcel Number Block, Lot 229-R-119.

#### 25. Charles E. Vaughn, Jr.

MG-23-000685—\$130,905.54  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 11697 Althea Road, Pittsburgh, Pennsylvania 15235 a/k/a 11697 Althea Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 13797, Page 518. Block and Lot Number 0449-E-00079-0000-00.

Parcel 2: Vacant land being known and numbered as 11693 Althea Road, Pittsburgh, Pennsylvania 15235 Deed Book Volume 13797, Page 518. Block and Lot Number 0449-E-00084-0000-00.

#### 70. Sandra Lipinski

GD-24-008523—\$3,118.47  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story masonry frame house being known as 109 Orchard Drive, Pittsburgh, PA 15235. Deed Book Volume 18180, Page 348. Block & Lot No. 449-D-202.

#### 83. Thierno Sow, known Heir of Darlene D. Hopkins, deceased, Jerome Fuller, known Heir of Darlene D. Hopkins, deceased, Charles Fuller, known Heir of Darlene D. Hopkins, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Darlene D. Hopkins, deceased

MG-23-000988—\$112,989.96

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 7967 Aber Road, Verona, PA 15147. Deed Book Volume 11727, Page 556, Block and Lot 0295-E-00190-0000-00.

#### 93. Tionna Legrande Coleman

GD-23-010668—\$34,439.33  
Justin M. Tuskan, Esq.

Metz Lewis Brodman Must O'Keefe LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a one-story residential building known as 202 Duffield Avenue, Pittsburgh, PA 15235. Deed Book Volume 17177, Page 63. Block and Lot Number 369-E-353.

#### 104. Stanley D. Hopkins and Jacquelyn D. Hopkins

MG-23-000546—\$104,230.08  
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 6867 Alcoma Drive, Pittsburgh, PA 15235. Deed Book Volume 9326, Page 621. Block and Lot Number 0634-E-00279-0000-00.

#### 107. Audrea Mosesso a/k/a Audrea Slaughter, in Her Capacity as Heir of Lucious Slaughter a/k/a Lucious A. Slaughter a/k/a Lucious Andrew Slaughter, Jr., Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lucious Slaughter a/k/a Lucious A. Slaughter a/k/a Lucious Andrew Slaughter, Jr., Deceased

MG-23-001017—\$103,151.22  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 138 Jacob Drive, Pittsburgh, PA 15235. Deed Book Volume 10680, Page 381. Block and Lot Number 0368-L-00198-0000-00.

### Pine

#### 59. Timothy J. Giltinan, Trustee of the Maloney Family Irrevocable Trust, dated June 12, 2012

GD-23-003238—\$10,714.58  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a one-story brick house being known as 190 Killarney Road, Wexford, PA 15090. Deed Book Volume 14929, Page 352, Block & Lot No. 1499-K-26.

### Port Vue

#### 106. Timothy M. Butko a/k/a Timothy Butko, Jr.

MG-24-000895—\$63,711.45  
Carolyn Treglia, 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 1482 Romine Avenue, McKeesport, PA 15133. Deed Book Volume 16349, Page 220. Block and Lot Number 0383-S-00090-0000-00.

### Richland

#### 29. Joseph C. Dornetto

AR-24-004832—\$8,393.00  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Richland Township: Having erected thereon a Beech Street at Richland Homeowners Association dwelling being known and numbered as 401 Beech Street, Gibsonsia, PA 15044. Deed Book 17561, Page 259. Block and Lot Number 1665-F-00333-0000-00.

### Robinson

#### 39. Patrick M. Norris

GD-24-011526—\$484,368.27  
Keri P. Ebeck, Esq.  
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having thereon a commercial building being known and numbered as 173 Old Beaver Grade Road, Coraopolis, PA 15108. Deed Book Volume 287, Page 175, Block and Lot Number 337-L-99.

### Scott

#### 2. Joyce Ann Tinney

MG-24-000721—\$24,990.90  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a two story residential dwelling known and numbered as 526 Magazine St., Carnegie, PA 15106. Deed Book Volume 4650, Page 173. Block & Lot No. 102-J-126.

### Shaler

#### 14. Steven Joseph Saunders

MG-24-000328—\$85,221.38  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 9 Reese Avenue, Pittsburgh, PA 15223-1329. Deed Book Volume 12930, Page 71. Block and Lot Number 0221-D-00310-0000-00.

#### 87. John G. Arch, Executor of the Estate of Thomas A. Eichner, Deceased, and William H. Eichner

GD-17-012440—\$4,678.23  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story commercial building known as 1015 Sharpshill Road, Pittsburgh, PA 15215. Deed Book Volume 14737, Page 175. Block & Lot No. 222-M-26.

### South Fayette

#### 13. Deborah L. Stewart

MG-24-000830—\$156,158.83  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a two-story residential dwelling known and numbered as 6 McClane St., Cuddy, PA 15031. Deed Book Volume 10837, Page 145. Block & Lot No. 401-D-3.

**94. Kevin Kirkpatrick and Jenna Kirkpatrick**  
MG-24-000935—\$405,834.51  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 1003 Preserve Lane, Bridgeville, PA 15017. Document Number 2019-12325, Deed Book Volume 17603, Page 583. Block and Lot Number 0480-K-00112-0000-00.

**99. Robert N. Lynch and Patricia L. Lynch**  
AR-24-002920—\$4,511.91  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 220 Horseshoe Circle, Bridgeville, PA 15017. Deed Book 5674, Page 737. Block and Lot Number 481-K-036.

**101. Nathan D. Meyers**  
AR-24-002035—\$2,909.88  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association condominium unit being known and numbered as 2463 Brook Ledge Road, 33B, Bridgeville, Pennsylvania 15017. Deed Book 19415, Page 414. Block and Lot Number 481-S-473-33B.

## Stowe

**86. Michael Hamuicka, Jr. and Marie Hamuicka, with Notice to Heirs and Assigns and Ian Dolgosheev**

GD-17-016009—\$4,494.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-story brick house being known as 916 Ridge Avenue, McKees Rocks, PA 15136. Deed Book Volume 6113, Page 625. Block & Lot No. 73-K-349.

**91. Frances M. Foley**  
MG-24-000193—\$13,622.76  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Parcel 1: Having erected a dwelling being known and numbered as 904 Liberty Street, McKees Rocks, PA 15136. Deed Book Volume 11109, Page 464, Block and Lot Number 0072-B-00358-0000-00.

Parcel 2: Vacant land being known Liberty Street, McKees Rocks, PA 15136. Deed Book Volume 11109, Page 464, Block and Lot Number 0072-B-00370-0000-00.

## Swissvale

**52. 7550 Realty, LLC**  
GD-18-013306—\$28,770.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 7550 Melrose Street, Pittsburgh, PA 15218. Deed Book Volume 18785, Page 250. Block & Lot No. 235-J-164.

**68. Loretta Marie Edwards**  
GD-23-008189—\$10,058.11  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 7343 Burton Street,

Pittsburgh, PA 15218. Deed Book Volume 6457, Page 114. Block & Lot No. 178-L-142.

## Turtle Creek

**46. John Phillips**  
GD-23-003639—\$4,806.19  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two and a half story industrial warehouse known as 1111 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 18208, Page 124. Block & Lot No. 455-M-35.

## Upper St. Clair

**37. Jennifer Lukondi and Michael A. Fischer**  
GD-23-011864—\$10,946.61  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 535 Upper Road, Pittsburgh, PA 15228. Deed Book 18178, Page 403. Block and Lot Number 252-E-267.

**38. Eugene F. Hlavac**  
GD-24-001221—\$7,981.14  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 126 Johnston Road, Pittsburgh, PA 15241. Deed Book 18075, Page 434. Block and Lot Number 570-S-4.

## Wall

**54. William G. Cheripka, Jr. and Kimberly A. McAfee**  
GD-17-011228—\$4,092.06  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a two-story frame house being known as 192 Wall Avenue, Wall, PA 15148. Deed Book Volume 14165, Page 451. Block & Lot No. 546-D-152.

## West Deer

**10. John W. Putz Junior a/k/a John W. Putz, Jr.**  
MG-24-000355—\$167,654.75  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 260 Shagbark Drive, Cheswick, PA 15024. Deed Book 10670, Page 256. Block and Lot Number 1360-H-128.

**12. Richard S. Texter and Krista L. Texter**  
MG-24-000828—\$184,748.57  
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 two-story residential dwelling known and numbered as 3614 North Ridge Dr., Allison Park, PA 15101. Deed Book Volume 12180, Page 292. Block & Lot No. 1214-K-40.

## West Mifflin

**108. Denice Fike and Jennifer Fike**  
MG-24-000566—\$78,721.25  
Carolyn Treglia, 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 203 Rhodes Ave., West Mifflin, PA 15122. Deed Book Volume DE-17833, Page 341. Block and Lot Number 0240-S-00176-0000-00.

## West View

**67. Christine A. Grady and Jean B. Grady**  
GD-23-011627—\$2,277.63  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two-story brick house being known as 217 Lakewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 18209, Page 186. Block & Lot 279-C-330.

**98. Ann L. Bonfiglio**  
MG-24-000885—\$48,583.45  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a single family residential dwelling being known and numbered as 14 Columbia Avenue, Pittsburgh, PA 15229. Deed Book Volume 11731, Page 544. Block and Lot Number 279-B-280.

## White Oak

**32. Patti S. Yobst**  
GD-24-007722—\$12,619.75  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1715 California Avenue, McKeesport, PA 15131. Deed Book 14388, Page 423. Block and Lot Number 551-B-179.

## Whitehall

**62. Eric D. Ovitsky**  
GD-24-006874—\$4,769.81  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one-story stone house being known as 3814 Provost Road, Pittsburgh, PA 15227. Deed Book Volume 11636, Page 206. Block & Lot No. 248-B-104.

## Wilkinsburg

**17. Bertram G. Schwartz and Susan G. Schwartz**  
GD-21-014336—\$16,018.17  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a condominium unit being known and numbered as 7403 Lighthouse Point, Pittsburgh, PA 15221. Deed Book 17203, Page 465. Block and Lot Number 298-A-50-7403.

**77. Candyce L. Miller and Eugene C. Miller**  
GD-23-009122—\$6,770.55  
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 1164 South Ave., Pittsburgh, PA 15221. Deed Book 18218, Page 439. Block and Lot Number 233-F-230.

**78. Craig Stevens and the United States of America**

GD-21-014333—\$18,343.83  
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 1339 Singer Place, Pittsburgh, PA 15221. Deed Book 16665, Page 78. Block and Lot Number 175-H-275.

**102. Carl T. Wilson and Marlo Cook Wilson**  
GD-22-012225—\$16,902.37  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 526 Holmes Street, Pittsburgh, PA 15221. Deed Book 18456, Page 563. Block and Lot Number 175-M-203.

## Pittsburgh—12th Ward

**30. Cromwell Properties LLC**  
GD-24-012000—\$709,610.45  
J. Michael McCague, Esq.  
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh (12th Ward): Parcel 1: Having erected thereon a commercial garage being known and numbered as 617-623 N. Dallas Avenue, Pittsburgh, PA 15208. Deed Book Volume 19230, Page 457. Block and Lot Number 125-L-54.

Parcel 2: Having erected thereon a dwelling being known and numbered as 6832 Kelly Street, Pittsburgh, PA 15208. Deed Book Volume 19230, Page 457. Block and Lot Number 125-L-55.

## Pittsburgh—13th Ward

**21. Eric J. Paxon as Executor of the Estate of Gregory A. Knox, Deceased**  
MG-24-000142—\$23,498.36  
Ian Yorke, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1407 North Lang Avenue, Pittsburgh, PA 15208. Deed Book Volume 10180, Page 463. Block and Lot Number 0174-A-00032-0000-00.

**80. Lela Ledbetter Spigner a/k/a Lela Reed Ledbetter**  
GD-19-004651—\$101,437.18  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1058 Blackadore Street, Pittsburgh, PA 15221. Deed Book Volume DE 17486, Page 220. Block and Lot 0231-E-00006-0000-00.

## Pittsburgh—15th Ward

**6. Gregory Morris**  
MG-24-000079—\$121,880.38  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 774 Montclair Street, Pittsburgh, PA 15217. Deed Book Volume 10776, Page 649. Block and Lot Number 88-E-64.

**20. Byron O. Knight and Mary E. Knight**  
MG-23-001079—\$125,605.60  
Perry Russell, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 300 Winston Street, Pittsburgh, PA 15207. Deed Book Volume 9596, Page 144. Block and Lot Number 0056-R-00221-0000-00.

**41. Margaret Ann Mannion a/k/a Margaret A. Mannion**

MG-18-000394—\$34,229.20  
Robert E. Smithson, Jr., Esq.  
610-395-3535

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 4320 Stanley Street, Pittsburgh, PA 15207. Deed Book Volume 10535, Page 452, Parcel Number 55-F-135.

**Pittsburgh—16th Ward**

**11. James R. Johns and David K. Zeiler**

MG-24-000912—\$27,497.47  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2311 Eccles Street, Pittsburgh, PA 15210. Deed Book 17475, Page 393. Block and Lot Number 13-L-6.

**85. Roberta L. Marchick**

MG-24-000228—\$24,215.24  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward, City of Pittsburgh: Having thereon erected a two and one-half story concrete block and shingle dwelling being known and numbered as 416 Cathedral Avenue, Pittsburgh, PA 15210. Deed Book Volume 12063, Page 304. Block and Lot Number 32-A-302.

**Pittsburgh—25th Ward**

**28. Ramon H. Waldon**

GD-24-007367—\$5,630.03  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 25th Ward: Having erected thereon a Perry Point Plan dwelling being known and numbered as 749 Chautauqua Court, Pittsburgh, PA 15214. Deed Book 18332, Page 506. Block and Lot Number 045-S-039-00-1.

**Pittsburgh—27th Ward**

**27. Michael F. McNamara and Deborah McNamara**

GD-24-003653—\$105,406.65  
Robert E. Smithson, Jr., Esq.  
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3207 Central Avenue, Pittsburgh, PA 15212. Deed Book Volume 11005, Page 257. Block and Lot Number 76-K-102.

**Pittsburgh—29th Ward**

**21 Apr25. Jason R. Kreutzer**

MG-24-000775—\$52,339.04  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1608 Westmont Avenue, Pittsburgh, PA 15210. Deed Book 17205, Page 241. Block and Lot Number 60-G-94.

**AMENDED NOTICE**

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

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

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

[www.sheriffalleghenycounty.com](http://www.sheriffalleghenycounty.com).

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Apr 10, 2025

Apr 11, 17, 25, 2025

**LEGAL ADS**

**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:

Baker, William E., deceased, of Pittsburgh, PA. No. 01903 of 2025. William Baker, Extr., 19 Churchill Road, Pittsburgh, PA 15235 or to Vincent J. Finoli, Esq., Finoli Law, LLC, 229 South Maple Ave., Greensburg, PA 15601.  
25-01429 Apr 17, 24; May 1, 2025

Bapcum, Deniz, deceased, of Somerville, MA. No. 2345 of 2025. Pakize Berat Bapcum, Extr., Saksili Sokak, No: 14 Heybeliada, Adalar Istanbul, Turkey or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Twp., PA 15108.  
25-00773w Apr 17, 24; May 1, 2025

Dandridge, Jacqueline J., deceased, of Pittsburgh, PA. No. 02226 of 2025. Rosesharon Perdue, Extr., c/o Quinntarra Morant, Esq., P.O. Box 10946, Pittsburgh, PA 15236.  
25-01427 Apr 17, 24; May 1, 2025

Holden, Patrick Caleb, deceased, of North Versailles, PA. No. 02486 of 2025. Penelope A. Holden, Admr., 611 Lynda Lane, North Versailles, PA 15137 or to Edward C. Spontak, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
25-00780w Apr 17, 24; May 1, 2025

Jones, Doris M., deceased, of Ross Twp., PA. No. 02068 of 2025. Jeffrey B. Jones, Extr., 100 Horsepower Lane, Zelienople, PA 16063 or to Sarah G. Hancher, Esq., Hancher Law Office, 101 North Green Lane, Zelienople, PA 16063.  
25-01430 Apr 17, 24; May 1, 2025

King, Robert J., deceased, of Elizabeth Township, PA. No. 2287 of 2025. Eric J. King, Admr., 746 Charingworth Road, Westminster, MD 21158 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
25-01420 Apr 17, 24; May 1, 2025

Kisow, William J. a/k/a William John Kisow, deceased, of Robinson, PA. No. 02223 of 2025. Gary Joseph Kisow, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.  
25-00782w Apr 17, 24; May 1, 2025

Lemesh, Raymond A., deceased, of McCandless Township, PA. No. 1846 of 2025. Diane Marie Lemesh, Extr., 985 Broad Meadow Drive, Pittsburgh, PA 15237 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.  
25-01434 Apr 17, 24; May 1, 2025

Locke, Joyce Ann a/k/a Joyce Locke a/k/a Joyce A. Locke, deceased, of Pittsburgh, PA. No. 02011 of 2025. John W.

Locke, Jr., Extr., 2860 Tischler Road, Bethel Park, PA 15102 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00775w Apr 17, 24; May 1, 2025

Lorenz, JoAnn, deceased, of Bethel Park, PA. No. 02446 of 2025. Barbara Aubele, Admr., 4780 Prescott Drive, Bethel Park, PA 15102 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.  
25-00776w Apr 17, 24; May 1, 2025

Magdic, Joanne L., deceased, of McKeesport, PA. No. 0672 of 2025. Joseph J. Magdic, Co-Extr., 2208 Haymaker Road, Monroeville, PA 15146 and Mary Ann Lebowitz, Co-Extr., 109 Thunderbird Drive, McKeesport, PA 15135 or to Kathryn M. Wakefield, Esq., Wakefield Law Group, P.C., PO Box 5053, Pittsburgh, PA 15206.  
25-01418 Apr 17, 24; May 1, 2025

Martin, Carol Ann, deceased, of North Versailles, PA. No. 02456 of 2025. Donald R. Martin, Admr., 5246 Richland Road, Gibsonia, PA 15044.  
25-00777w Apr 17, 24; May 1, 2025

Samples, William R., deceased, of Pittsburgh, PA. No. 02300 of 2025. Scott T. Samples, Extr., 2208 Baynard Blvd., Wilmington, DE 19802 or to Emily L. Davidson, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.  
25-01426 Apr 17, 24; May 1, 2025

Sayles, Antony L. a/k/a Antony L. Sayles, Jr., deceased, of Pittsburgh, PA. No. 4868 of 2023. Anthony L. Sayles, Jr., Admr., 334 Winners Circle, Canonsburg, PA 15317 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.  
25-01428 Apr 17, 24; May 1, 2025

Skees, Barbara a/k/a Barbara E. Skees, deceased, of Allison Park, PA. No. 01464 of 2025. Robert M. Skees, Extr., 643 Grandview Avenue, Avalon, PA 15202 or to Mark Casper, Esq., 519 North Meadowcroft Avenue, Pittsburgh, PA 15216.  
25-00781w Apr 17, 24; May 1, 2025

Wolfe, Harry, deceased, of Pittsburgh, PA. No. 2474 of 2025. Rory Badali, Extr., c/o Walter J. Nalducci, Esq., Cutruzzula & Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.  
25-00778w Apr 17, 24; May 1, 2025

Woods, Rosemary a/k/a Bunny Rosemary Woods, deceased, of Scott Township, PA. No. 06932 of 2024. Peggy L. Woods, Extr., 1501 Kenzie Drive, Pittsburgh, PA 15205 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.  
25-01432 Apr 17, 24; May 1, 2025

Yeates, Myron A. a/k/a Myron Alexander Yeates, deceased, of Collier Township, PA. No. 02288 of 2025. Janet M. Snak, Extr., 1211 Oakridge Road, McDonald, PA 15057 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.  
25-01433 Apr 17, 24; May 1, 2025

Becer, Allan a/k/a Allan R. Becer, deceased, of Pittsburgh, PA. No. 02286 of 2025. Nancy C. Becer, Admr. and Atty., 4103 Meadowbrook Blvd., University Heights, OH 44118.  
25-00717w Apr 11, 17, 24, 2025

Curtiss, Robert Earl a/k/a Robert Curtiss, deceased, of South Park, PA. No. 01569 of 2025. Andrew Michael Curtiss, Extr., 16597 W. 1st Avenue, Golden, CO 80401 or to McKenna Adams, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.  
25-01355 Apr 11, 17, 24, 2025

**Looking to hire an attorney, paralegal, legal assistant, legal secretary or legal administrator?**  
**Post your employment opportunity on [jobs.acba.org](http://jobs.acba.org).**

Gaffney, Edward, deceased, of Moon Township, PA. No. 07523 of 2024. Paula Jane Gaffney, Extrx., 75 Ponce De Leon Avenue NE, #1202, Atlanta, GA 30308 or to McKenna Adams, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

25-01354 Apr 11, 17, 24, 2025

Horwatt, Marion, deceased, of Harrison Township, PA. No. 01643 of 2025. Nancy Rainey, Admr., 120 Atlantic Avenue, Lower Burrell, PA 15068 or to Dennis F. Scarpiniti, Esq., 2120 Freeport Rd., Ste. 4, New Kensington, PA 15068.

25-01357 Apr 11, 17, 24, 2025

Jamison, Joan Marie a/k/a Joan Jamison a/k/a Joan M. Jamison, deceased, of Pittsburgh, PA. No. 01427 of 2025. Robert E. Wilson, Extr., 114 Palomino Court, Washington, PA 15301 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00728w Apr 11, 17, 24, 2025

Kish, Valerie, deceased, of Pittsburgh, PA. No. 06433 of 2024. Attila Kish, Co-Extr., 1073 McAllister Drive, New Kensington, PA 15068 and Valerie R. Rush, Co-Extr., 1202 Duffield Street, Pittsburgh, PA 15206 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.

25-00727w Apr 11, 17, 24, 2025

Lisanti, Geraldine, deceased, of Pittsburgh, PA. No. 02219 of 2025. Diane Byrne, Admr., 50 Duff Road, Apt. #206, Pittsburgh, PA 15235 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.

25-00729w Apr 11, 17, 24, 2025

Lutz, Dorothy A., deceased, of Penn Hills Township, PA. No. 02132 of 2025. Allen William Lutz, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

25-01356 Apr 11, 17, 24, 2025

Nichols, Dolores M., deceased, of Shaler, PA. No. 02135 of 2025. Robert I. Nichols, Extr., 76 Eaton Avenue, Toronto, Ontario, M4J27-5 Canada or to Daniel P. Johnson, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

25-00726w Apr 11, 17, 24, 2025

Rock, Jean E. a/k/a Jean Ellen Rock, deceased, of Pittsburgh, PA. No. 07032 of 2024. Diane J. Hake, Extr., 10004 Sheffield Drive, Wexford, PA 15090 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

25-01353 Apr 11, 17, 24, 2025

Shaneyfelt, Thomas, deceased, of Pleasant Hills, PA. No. 01564 of 2025. Scott Shaneyfelt, Admr., 1324 Lettie Hill Street, Pittsburgh, PA 15216 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-00719w Apr 11, 17, 24, 2025

Willard, Adam, deceased, of Millvale, PA. No. 2296 of 2025. Samuel Willard, Admr., 1134 North Ave., Millvale, PA 15209 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

25-00732w Apr 11, 17, 24, 2025

Wilson Jacobs, Patricia Ann a/k/a Patricia Ann Jacobs a/k/a Patricia A. Jacobs, deceased, of Pittsburgh, PA. No. 04377 of 2024. Donna K. Willis, Extr., 3539 Colby Street, Pittsburgh, PA 15214 or to Matthew J. Morella, Esq., MJM Law, PLLC, 2559 Brandt School Road, Suite 201, Wexford, PA 15090.

25-00724w Apr 11, 17, 24, 2025

Amrhein, Glenda J., deceased, of Castle Shannon, PA. No. 02006 of 2025. Gina M. Fornear, Admr., 4103 Cloverlea Street, Pittsburgh, PA 15227 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.

25-00705w Apr 10, 17, 24, 2025

Bauer, Robert A., deceased, of Aspinwall, PA. No. 1661 of 2025. Joseph R. Brell, Jr., Extr., 607 Center Avenue, Pittsburgh, PA 15215 or to Jeanine M. Franciscus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-01348 Apr 10, 17, 24, 2025

Block, Ina a/k/a Ina L. Block, deceased, of Bridgeville, PA. No. 02007 of 2025. Donald C. Riefner, Jr., Co-Extr., 512 Jennifer Lane, Gibsonia, PA 15044 and Wendy Liepman, Co-Extr., 1030 Bluebell Way, San Luis Obispo, CA 93401 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

25-01347 Apr 10, 17, 24, 2025

Cancilla, Joanne B., deceased, of Pittsburgh, PA. No. 1588 of 2025. Vicki Gudenbur, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

25-01346 Apr 10, 17, 24, 2025

DiMarco, Marisa M. a/k/a Marisa DiMarco, deceased, of Pittsburgh, PA. No. 02025 of 2025. Dion Kuzmanko, Extr., 995 Saxonburg Blvd., Glenshaw, PA 15116 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

25-01342 Apr 10, 17, 24, 2025

Ivory, Anna A., deceased, of Pittsburgh, PA. No. 01498 of 2025. Ann Hersh, Extr., c/o Glynis A. Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

25-01344 Apr 10, 17, 24, 2025

Johan, Morton, deceased, of Pittsburgh, PA. No. 00255 of 2024. Andrea Johan, Extr., 658 Kensington Dr., Gahanna, OH 43230 or to Douglas L. Price, Esq., Price Legal Group, 227 Tech Road, Pittsburgh, PA 15205.

25-00714w Apr 10, 17, 24, 2025

Law, Patricia a/k/a Patricia C. Law a/k/a Patricia Elizabeth Law, deceased, of Oakdale, PA. No. 01902 of 2025. Gregory C. Moore, Extr., c/o Elizabeth A. Becker, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second Street, Greensburg, PA 15601.

25-01345 Apr 10, 17, 24, 2025

Miller, III, Tracy H., deceased, of Aleppo, PA. No. 1854 of 2025. Tracey Lynn Harris, Extr., 2408 Raymilton Road, Utica, PA 16362 or to Jeanine M. Franciscus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-01349 Apr 10, 17, 24, 2025

Nill, Denis Robert a/k/a Denis R. Nill a/k/a Denis Nill, deceased, of Pittsburgh, PA. No. 02257 of 2025. David Nill, Extr., 5734 Janet Drive, Pittsburgh, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00703w Apr 10, 17, 24, 2025

Roderus, Eleanor T., deceased, of Franklin Park, PA. No. 01851 of 2025. Paul A. Roderus, Extr., 1189 Lake Wood Court, Lebanon, OH 45036 or to Stephen Capone, Esq., Capone and Associates, PO Box 81232, Pittsburgh, PA 15217.

25-00706w Apr 10, 17, 24, 2025

Sounik, David Frank, deceased, of Bethel Park, PA. No. 1739 of 2025. Diane Sounik, Co-Admr. and Ofelia Sounik, Co-Admr., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.

25-00704w Apr 10, 17, 24, 2025

Trovato, Michael A. a/k/a Michael Anthony Trovato, deceased, of Liberty Borough, PA. No. 01595 of 2025. Karyn A. Pope, Admr., 2816 F St., McKeesport, PA 15133 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

25-01341 Apr 10, 17, 24, 2025

Djeri, Mile, deceased, of Whitehall, PA. No. 01933 of 2025. Srdjan Malesh, Admr., c/o Alex Ostojich, Esq., Strassburger McKenna Gutnick & Gelsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

25-00656w Apr 4, 11, 17, 2025

Hendricks, Karen S. a/k/a Karen Hendricks, deceased, of Leet Township, PA. No. 01741 of 2025. Judith I. Smith, Admr., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.

25-01213 Apr 4, 11, 17, 2025

Kelch, Sr., Richard R., deceased, of Pittsburgh, PA. No. 00587 of 2025. Timothy S. Kelch, Extr., 559 Carmelot Street, Irwin, PA 15642-2504 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

25-01214 Apr 4, 11, 17, 2025

Manko, William F., deceased, of Baldwin Township, PA. No. 02120 of 2025. David S. Thomas, Extr., 2655 Highway 229, Mansfield, GA 30055 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-00667w Apr 4, 11, 17, 2025

Mete, Pasquale, deceased, of Pittsburgh, PA. No. 02029 of 2025. Daniel Andrew Seibel, Admr., Citron Alex PC, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.

25-00664w Apr 4, 11, 17, 2025

Miller, Gwen D., deceased, of Pittsburgh, PA. No. 00009 of 2025. Frederick N. Frank, Extr. and Atty., Frank, Gale, Bails & Pocrass, PC, 437 Grant Street, The Frick Building, Suite 1601, Pittsburgh, PA 15219.

25-01212 Apr 4, 11, 17, 2025

Moore, Rosanne, deceased, of Pittsburgh, PA. No. 01795 of 2025. Diane E. Reiche, Extr., c/o Devin Hallett Snyder, Esq., 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

25-00655w Apr 4, 11, 17, 2025

Pavlick, Steven, deceased, of Wexford, PA. No. 01853 of 2025. Denise Pavlick, Admr., c/o Claire Johnson Saénz, Esq., Strassburger McKenna Gutnick & Gelsky, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.

25-00654w Apr 4, 11, 17, 2025

Pfeifer, Jennifer A., deceased, of Cheswick, PA. No. 01753 of 2025. Lori Butler, Admr., 17 Park Drive, Cheswick, PA 15024 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-00662w Apr 4, 11, 17, 2025

Ramella, Ralph Anthony a/k/a Ralph A. Ramella, deceased, of Pittsburgh, PA. No. 01927 of 2025. Lisa DiCello, Extr., 118 Bridle Trail, Venetia, PA 15367 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

25-01215 Apr 4, 11, 17, 2025

Beckett, Sr., Paul W., deceased, of Pittsburgh, PA. No. 02096 of 2025. Paul W. Beckett, Jr., Extr., 2210 Los Angeles Avenue, Pittsburgh, PA 15216 or to Richard L. Osberg, III, Esq., Law Offices of Richard L. Osberg, III, PLLC, 1900 Main Street, Suite 225, Canonsburg, PA 15317.

25-00650w Apr 3, 10, 17, 2025

Bergman, Debra A. a/k/a Debra Alice Bergman, deceased, of West View, PA. No. 00620 of 2025. Kevin Hansotte, Extr., 313 Bonniebrook Road, Butler, PA 16002 or to James P. Coulter, Esq., Dillon McCandless King Coulter & Graham LLP, 128 West Cunningham St., Butler, PA 16001.

25-01170 Apr 3, 10, 17, 2025

Bertone, Margaret L. a/k/a Louise Margaret Bertone, deceased, of White Oak, PA. No. 01731 of 2025. Michele Bruno, Extr., 1950 Stone Field Road, Walkinsville, GA 30677 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-01168 Apr 3, 10, 17, 2025

Blumer, Elizabeth J., deceased, of Pittsburgh, PA. No. 1971 of 2025. Alan Loskoch, Extr., 323 South Home Avenue, Apt. B2, Pittsburgh, PA 15202 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

25-00649w Apr 3, 10, 17, 2025

Derbaum, Dolores E. a/k/a Dolores Elva Derbaum, deceased, of Pittsburgh, PA. No. 1712 of 2025. George M. Derbaum, Extr., 4 Hidden Lake Way, Palm Coast, FL 32137 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

25-01172 Apr 3, 10, 17, 2025

Elek, Steve, deceased, of Pittsburgh, PA. No. 01264 of 2025. Stephanie Crowley, Extr. and Atty., 122 Brookhaven Blvd., Mars, PA 16046.

25-00645w Apr 3, 10, 17, 2025

Fullmer, Betty Jane a/k/a Betty J. Fullmer, deceased, of Pittsburgh, PA. No. 01230 of 2025. John P. Fullmer, Extr., 4540 Zane Place, Pittsburgh, PA 15214 or to A. Blane Volovich, Esq., McMeekin & Volovich, 555 Grant St., Ste. 120, Pittsburgh, PA 15219.

25-01175 Apr 3, 10, 17, 2025

Gardiner, Benjamin a/k/a Benjamin Hamilton Gardiner, deceased, of Pittsburgh, PA. No. 1847 of 2025. Mona Lenore Gardiner, Admr., 31 Mt. Lebanon Blvd., Pittsburgh, PA 15228 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

25-01174 Apr 3, 10, 17, 2025

Hendrick, David, deceased, of Pittsburgh, PA. No. 02099 of 2025. Luann Hendrick, Admr., 1000 Meredith Dr., Apt. 1002, Pittsburgh, PA 15205 or to Gregory P. Diulus, Esq., 4898 Campbell's Run Rd., Suite 3, Pittsburgh, PA 15205.

25-00651w Apr 3, 10, 17, 2025

Huebner, Sr., Fred A., deceased, of Pittsburgh, PA. No. 01674 of 2025. Susan L. Huebner, Admr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

25-01173 Apr 3, 10, 17, 2025

Jenkins, Jeannie a/k/a Jeannie H. Jenkins, deceased, of Scott Township, PA. No. 01858 of 2025. Eric Schramm, Admr., 510 Sandstone Court, Pittsburgh, PA 15239 or to Robert A. Zurich, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

25-01171 Apr 3, 10, 17, 2025

Kastroll, Rosalie P. a/k/a Rosalie Kastroll, deceased, of Pittsburgh, PA. No. 02022 of 2025. Linda N. Thomas, Extr., 4613 Windbrook Drive, Murrysville, PA 15668 or to Jacob M. Fabian, Esq., Coulter & May, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.

25-00644w Apr 3, 10, 17, 2025

Liba, Peter David, deceased, of Mt. Lebanon, PA. No. 1849 of 2025. Matthew

Liba, Extr., 6 Tomasian Drive, Merrimack, NH 03054 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

25-00647w Apr 3, 10, 17, 2025

Pegnato, John Anthony a/k/a John A. Pegnato, deceased, of Gibsonia, PA. No. 01769 of 2025. Virginia P. Buzzelli, Extr., 603 Calais Drive, Apt. 2211, Pittsburgh, PA 15237 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

25-01176 Apr 3, 10, 17, 2025

Swarner, Esther B., deceased, of Cheswick, PA. No. 1772 of 2025. Robert K. Swarner, Extr., c/o Blair N. Droskey, Esq., Sebring & Associates, 339 Old Haymaker Road, Ste. 1101, Monroeville, PA 15146.

25-01169 Apr 3, 10, 17, 2025

Szekely, Eric S., deceased, of Pitcairn, PA. No. 01780 of 2025. Mary Szekely, Admr., 519 Fourth Street, Pitcairn, PA 15140 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.

25-00653w Apr 3, 10, 17, 2025

Welty, Frederick a/k/a Frederick H. Welty, deceased, of Pittsburgh, PA. No. 1836 of 2025. John R. Sullivan, Extr., 3313 Wallace Drive, Pittsburgh, PA 15227 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00652w Apr 3, 10, 17, 2025

Williams, James F., deceased, of Allison Park, PA. No. 1583 of 2025. Merlyn Williams, Extr., 2004 Audobon Ave., MC 224, Naperville, IL 60563 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

25-00646w Apr 3, 10, 17, 2025

#### Certificate of Organization Limited Liability Company

John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Just Call Dad, LLC.

25-01431 Apr 17, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002543. In re: Petition of Thomas Woskowicz, for change of name to Thomas Wosko. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-00779w Apr 17, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: FD-25-002808. In re: Petition of Anna Catherine Pushnack, an adult individual, for change of name to Anna Catherine Lukanski. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 21, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Sean L.

Ruppert, Ruppert Law Firm, LLC, 20 Cedar Boulevard, Suite 203, Pittsburgh, PA 15228, Ph: 412-206-9474, Attorney for Petitioner.

25-01415 Apr 17, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-1987. In re: Petition of Elizabeth Ann Ranson (Fox), for change of name to Elizabeth Christine Fox. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 30, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Eric J. Randolph, Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122, Ph: 412-466-0236, Attorney for Petitioner.

25-01476 Apr 17, 2025

#### Fictitious Name Registration

Gabrielle N. Morella, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Roots Counseling & Therapy, with its principal office or place of business at 30 Koomatuck Drive, Pittsburgh, PA 15239. The names and addresses of all persons who are parties to the registration are: Amanda Merola, LCSW, LLC, 30 Koomatuck Drive, Pittsburgh, PA 15239.

25-00750w Apr 17, 2025

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Case No. FD09-002012-008  
Kelly Chandler, Plaintiff,  
v.  
David Chandler, Defendant.

#### Notice

If you wish to deny any of the statements set forth in this affidavit, you must file a counter-affidavit within twenty days after this affidavit has been served on you or the statements will be admitted.

Affidavit Under Section 3301(d) of the  
Divorce Code

1. The parties to this action separated in August, 2008 and have continued to live separate and apart for a period of at least two years.

2. The marriage is irretrievably broken.

3. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

I verify that the statements made in this affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa C.S. § 4904 relating to unsworn falsification to authorities.

Date: April 8, 2025

Kelly Chandler, Plaintiff

/s/ Kelly Chandler

In the Court of Common Pleas of Allegheny County, Pennsylvania

Case No. FD09-002012-008

Kelly Chandler, Plaintiff,

v.

David Chandler, Defendant.

Counter-Affidavit Under § 3301(d) of the  
Divorce Code

1. Check either (a) or (b):

(a) I do not oppose the entry of a divorce decree.

(b) I oppose the entry of a divorce decree because (Check (i), (ii), or both):

(i) The parties to this action have not lived separate and apart for a period of at least two years.

(ii) The marriage is not irretrievably broken.

2. Check either (a) or (b):

(a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

(b) I wish to claim economic relief which may include alimony, division of property, lawyer's fees or expenses or other important rights.

I understand that in addition to checked (b) above, I must also file all of my economic claims with the prothonotary in writing and serve them on the other party. If I fail to do so before the date set forth on the Notice of Intention to Request Divorce Decree, the divorce decree may be entered without further notice to me, and I shall be unable thereafter to file any economic claims.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

David Chandler \_\_\_\_\_

NOTICE: If you do not wish to oppose the entry of a divorce decree and you do not wish to make any claim for economic relief, you should not file this counter-affidavit.

25-01301 Apr 17, 2025

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-010013. Notice is hereby given to HP Property Pro LLC, and all other parties of interest, that a judgment has been entered in the amount of \$2,729.70 for the property located at 800 Valley Street, Oakmont, Allegheny County, Pennsylvania 15139, known as lot/block 363-S-253. This notice acts as service of the Praeceptum to Enter Judgment for Want of an Answer pursuant to the July 23, 2024 Order of Court.

25-01422 Apr 17, 2025

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-004989. Notice is hereby given to Carmen D. Jean Gillee-Cox, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 378 Foster Road, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 548-M-034. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the October 23, 2024 Order of Court.

25-01423 Apr 17, 2025

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-014566. Notice is hereby given to All unknown heirs of Gary E. Blake and Lucille A. Blake, deceased, and all other parties of interest, that a judgment has been entered in the amount of \$4,044.50 for the property

located at 307 Mendelssohn Avenue, Clairton, Allegheny County, Pennsylvania 15025, known as lot/block 764-G-208. This notice acts as service of the Praeceptum to Enter Judgment for Want of an Answer pursuant to the January 28, 2025 Order of Court.

25-01424 Apr 17, 2025

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-014572. Notice is hereby given to All unknown heirs of John Gary and Queenie Mae Gary, deceased, and all other parties of interest, that a judgment has been entered in the amount of \$9,319.42 for the property located at 181 Wylie Avenue, Clairton, Allegheny County, Pennsylvania 15025, known as lot/block 878-K-368. This notice acts as service of the Praeceptum to Enter Judgment for Want of an Answer pursuant to the January 28, 2025 Order of Court.

25-01425 Apr 17, 2025

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Daniel Friedlander. Benjamin Yogman. Docket CS-24-000046. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Daniel Friedlander and Benjamin Yogman, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 897 Dickson Road, Sewickley, PA 15143; Block and Lot No. 421-C-287.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbccounsel.com.

25-01445 Apr 17, 2025

#### Notice of Trust

The Amended and Restated Margaret W. Hendrix Living Trust dated September 12, 2014.

The Successor Trustee named below, gives notice of the death of Margaret W. Hendrix on March 12, 2025, late of South Fayette Township, Allegheny County, Pennsylvania having created the Amended and Restated Margaret W. Hendrix Living Trust dated September 12, 2014, and having appointed Holly L. Hendrix as Successor Trustee. Notice is hereby given to all persons indebted to said Trust and/or Decedent, to make immediate payment, and those having claims against said Trust and/or Decedent, to present them duly authenticated for settlement to Holly Hendrix at 101 Fries Lane, McDonald, PA 15057, or to her attorney at the following address: Robert J. Garvin, Esq., Goldberg, Kamin and Garvin LLP, 437 Grant Street, Suite 1806, Pittsburgh, PA 15219.

25-01350 Apr 10, 17, 24, 2025

Begin your day  
with us at  
[pittsburghlegaljournal.org](http://pittsburghlegaljournal.org).

**Notice of Trust Administration**

Notice is hereby given of the administration of The Smith Living Trust  
Trust utd 6/30/1999.

Ethel M. Smith a/k/a Ethel May Smith, Settlor of the Trust, of Monroeville, Allegheny County, Pennsylvania, died on January 9, 2024. All persons having claims against said Trust are requested to make the same known to Brian W. Smith, successor Trustee. All persons indebted to the Trust are requested to make payment without delay to Brian W. Smith, successor Trustee.

Brian W. Smith, successor Trustee c/o W. Robert Ament, Esquire  
Ament Law Group, P.C.

3950 William Penn Highway, Suite 5  
Murrysville, PA 15668  
(724) 300-8024  
kou@ament.law

25-01351 Apr 10, 17, 24, 2025

**Notice of Trust & Termination**

Notice is hereby given of the administration of The Ruth A. Clark Family Trust. Ruth A. Clark, of West Deer Township, Allegheny County, Pennsylvania died October 7, 2024.

All persons indebted to The Ruth A. Clark Family Trust are requested to make payment without delay and all those having claims against Ruth A. Clark are directed to present the same without delay to the Trustee or Attorney named below:

Georgeann Starnick, Trustee, at 389 Saddlebrook Road, Gibsonia, PA 15044; or  
Slade R. Miller, Esq. Miller & Miller Attorneys at Law, 4767 William Flynn Highway, Allison Park PA 15101.

25-01334 Apr 4, 11, 17, 2025

**Notice of Action in Mortgage Foreclosure**

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. GD-23-014153

PNC Bank, National Association, Plaintiff

v.

Diana Paras, in Her Capacity as Heir of Della A. Mieri; et al, Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Della A. Mieri, Defendant(s), 9926 Grandview Ave., Pittsburgh, PA 15235

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, PNC Bank, National Association, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. GD-23-014153, seeking to foreclose the mortgage secured on your property located, 9926 Grandview Ave., Pittsburgh, PA 15235.

**Notice**

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE

CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service

Allegheny County Bar Association  
400 Koppers Building  
436 Seventh Avenue, Pittsburgh, PA 15219  
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Troy Freedman, Esq., ID No. 85165, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

25-01412 Apr 17, 2025

**Notice of Action in Mortgage Foreclosure**

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Action-Law

NO.: GD-24-014797

MidFirst Bank, Plaintiff

vs.

Unknown Heirs to the Estate of Adolph D. Johnson; Unknown Administrators to the Estate of Adolph D. Johnson, to the Estate of Adolph D. Johnson, Defendants  
TO: Unknown Heirs to the Estate of Adolph D. Johnson; Unknown Administrators to the Estate of Adolph D. Johnson, to the Estate of Adolph D. Johnson

You are hereby notified that Plaintiff, MidFirst Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. GD-24-014797, seeking to foreclose the mortgage secured by the real estate located at 7117 Race Street, Pittsburgh, PA 15208.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
Allegheny County Bar Association  
Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555

25-01435 Apr 17, 2025

**Voluntary Dissolution Business Corporation**

Jonathan T. Krassenstein, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222. Notice is hereby given by DBF Enterprises, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation

Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-00707w Apr 10, 17, 2025

**Voluntary Dissolution Nonprofit Corporation**

John R. Owen, Esq., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222. Notice is hereby given by Lupus Foundation of Pennsylvania, Inc., a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-01421 Apr 17, 24, 2025

**ORPHANS' COURT****Petitions & Motions**

(Continued from Page 1, Column 3)

**Elias Michael Abdou:** deceased; Order of court. Conference September 25, 2025 at 10:00 a.m. Trial October 14, 15, 16, 2025 at 10:00 a.m.; Atty: R. A. Olds, P. St. Tienne Wolff, J. L. Strassburger, T. M. Mazzocca, M. A. Ross; 7545 of 2023.

**Emily Ann Hezlep:** deceased; Order of court. Hearing April 22, 2025 at 1:00 p.m.; Atty: K. Rok; 5215 of 2022.

**William J. Kennedy:** deceased; Order of court. Conference May 19, 2025 rescheduled to 1:00 p.m.; Atty: J. P. Nigro; 343 of 2023.

**Harry Black:** deceased; Petition and order for rule for distribution of assets. Returnable May 9, 2025. Conference May 20, 2025 at 11:00 a.m.; Atty: E. J. Yandrich; 1393 of 2024.

**Naomi Cherup:** deceased; Order of court; Atty: T. J. Dempsey, Jr., J. Linkosky, C. Avalli; 4102 of 2015.

**Diane Mercer:** deceased; Petition and order for rule. Returnable May 21, 2025. Conference May 21, 2025 at 11:00 a.m.; Atty: J. M. Herb; 2656 of 2023.

**Frank J. Madia:** deceased; Petition and order for citation. Returnable May 5, 2025. Conference May 15, 2025 at 1:00 p.m.; Atty: F. N. Frank; 3574 of 2024.

**Frank J. Madia:** deceased; Motion and order for continuance. Conference continued to April 21, 2025 at 1:00 p.m.; Atty: C. J. Avalli; 3574 of 2024.

**Frank J. Madia:** deceased; Preliminary objection shall be refiled; Atty: C. J. Avalli; 3574 of 2024.

**Frank J. Madia:** deceased; Petition for advance denied without prejudice; Atty: F. N. Frank; 3574 of 2024.

**Elias Michael Abdou:** deceased; Order of court; Atty: R. A. Olds, P. St. Tienne Wolff, J. L. Strassburger, T. M. Mazzocca, M. A. Ross; 7545 of 2023.

**Patricia Ann Rocco:** deceased; Order of court; Atty: M. J. Corsetti, T. J. Dempsey, Jr.; 6963 of 2021.

**Dolores Marie Anderson-Lyons:** deceased; Order of court; Atty: J. Bacharach, C. S. Gross; 1275 of 2024.

**Arline K. Padawer:** trust; Order of court. Conference May 27, 2025 at 1:00 p.m.; Atty: D. A. Strassburger, E. Spontak; 923 of 2025; 921 of 2025.

**Judge Michael F. Marmo**

**Margaret A. Johnston:** deceased; Order of court. Conference May 27, 2025 at 11:00 a.m.; Atty: P. B. Lewis; 5636 of 2024.

**Carla Wilcox:** deceased; Order of court. Conference May 27, 2025 at 11:30 a.m.; Atty: P. B. Lewis; 5283 of 2024.

**Kevin Armour:** deceased; Order of court. Conference May 27, 2025 at 10:30 a.m.; Atty: P. B. Lewis; 1716 of 2024.

**Wayne B. Shatkoff:** deceased; Order of court. Conference April 29, 2025 at 1:30 p.m.; Atty: E. J. Kress; 4347 of 2020.

**Judge Michael E. McCarthy**

**James W. Allan:** deceased; Petition and order for rule to have administrator file account. Rule returnable June 5, 2025. Conference June 5, 2025 at 10:00 a.m.; Atty: M. L. Shields, III; 3669 of 2024.

**Barbara Ann Barbieri:** power of attorney; Order of court. Conference June 5, 2025 at 10:30 a.m.; Atty: J. P. Donovan, D. A. Liotus, Pro Se; 1664 of 2024.

**Barbara Ann Barbieri:** deceased; Order of court. Conference June 5, 2025 at 10:30 a.m.; Atty: J. P. Donovan, D. A. Liotus, Pro Se; 5004 of 2023.

**Marita A. Madsen:** deceased; Order of court; Atty: M. Marquette, J. M. Marquette, L. R. Vuono, G. M. Pocrass; 4572 of 2018.

**Robert W. Shimko:** deceased; Petition and order for appeal of inheritance tax appraisal. Rule returnable June 5, 2025. Hearing June 5, 2025 at 11:00 a.m.; Atty: G. Kalmeyer; 7614 of 2024.

**Thomas F. Brunson:** deceased; Motion and order to withdraw; Atty: B. A. Meanor; 5540 of 2024.

**Elizabeth V. Bozicevic:** deceased; Motion and order to extend discovery and continue hearing. Hearing continued to July 30, 2025 at 10:00 a.m.; Atty: A. G. Anderson; 2084 of 2023.

**Thomas F. Brunson:** deceased; Emergency motion and order. Hearing June 17, 2025 at 10:00 a.m.; Atty: A. F. Beck; 5540 of 2024.

**Edward M. Spohn:** deceased; Order of court; Atty: D. M. Blackwell, Pro Se; 651 of 1994.

**Edward M. Spohn:** deceased; Emergency motion for lock in order. See order of March 31, 2025; Atty: D. M. Blackwell, M. K. Certo; 651 of 1994.

**Barbara Ann Barbieri:** deceased; Order of court; Atty: D. A. Liotus, J. P. Donovan, Pro Se; 1664 of 2024.

**Gloria Dora Palamides:** deceased; Consent order of court. Conference July 8, 2025 at 10:00 a.m.; Atty: G. M. Zyra, P. H. Rubenstein; 6693 of 2020.

**Barbara A. Barbieri:** deceased; Order of court. Conference June 5, 2025 at 10:30 a.m.; Atty: J. P. Donovan, D. A. Liotus, Pro Se; 5004 of 2023.

**Robert E. Pastin:** deceased; Amended petition and order for small estate; Atty: E. E. Donnelly; 5507 of 2020.

**Robert E. Hart:** deceased; Petition and order to abandon real estate; Atty: W. C. Price, Jr.; 5747 of 2023.

**James P. Ramsey, III:** deceased; Petition and order for small estate; Atty: J. D. Silvaggio; 6298 of 2024.

**Tanner E. Faircloth:** deceased; Petition and order for small estate; Atty: K. R. McCann; 6151 of 2024.

## CONTINUING LEGAL EDUCATION *from the* ALLEGHENY COUNTY BAR ASSOCIATION

Register today at  
**ACBA.org/calendar.**



*The Pa. CLE Board may take up to 45 days to post credits.*

### Intersections in Areas of Law Impacting Individuals with Low Incomes

Tuesday, April 22 | Noon | Live Webinar | 1 Substantive credit

### Introduction to Issue Preservation: The Basics of Preserving Issues for a Criminal Appeal

Wednesday, April 23 | Noon | Koppers Building | 1.5 Substantive credits

### Conversations in Cannabis

Thursday, April 24 | Noon | Live Webinar | 2 Substantive credits

### April Compliance Period – Live Video Replay CLE Sale

Friday, April 25 | 8:30 a.m. | Koppers Building | Up to 6 Substantive and 6 Ethics credits

### The Neighborhood of Make-Believe? A Look at Pennsylvania HOAs and COAs

Monday, April 28 | Noon | Live Webinar | 1 Substantive credit

### Biomechanical Analysis of Brain Injuries

Wednesday, April 30 | Noon | Live Webinar | 1 Substantive credit

### Fiscal Sponsorships: Lending a Tax Exemption

Tuesday, May 6 | Noon | Live Webinar | 1 Substantive credit

### Centralized Partnership Audit Procedures: Partnership Considerations and Options

Wednesday, May 7 | Noon | Live Webinar | 1 Substantive credit

### CLE at Animal Friends: Fiduciary Ethics and Furry Friends

Thursday, May 8 | 1:45 p.m. | Animal Friends | 1 Substantive, 1 Ethics credits

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### Environmental Sampling Overview: Water Sampling and Analysis with a NPDES Focus

Monday, May 12 | Noon | Live Webinar | 1 Substantive credit

### Impact of the New Administration on the DEI Landscape and the EEOC's Current Enforcement Priorities

Tuesday, May 13 | Noon | Koppers Building | 1 Substantive credit

### Advising Veteran Client on Available Benefits

Wednesday, May 14 | Noon | Koppers Building | 1 Substantive credit

### Game Changers: How Court Decisions are Reshaping College Sports

Thursday, May 15 | 8:30 a.m. | Rivers Club | 2.5 Substantive credits

*\*Zittrain Forum on Law and Public Policy*

### Intersection of Education and Disability Law from Childhood through College

Thursday, May 15 | 2 p.m. | Live Webinar | 2 Substantive credits

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Monday, May 19 | Noon | Live Webinar | 1 Ethics credit

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### Strategies, Tactics and Considerations to Successfully Negotiate and Close a Deal in Today's Market

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*\*Corporate, Banking and Business Law Section Annual Meeting and Networking Reception to follow sponsored by Matthew Thomas Advisors*

### The Interaction of Legal and Engineering Professions in Successful Projects

Wednesday, May 21 | Noon | Koppers Building | 1 Substantive credit

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The ACBA has hundreds of

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