

**CR-0005524-24;** Chad Alan MacGregor-Charlton; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0005525-24;** Chad Alan MacGregor-Charlton; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0004682-24;** Austin McAllister; Simple Assault; ADA: **Peyton Eileen Myers;** D-atty: **Sean Thomas Logue**

**CR-0004810-24;** Curtis Cherone Robinson; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0005055-24;** Tamos Tristin Salvatore; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**CR-0002288-24;** Jeffrey Tucker; Discharge Of A Firearm Into Occupied Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

**CR-0000325-24;** Jeffrey Tucker; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

**CR-0004613-24;** Phillip Turner; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**

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

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

**CR-0003381-24;** Andreas Andreou; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0003324-24;** Andreas Andreou; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0003516-24;** Andreas Andreou; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0004937-21;** Carolyn Ann Bankhead; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

**CR-0004041-24;** Tamilua Arnita Bowling; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0004040-24;** Timika Lashay Bowling; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Richard Thomas Haft**

**CR-0003717-24;** Mecca Sha France II; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Carl Townsend**

**CR-0006473-23;** DeAndre Darnell Hawkins; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0004729-23;** Montay King; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**CR-0004605-23;** Montay King; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**CR-0003326-24;** Lamott Matthews; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael V. Worgul**

**CR-0000877-24;** Ryan Scott Ruckman Sr.; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William E. Stockey**

**CR-0002628-24;** Monttel Lanair Scott; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

## Arbitration Trial List

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

**Wednesday**  
**January 15, 2025**

**GD-24-008680;** Harris vs Raimondi; P-atty: **Alexander D. Stephenson;** D-atty: **Amanda C. Steffy**

**GD-20-012974;** Airesman, et al vs Neft; P-atty: **Brian Quinn;** D-atty: **Charles P. Falk**

**AR-24-005899;** Velocity Investments, LLC vs Donachy; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Brian J. Fenters**

**AR-24-005895;** Jan-Pro of Pittsburgh and NE Ohio vs Powerone; P-atty: **C. Christopher Hasson;** D-atty: **Jaime D. Fell**

**AR-24-005894;** McGrady vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

**AR-24-005892;** Discover Bank vs Holland; P-atty: **Erin Grady, Michael F. McGuigan**

**AR-24-005884;** Community Bank, N.A. vs Dorsey; P-atty: **Robert Peter Sheils**

**AR-24-005881;** Kizina vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-24-005880;** Emerick vs Austin, et al; P-atty: **Adam Edward Grutzmacher**

**AR-24-005869;** American Express National Bank vs Chowdhury; P-atty: **Jordan W. Felzer**

**AR-24-005861;** Cavalry SPV I, LLC vs Goodlowe; P-atty: **David J. Apothaker;** D-atty: **Pro Se**

**AR-24-005859;** Capital One, N.A. vs Abramovitz; P-atty: **Michael F. Ratchford**

**AR-24-005853;** Cavalry SPV I, LLC vs Muckle; P-atty: **Derek A. Moatz;** D-atty: **Pro Se**

**AR-24-005851;** Discover Bank vs Hill-Evans; P-atty: **Erin Grady, Michael F. McGuigan**

**AR-24-005850;** Discover Bank vs Wright; P-atty: **Erin Grady, Michael F. McGuigan**

**AR-24-005836;** Velocity Investments, LLC vs Lubbert; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Gregory T. Artim**

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

**AR-24-005245;** Thompson vs Cuccaro; P-atty: **Pro Se;** D-atty: **Anthony L. Rosner**

**AR-24-005170;** Westlake Services, LLC vs Gilmore; P-atty: **Michael Ratchford;** D-atty: **Pro Se**

**AR-24-004952;** Cottom, Jr. vs Fca US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-24-004500;** Malley, et al vs Bianco, et al; P-atty: **Samuel F. Zets;** D-atty: **Pro Se**

**AR-24-004473;** Allegheny County Southwest Tax Collection District vs Lacek; P-atty: **Richard A. Monti;** D-atty: **Brad N. Sommer**

**AR-24-004344;** Rucci vs Allen Companies, LLC; P-atty: **Daniel Patrick Yeomans;** D-atty: **Peter B. Skeel**

**AR-24-003695;** Terra Investments, LLC vs Playadavis, LLC; P-atty: **Pro Se;** D-atty: **Steven T. Casker**

**AR-24-002922;** Cleanup Services, Inc. vs Kodenkandeth; P-atty: **Mark F. McKenna;** D-atty: **Pro Se**

**AR-24-001843;** Campisano, IV vs Harris; P-atty: **Timothy R. Miller;** D-atty: **Pro Se**

**AR-24-001599;** Spencer vs Capri Glass, Inc.; P-atty: **Andrew C. Goodermote;** D-atty: **Angela R. Winslow**

**AR-23-005349;** Bozeman vs Cintas; P-atty: **Pro Se;** D-atty: **Jeffrey Cohen**

## LEGAL ADS

### Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, February 3, 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 Sheriffs Sale; provided, that if the sale is made on MONDAY, FEBRUARY 3, 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, FEBRUARY 4, 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, FEBRUARY 10, 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.

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

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

*All calls are confidential.*

See [ACBA.org/OfficerAssignments](http://ACBA.org/OfficerAssignments) for details.

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

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

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

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

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

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

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

### Baldwin Borough

#### 41. Miriam Page and Todd Lind

MG-24-000679—\$135,148.75  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as 4917 East Willock Road, Pittsburgh, PA 15227. DBV 17572, PG. 25, B/L #246-J-34.

### Bellevue

#### 15. Michael A. Persia

GD-23-007216—\$2,972.84  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two story frame house being known as 129 Teece Ave., Pittsburgh, PA 15202. Deed Book Volume 11125, Page 616. Block & Lot No. 161-J-112.

### Ben Avon Hts.

#### 27. Phiri3mik LLC

GD-23-011669—\$2,874.36  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon Heights: Having erected thereon a one-story brick house being known as 6 Stratford Road, Pittsburgh, PA 15202. Deed Book Volume 18581, Page 331. Block & Lot No. 214-C-92.

### Bethel Park

#### 28. Wesley W. Ritterbusch

GD-23-011444—\$2,508.93  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one and a half story frame house known as 5493 Main Street, Bethel Park, PA 15102. Deed Book Volume 17483, Page 300. Block & Lot No. 567-H-102.

#### 51. Adam Brent Kauer and Julie Paige Caldwell

MG-24-000651—\$178,807.52  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3129 South Park Road, Bethel Park, Pennsylvania 15102. Deed Book Volume 17008, Page 260. Block and Lot Number 0476-N-00060-0000-00.

### Brentwood

#### 48. Denise Williams

MG-24-000715—\$138,358.14  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3400 Shadewell Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 16653, Page 558, Instrument Number 2016-40725, Block and Lot Number 188-A-197.

### Carnegie

#### 34. Scott Ross, II and Brandi T. Daugherty

MG-24-000287—\$97,219.94  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 18 Watson Street, Carnegie, Pennsylvania 15106. Deed Book Volume 16064, Page 487, Block and Lot Number 104-R-172.

#### 46. Brian D. Kelly and Jonnine D. Kelly

GD-22-013101—\$3,095.98  
Joseph W. Gramc, Esq.  
412-281-0587

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

Having erected thereon a two-story masonry frame house being known as 25 Woodruff Drive, Carnegie, PA 15106. Deed Book Volume 9300, Page 356, Block & Lot No. 66-K-244.

### Castle Shannon

#### 20. Lawrence J. McNeilis, Administrator of the Estate of Edward J. McNeilis, Deceased

GD-24-000262—\$3,155.90  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a one-story brick house being known as 795 Killarney Drive, Pittsburgh, PA 15234. Deed Book Volume 9927, Page 403. Block & Lot No. 139-J-84.

### Dormont

#### 40. Thomas W. Dickey, Executor of the Estate of Patricia J. Hoffman, Deceased

GD-24-000479—\$4,129.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a one-story brick house being known as 1100 Tennessee Avenue, Pittsburgh, PA 15216. Deed Book Volume 8601, Page 539. Block & Lot No. 97-E-156.

### Duquesne

#### 3. Charles Chambers

GD-22-012521—\$7,612.21  
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 1019 Kennedy Avenue, Duquesne, PA 15110. Deed Book 12370, Page 282. Block and Lot Number 305-L-270.

### Elizabeth Borough

#### 69. Linda McEvoy

MG-16-000820—\$100,044.72  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two-story residential dwelling known and numbered as 923 7th Ave., Elizabeth, PA 15037. Deed Book Volume 11680, Page 443. Block & Lot No. 1272-C-270.

### Elizabeth Township

#### 9. Tracy M. Hill and Kevin R. Hill

MG-24-000458—\$45,732.81  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 212 Shaffer Avenue, Elizabeth, PA 15037. Deed Book 10520, Page 127. Block and Lot Number 1132-K-56.

#### 22. Brian M. Grice

GD-21-011717—\$5,332.68  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one-story brick house being known as 201 Clover Drive, Elizabeth, PA 15037. Deed Book Volume 17218, Page 47. Block & Lot No. 1130-R-275.

### Glassport

#### 65. MTM Development

GD-23-010955—\$8,754.83  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family dwelling being known and numbered as 813 Vermont Ave., Glassport, PA 15045. Deed Book 18618, Page 458. Block and Lot Number 558-G-89.

### Green Tree

#### 12. Gregory L. Countouris

GD-22-011806—\$3,887.88  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a two-story brick house being known as 42 Pocono Drive, Pittsburgh, PA 15220. Deed Book Volume 12933, Page 50. Block & Lot No. 17-K-136.

### Hampton

#### 39. Virginia A. Hansel, With Notice to Heirs and Assigns

GD-23-006889—\$4,613.41  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one and a half story frame house being known as 4978 South Pioneer Road, Gibsonia, PA 15044. Deed Book Volume 4988, Page 117, Block & Lot No. 1212-E-245.

### Harrison

#### 25. Claudia M. Stewart

GD-23-010766—\$3,338.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one-story concrete block house being known 1011 Beacon Street, Natrona Heights, PA 15065. Deed Book Volume 16048, Page 581. Block & Lot No. 1678-S-161.

#### 53. Darren John Brower

GD-24-005502—\$32,104.09  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and Township of Harrison: Having erected thereon a dwelling being known and numbered as 29 Spruce Street, Natrona Heights, PA 15065. Deed Book Volume 12146. Block and Lot Number 1368-L-300.

### Indiana

#### 23. HP Property Pro LLC

GD-23-001802—\$5,106.76  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one-story frame house being known as 337 Grandview Drive, Indianola, PA 15051. Deed Book Volume 16108, Page 161. Block & Lot No. 725-P-42.

### Ingram

#### 21. Marla Frankenberg, Michael Richards and Joseph Richards, Known Heirs of Magdalyne



**Pearl Richards f/k/a Magdalyn Pearl Ruzycski f/k/a M. Pearl Ruzycski, Deceased and the Unknown Heirs of Magdalyn Pearl Richards f/k/a Magdalyn Pearl Ruzycski f/k/a M. Pearl Ruzycski, Deceased**

GD-16-010734—\$8,928.52  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two-story brick house being known as 161 West Prospect Avenue, Pittsburgh, PA 15205. Deed Book Volume 4055, Page 491, Block & Lot No. 70-L-167.

### Jefferson Hills

**4. Carl L. Hanford and Debbie L. Hanford a/k/a Debbie L. Thompson**

GD-23-012483—\$289,489.50  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Parcel #1: Having erected thereon a commercial building known as 1501 State Route 51, Clairton, PA 15025, Deed Book Volume 13413, Page 486, Block & Lot No. 766-L-200.

Parcel #2: Being vacant land known as Wray Large Road, Clairton, PA 15025, Deed Book Volume 13413, Page 486, Block & Lot No. 766-L-259.

### Liberty

**11. Teresa Ann Helmick**

MG-24-000366—\$102,614.87  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 3113 Woodrow Street, McKeesport, PA 15133. Deed Book Volume 18640, Page 528. Block and Lot Number 556-H-12.

**43. Michael Spargal**

MG-24-000387—\$67,182.33  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2708 E Street, McKeesport, PA 15133. Document Number 2010-20872, Deed Book Volume 14342, Page 260. Block and Lot Number 0465-R-00309-0000-00.

### Marshall

**7. Richard C. Zupanc and Gloria P. Kennedy**

MG-22-000931—\$776,116.40  
Ian Yorke, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Marshall: Having erected thereon a dwelling being known and numbered as 102 Greenbriar Drive, Wexford, PA 15090, Deed Book Volume 12202, Page 530. Block and Lot Number 1822-F-00007-0000-00.

### Town of McCandless

**70. Jason A. Andrews**

MG-23-000273—\$1,141,258.71  
J. Michael McCague, Esq.  
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 9200 Tanbark Drive, Pittsburgh, PA 15237. Deed Book Volume 14936, Page 249, Block and Lot Number 824-J-277.

### City of McKeesport

**2. Lawrence Yearwood and John Olowu**

GD-23-000522—\$19,472.68  
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 611 Shaw Avenue, McKeesport, PA 15132. Deed Book 18437, Page 576. Block and Lot Number 307-K-133.

**32. Julian Thomas and Stephanie Thomas**

GD-23-006967—\$4,953.85  
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 brick industrial building being known as 528 Eden Park Boulevard, McKeesport, PA 15132. Deed Book Volume 18589, Page 20. Block & Lot No. 464-S-191.

**45. J. Elks, Inc.**

GD-19-015552—\$4,591.94  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a two story frame house, known as 442 29th Street, McKeesport, PA 15132. Deed Book Volume 11264, Page 148. Block & Lot No. 464-B-48.

### Monroeville

**13. Global Hardwork Inc.**

GD-23-002206—\$9,945.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two story brick house known as 4507 Coffey Street, Monroeville, PA 15146. Deed Book Volume 15843, Page 257. Block & Lot No. 861-A-348.

### Mt. Lebanon

**47. Colean A. McGrath**

GD-24-007486—\$7,368.86  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 912 Bower Hill Road, Pittsburgh, Pennsylvania 15243, Deed Book Volume 7069, Page 343, and Deed Book Volume 17790, Page 113, Block and Lot 142-J-202.

### North Fayette

**30. Dorea J. Dempe Hill and James Pounds**

GD-17-005264—\$5,895.01  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a one-story frame house being known as 7998 Noblestown Road, McDonald, PA 15057. Deed Book Volume 15675, Page 202. Block & Lot No. 683-F-2.

### North Versailles

**8. Johnathon Jones and Salina Bowser**

MG-24-000619—\$91,202.99  
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 889 Joan Drive, North Versailles, Pennsylvania 15137. Deed Book Volume 17367, Page 515. Block and Lot Number 0548-M-00115-0000-00.

**37. Jerry J. Jones and Kasey Amanda Jones**

GD-24-009721—\$70,501.12  
Benjamin Hoen, Esq.  
216-739-5100

All the right, title, interest and claim of Jerry J. Jones and Kasey Amanda Jones of, in and to all the following described real estate: Situated in the Township of North Versailles, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 419 West Carter Drive, North Versailles, PA 15137. Described at Deed Book 16362, Page 360, Parcel Number 0376-P-00326-0000-00.

**58. Cynthia Lee Bartges**

GD-17-008214—\$1,939.09  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story frame house being known as 204 Broadway Extension, North Versailles, PA 15137. Deed Book Volume 11080, Page 353. Block & Lot No. 458-M-259.

**66. Immanuel E. Murin**

MG-19-000614—\$62,642.33  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 123 Thomas Avenue, North Versailles, PA 15137. Deed Book Volume 14098, Page 488. Block and Lot Number 547-K-326.

### Penn Hills

**59. Daniel M. Guy and William Smith**

GD-05-024004—\$20,633.69  
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 commercial building being known as 11-19 Torrance St., Pittsburgh, PA 15235. Deed Book Volume 17208, Page 322. Block & Lot No. 173-M-303.

**62. Tonecia Parker**

GD-22-000733—\$8,514.94  
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 237 Emrose Drive, Pittsburgh, PA 15235. Deed Book 16338, Page 26. Block and Lot Number 369-K-243.

**67. Nelson Norris, Jr. and Vivian V. Norris f/k/a Vivian V. Nelson**

GD-24-000938—\$67,454.50  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 9620 Emerson Street, Pittsburgh, PA 15235. Deed Book Volume 10202, Page 344, Block and Lot Number 0295-P-0246.

### Pennsbury Village

**57. Richard M. Hartin**

GD-24-001563—\$3,322.01  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Village of Pennsbury: Having erected thereon a two story brick condominium unit in Pennsbury Village known as 742 Carriage Circle, Pittsburgh, PA 15205. Deed Book Volume 18306, Page 477. Block & Lot No. 150-S-96-423.

### Pitcairn

**50. Unknown Heirs, Successors, Assigns and All Persons, Firms, Associations Claiming Right, Title or Interest from or under Lydia M. Austin, Deceased**

MG-24-000504—\$55,025.84  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 428 Eleanor Street, Pitcairn, Pennsylvania 15140. Deed Book Volume 12242, Page 593, Instrument Number. 2004-37803, Block and Lot Number 747-A-90.

### Reserve

**33. Lori E. Jockel**

GD-24-001854—\$3,168.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a one-story frame house being known as 1709 Luty Avenue, Pittsburgh, PA 15212. Deed Book Volume 11046, Page 213. Block & Lot No. 47-H-301.

### Ross

**18. Marc D. Pivirotto**

GD-23-010023—\$3,556.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story frame house known as 8 Pioneer Avenue, Pittsburgh, PA 15229. Deed Book Volume 15479, Page 327. Block & Lot No. 279-P-191.

**54. Scottsdale REI LLC**

GD-23-010279—\$242,958.01  
Padgett Law Group  
850-422-2520

All the following described real estate situated in Ross Township, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a two-family residential dwelling being known and numbered as 74 Union Avenue, Pittsburgh, PA 15202. Deed Book Volume DE 18714, Page 125, Instrument Number 2021-42072. Block and Lot Number 215-K-300.

### South Park

**38. Catherine A. King, With Notice to Heirs and Assigns**

GD-22-007532—\$2,866.84  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one story brick house, known as 977 Holly Lynne Drive, Pittsburgh, PA 15236. Deed Book Volume 14286, Page 363. Block & Lot No. 473-A-80.

### Swissvale

**19. Shawn P. Hagan, Individually and as Executor of the Estate of Gloria A. Hagan, Deceased**

GD-16-007137—\$11,993.96  
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 7929 Graff Avenue, Pittsburgh, PA 15218. Deed Book Volume 8174, Page 104, Block & Lot No. 234-N-331.

### Turtle Creek

#### 16. Need A Haul LLC

GD-24-002070—\$2,727.42  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two-story commercial building being known as 1201 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 19071, Page 326, Block & Lot No. 455-M-61-1.

### Verona

#### 63. Marilyn N. Anker

GD-22-007506—\$13,300.45  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family dwelling being known and numbered as 544 Vogels Lane, Verona, PA 15147. Deed Book 15547, Page 183. Block and Lot Number 364-R-317.

### Wall

#### 44. Edward Nathan Gray

MG-24-000615—\$114,188.15  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a dwelling being known and numbered as 533 Ross Street, Wall, PA 15148. Document Number 2022-20655, Deed Book Volume 18960, Page 381. Block and Lot Number 0643-D-00270-0000-00.

### West View

#### 49. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under R. Meghan White a/k/a Meghan White, Deceased

MG-24-000639—\$91,005.32  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 52 Chalfonte Avenue, Pittsburgh, Pennsylvania 15229. Deed Book Volume 14850, Page 124, Instrument No. 2012-7436, Parcel 351-N-96.

### White Oak

#### 24. John A. Krzywiecki and Carol J. Krzywiecki

GD-23-005960—\$3,083.35  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a one-story brick house being known as 125 Bernard Drive, McKeesport, PA 15131. Deed Book Volume 10187, Page 435. Block & Lot No. 549-J-292.

### Wilkins

#### 14. Joseph Michael Senoski

GD-18-014660—\$16,503.04  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two-story frame house being known as 204 Churchill Road, Turtle Creek, PA 15145. Deed Book Volume 10377, Page 274, Block & Lot No. 454-B-152.

### Wilkinsburg

#### 55. Curtis Barrett, individually and d/b/a CB Fixit and CB Fixit, Inc.

AR-24-004277—\$44,312.39  
Alexander C. Herron, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling known and numbered as 2326 McNary Boulevard, Pittsburgh, PA 15235. Deed Book Volume 19579, Page 486, Block and Lot Number 297-G-105.

#### 64. Gayle A. Price and James E. Price

GD-23-010568—\$56,958.84  
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 556 Ardmore Boulevard, Pittsburgh, PA 15221. Deed Book 12276, Page 496. Block and Lot Number 233-L-112.

### Wilmerding

#### 1. Landis Property Investments, LLC

GD-23-014694—\$20,142.32  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 334 Wood Street, Wilmerding, PA 15148. Deed Book 16135, Page 256. Block and Lot Number 546-G-162.

### Pittsburgh—9th Ward

#### 10. Peter Beccard

MG-23-000372—\$9,914.90  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward, City of Pittsburgh: Having erected thereon a residential dwelling being municipally known and numbered as 4210 Milgate Street, Pittsburgh, PA 15224. Deed Book Volume 17611, Page 182. Block and Lot Number 49-M-311.

### Pittsburgh—12th Ward

#### 52. Rosewood Property Management LLC, a Pennsylvania limited liability company

GD-23-012090—\$110,957.75  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 336 Ladson Street, Pittsburgh, PA 15206. Deed Book Volume 14109, Page 78. Block and Lot Number 0124-R-00037.

### Pittsburgh—17th Ward

#### 56. Sarah Williams

MG-23-000432—\$498,333.42  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of

Pittsburgh: Having erected thereon a dwelling being known and numbered as 1802 Harcum Way, Pittsburgh, PA 15203. Deed Book 16978, Page 447. Block and Lot Number 12-J-251.

### Pittsburgh—20th Ward

#### 60. Jean E. Holler

MG-24-000098—\$69,031.04  
Perry Russell, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3137 Landis Street, Pittsburgh, PA 15204. Deed Book Volume 9975, Page 8. Block and Lot Number 0042-L-00181-0000-00.

### Pittsburgh—25th Ward

#### 29. Unknown Heirs of Carolyn Green, Deceased

GD-12-007324—\$7,977.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 25: Being thereon vacant residential land known as Brighton Road, Pittsburgh, PA 15212. Deed Book Volume 5412, Page 31. Block & Lot No. 23-E-375.

### Pittsburgh—27th Ward

#### 35. David K. Walker and Sharon A. Walker

MG-17-001671—\$133,516.47  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1156 Pemberton Street, Pittsburgh, PA 15212. Deed Book Volume 12378, Page 57, 2005-7645. Block and Lot Number 115-N-218.

#### 71. Titus Lamar Morris, Member of Royal Realty by TLM LLC and Royal Realty By TLM, LLC c/o Titus Lamar Morris, Member

MG-23-001114—\$206,047.34  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a two family residential dwelling being known and numbered as 2844 California Avenue, Pittsburgh, PA 15212. Deed Book Volume 16568, Page 379. Block and Lot Number 44-D-242.

### Pittsburgh—29th Ward

#### 36. Susan E. McCandless

MG-24-000127—\$84,993.40  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 111 Merritt Ave., Pittsburgh, PA 15227. Deed Book Volume 12364. Block and Lot Number 0137-A-0232.

### Pittsburgh—30th Ward

#### 42. John Desabato and Gioia Mangis Known Heirs and All Unknown Heirs of Edward P. Desabato, Jr.

MG-24-000390—\$18,681.35  
Michelle Pierro, Esq.  
Tucker Arensburg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward - City of Pittsburgh: Having erected thereon a dwelling known and numbered as: 230 McKinley Street, Pittsburgh, PA 15210. Deed Book Volume 5796, Page 709. Block / Lot# 33-K-149.

### Pittsburgh—31st Ward

#### 6. 4th Quarter Realty Group, Inc.

MG-23-000702—\$156,518.55  
Ian Yorke, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1126 Mifflin Road, Pittsburgh, PA 15207. Deed Book Volume 18035, Page 202. Block and Lot Number: 0185-D-00314-0000-00.

### Pittsburgh—32nd Ward

#### 68. John Christofis

MG-24-000452—\$134,523.30  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2291 Bernard St., Pittsburgh, PA 15234. Deed Book Volume 5483, Page 365, Block and Lot Number 0096-S-0278.

### 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

Jan 9, 2025

Jan 10, 17, 24, 2025



**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:

Acker, Patricia A., deceased, of Pittsburgh, PA. No. 05940 of 2024. Donald T. Acker, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

25-00034w Jan 10, 17, 24, 2025

Andrews, Anthony N., deceased, of Bethel Park, PA. No. 05398 of 2024. Cynthia A. Fera, Extr., 6037 Boxer Drive, Bethel Park, PA 15102 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

25-00069 Jan 10, 17, 24, 2025

Arth, David T., deceased, of Pittsburgh, PA. No. 08049 of 2024. Christina A. Verel, Co-Extr., 721 Lake Bluff Drive, Flower Mound, TX 75028 and Eric D. Arth, Co-Extr., 16710 West Park Road, Cleveland, OH 44111 or to Paul H. Minton, Esq., PO Box 911, Bethel Park, PA 15102.

25-00031w Jan 10, 17, 24, 2025

Bath, LaVerne T., deceased, of Bridgeville, PA. No. 08084 of 2024. Nancy L. Pleasants, Extr., 112 Vista Court, Oakdale, PA 15071 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

25-00071 Jan 10, 17, 24, 2025

Benedik, Michael Alan, deceased, of Brentwood, PA. No. 06883 of 2024. Sharon Benedik, Admr., c/o Todd D. Bowls, Esq., Harry S. Cohen & Associates, PC, Two Chatham Ctr., 112 Washington Pl., Ste. 985, Pittsburgh, PA 15219.

25-00027w Jan 10, 17, 24, 2025

Brown, David R., deceased, of Pittsburgh, PA. No. 05526 of 2024. Debra W. Brown, Admr., c/o Andrew G. Rothey, Esq., Rosen & Perry, P.C., Frick Building, Suite 200, 437 Grant Street, Pittsburgh, PA 15219.

25-00008 Jan 10, 17, 24, 2025

Bryson, Teresa M. a/k/a Teresa Mary Bryson, deceased, of Upper St. Clair, PA. No. 07457 of 2024. Sean P. Bryson, Admr., 1013 Tall Trees Drive, Pittsburgh, PA 15241 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.

25-00011 Jan 10, 17, 24, 2025

Geiselhart, Carol a/k/a Carol J. Geiselhart a/k/a Carole J. Geiselhart, deceased, of Penn Hills, PA. No. 08077 of 2024. Randal S. Geiselhart, Extr., 507 Washington Avenue, Oakmont, PA 15139 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

25-00070 Jan 10, 17, 24, 2025

Greenberg, Dorothy Dresbold a/k/a Dorothy Dresbold a/k/a Dorothy B. Dresbold, deceased, of Pittsburgh, PA. No. 7898 of 2024. Joel M. Dresbold, Extr., 2836 Fernwald Road, Pittsburgh, PA 15217.

25-00009 Jan 10, 17, 24, 2025

McNally, Irene A. a/k/a Irene Ann McNally, deceased, of Bethel Park, PA. No. 08093 of 2024. Diane M. McNally, Extr., 3222 Eastview Road, Bethel Park, PA 15102 or to Daniel L. Goodyear, Esq., Sciuollo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

25-00068 Jan 10, 17, 24, 2025

Mosay, Geraldine Nancy, deceased, of West Mifflin, PA. No. 07941 of 2024. Joy An Wilkinson, Extr., 1622 Clairton Road, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-00005 Jan 10, 17, 24, 2025

Nelson, Patricia Anne, deceased, of Bridgeville, PA. No. 07524 of 2024. Barbara Bastianini, Extr., 6060 Meadow Lane, Bakerstown, PA 15007 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

25-00032w Jan 10, 17, 24, 2025

Ranallo, Robert F., deceased, of Reserve Township, PA. No. 00040 of 2025. Robert F. Ranallo, Jr., Admr., 1405 Parkview Drive, Allison Park, PA 15101 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.

25-00028w Jan 10, 17, 24, 2025

Tobolski, Jeffrey S. a/k/a Jeffrey Scott Tobolski, deceased, of Ross Township, PA. No. 07937 of 2024. John A. Tobolski, Admr., 118 Clearwater Drive, Ellwood City, PA 16117 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-00072 Jan 10, 17, 24, 2025

Tomko, Martha Jean a/k/a Martha J. Tomko, deceased, of West Mifflin, PA. No. 08029 of 2024. Dean E. Tomko, Extr., 2709 Skyline Drive, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-00006 Jan 10, 17, 24, 2025

Trello, Marie a/k/a Marie M. Trello, deceased, of Pittsburgh, PA. No. 07381 of 2024. Lynn Gasbarre, Admr., 212 Graeser Avenue, Bethel Park, PA 15102 or to Kevin J. O'Hare, Esq., Yukevich Marchetti Fischer & Zangrilli, PC, The Waterfront Building, Suite 100, 200 First Avenue, Pittsburgh, PA 15222.

25-00033w Jan 10, 17, 24, 2025

Wojdyla, Janeen G., deceased, of McKeesport, PA. No. 08028 of 2024. Edward Paul Wojdyla, Admr., 3010 Myer Boulevard, McKeesport, PA 15132 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-00007 Jan 10, 17, 24, 2025

Zierenberg, June M. a/k/a June Marie Zierenberg, deceased, of Ross Township, PA. No. 08191 of 2024. Richard Henry Zierenberg, Extr., 210 Bonnie View Drive, Wexford, PA 15090 or to Charles R. Reis, Esq., The Reis Law Firm, 5700 Corporate Drive, Suite 510, Pittsburgh, PA 15237.

25-00010 Jan 10, 17, 24, 2025

Baldinger, Marylane a/k/a Marylane M. Baldinger a/k/a Marylane Marie Baldinger a/k/a Marylane E. Baldinger, deceased, of Monroeville, PA. No. 07482 of 2024. Terrence E. Hanlon, Extr., 712 Rosewood Drive, Pittsburgh, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04566 Jan 3, 10, 17, 2025

Biddle, Marianne A., deceased, of Pittsburgh, PA. No. 07745 of 2024. Jennifer A. Biddle, Co-Extr., and Andrew Biddle, Co-Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02345w Jan 3, 10, 17, 2025

Ehle, Rose Marie a/k/a Rose Ehle a/k/a Rose M. Ehle, deceased, of Findlay Township, PA. No. 07633 of 2024. Jennifer L. Lakes, Extr., 127 Campmeeting Road, Clinton, PA 15026 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

24-04564 Jan 3, 10, 17, 2025

Gianella, Kenneth R., deceased, of Pittsburgh, PA. No. 07902 of 2024. Kenneth Patrick Gianella, Admr., 713 Iris Gardens Court, San Jose, CA 95125 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-04572 Jan 3, 10, 17, 2025

Kennedy, Diana, deceased, of Pittsburgh, PA. No. 08148 of 2024. Valerie Testa, Admr., 5031 Ampere Street, Pittsburgh, PA 15207 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-02344w Jan 3, 10, 17, 2025

Lavrich, Jr., Michael K., deceased, of Harwick, PA. No. 07705 of 2024. Mark Boss, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02346w Jan 3, 10, 17, 2025

Petkovsek, Benjamin A. a/k/a Benjamin Allen Petkovsek, deceased, of Monroeville, PA. No. 04580 of 2024. Mary Petkovsek, Admr., c/o John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.

24-04565 Jan 3, 10, 17, 2025

Powers, Beryl D. a/k/a Beryl Doreen Powers a/k/a Beryl D. Smith, deceased, of Pittsburgh, PA. No. 7805 of 2024. Patricia J. Dziekan, Extr., 3941 Brentwood Road, Pittsburgh, PA 15236 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02341w Jan 3, 10, 17, 2025

Regoli, Robert L., deceased, of Baldwin Borough, PA. No. 7887 of 2024. Francis G. Regoli, Extr., 1467 Senior Drive, Pittsburgh, PA 15227 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

24-04568 Jan 3, 10, 17, 2025

Rupchis, John C., deceased, of Verona, PA. No. 07870 of 2024. John A. Rupchis, Extr., 18 Meadowridge Road, Harrison City, PA 15636 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04567 Jan 3, 10, 17, 2025

Scullon, Jr., Ralph R., deceased, of Pittsburgh, PA. No. 07809 of 2024. Margaret Scullon, Admr., 4517 Torley Street, Pittsburgh, PA 15224 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

24-04570 Jan 3, 10, 17, 2025

Snyder, Sandra Estelle a/k/a Sandra E. Snyder, deceased, of Pittsburgh, PA. No. 07538 of 2024. Andrea R. Friedenberg, Extr., 1009 Flemington Street, Pittsburgh, PA 15217 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.

24-04563 Jan 3, 10, 17, 2025

Tomko, Robert, deceased, of Pittsburgh, PA. No. 07903 of 2024. Raymond J. Tomko, Co-Extr. and Nancy J. Tomko, Co-Extr., 3424 Lockridge Road, Pittsburgh, PA 15234 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-04571 Jan 3, 10, 17, 2025

Voza, Domenico, deceased, of Mt. Lebanon, PA. No. 08036 of 2024. Susanna

Zawacki, Extr., 239 Wilkins Ave., East Pittsburgh, PA 15112 or to John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203.

24-02340w Jan 3, 10, 17, 2025

Dugan, Nancy J., deceased, of Pittsburgh, PA. No. 07454 of 2024. John T. Richards, III, Admr. and Atty., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-04533 Dec 27 2024; Jan 3, 10, 2025

Whiteside, Priscilla a/k/a Priscilla Ann Whiteside, deceased, of Oakmont, PA. No. 07650 of 2024. Kevin J. Whiteside, Extr., 350 Alexandra Circle, Weston, FL 33326 or to Douglas C. Loviscky, Esq., Loviscky & Cressman, LLC, 1500 West College Avenue, State College, PA 16801.

24-04534 Dec 27 2024; Jan 3, 10, 2025

**Action to Quiet Title**

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given to the following persons, their heirs, successors or assigns, and to all persons whatsoever, that the City of Pittsburgh, by John Miller, Assistant City Solicitor, 328 City County Building has petitioned the Court for Orders quieting title to the following tax acquired real estate, pursuant to Act No. 171, approved December 11, 1984.

GD-24-012270

City of Pittsburgh vs Margaret L. Mock, Edward K. Mock, GLS Capital Inc., PWSA, ALCOSAN, Commonwealth of PA-Inheritance Tax Division, Allegheny County Court Records - Criminal Division, and the Unknown Heirs, Successors, and Assigns of Margaret L. Mock and of Edward K. Mock; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

Concerning the Following Property: 4826 Giddings Street. Block & Lot 56-C-119. Lime 5.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00110

GD-24-012689

City of Pittsburgh vs James Walker, Rosebud M. Walker, PWSA, and the Unknown Heirs, Successors, and Assigns of James Walker and of Rosebud M. Walker; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 6990 Lemington Avenue. Block & Lot 173-A-300. Purple 16.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00111

GD-24-012271

City of Pittsburgh vs U.S. Department of Veteran Affairs; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: 7042 Kedron Street. Block & Lot 174-A-197. Brick 1.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-00112

GD-24-012331

City of Pittsburgh vs Richard A. Fath, PWSA, ALCOSAN, and the Unknown Heirs, Successors, and Assigns of Richard A. Fath; their heirs, successors, assigns and respondents.

28th Ward, Pittsburgh

Concerning the Following Property: 1936 Noblestown Rd. Block & Lot 40-S-93. Brick 11.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00113

GD-24-012335

City of Pittsburgh vs PWSA, Jordan Tax Service, Inc., PA Department of Revenue, Inheritance Tax Department, Pennsylvania Department of Domestic Relations, Albert Desmond Quick, Sundo Capital, LLC, its successors and assigns, and the Unknown Heirs, Successors, and Assigns of Albert Desmond Quick; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh  
Concerning the Following Property: 1520 Arlington Avenue. Block & Lot 14-L-25. Brick 12.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00114

GD-24-012336

City of Pittsburgh vs PWSA, Jordan Tax Service, Inc., PA Department of Revenue, Inheritance Tax Department, Pennsylvania Department of Domestic Relations, Harry E. Colbert Jr., and the Unknown Heirs, Successors and Assigns of Harry E. Colbert Jr.; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh  
Concerning the Following Property: 1526 Arlington Avenue. Block & Lot 14-L-28. Brick 13.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00115

GD-24-012339

City of Pittsburgh vs Hersh Mussoff and the Unknown Heirs, Successors, and Assigns of Hersh Mussoff; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh  
Concerning the Following Property: 2335 Laplace Street. Block & Lot 10-R-113. Brick 14.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00116

GD-24-012962

City of Pittsburgh vs Ginny L. Cole, John E. Phillips, Washington Mutual Bank FA Successor in Interest to PNC Mortgage Corporation of America, its successors and assigns, Leon P. Haller, Attorney for Washington Mutual Bank, and the Unknown Heirs, Successors, and Assigns of Ginny L. Cole and of John E. Phillips and of Leon P. Haller; their heirs, successors, assigns and respondents.

24th Ward, Pittsburgh  
Concerning the Following Property: 1432 Fifth Street. Block & Lot 47-R-141. Brick 15.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00117

GD-24-012272

City of Pittsburgh vs Walter Hamm, Janice Hamm, PWSA, ALCOSAN, Commonwealth of Pennsylvania Department of Revenue - Inheritance Tax Division, Commonwealth of Pennsylvania Department of Labor & Industry, and the Unknown Heirs, Successors and Assigns of Walter Hamm, and of Janice Hamm; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh  
Concerning the Following Property: 229 Shetland Avenue. Block & Lot 124-P-163. Brick 2.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00118

GD-24-012280

City of Pittsburgh vs Julia Gaither, Richard L. Gaither, and the Unknown Heirs, Successors, and Assigns of Julia Gaither and of Richard L. Gaither; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh  
Concerning the Following Property: 7803 Frankstown Avenue. Block & Lot 174-M-388. Brick 3.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00119

GD-24-012281

City of Pittsburgh vs Dynastar Properties, LLC, its successors and assigns; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh  
Concerning the Following Property: 149 Henderson Street. Block & Lot 23-H-389. Brick 5.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00120

GD-24-012273

City of Pittsburgh vs Sally Bradley, Michael Bradley, Kenneth Sala, and the Unknown Heirs, Successors, and Assigns of Sally Bradley and of Michael Bradley, and of Kenneth Sala; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh  
Concerning the Following Property: 2335 Laplace Street. Block & Lot 10-R-112. Brick 6.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00121

GD-24-012285

City of Pittsburgh vs Christos Myrianthopoulos, Calliope Kavalieratos, Nick Kavalieratos, Estate of Calliope Kavalieratos, Estate of Nick Kavalieratos, and the Unknown Heirs, Successors and Assigns of Christos Myrianthopoulos and of Calliope Kavalieratos, and of Nick Kavalieratos; their heirs, successors, assigns and respondents.

29th Ward, Pittsburgh  
Concerning the Following Property: 1206 Amanda Street. Block & Lot 60-C-149. Brick 7.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00122

GD-24-012287

City of Pittsburgh vs Estate of Bettie Graham, Esther Cleo Stewart, Anthony Booz'e, ALCOSAN, PWSA, and the Unknown Heirs, Successors, and Assigns of Bettie Graham and of Esther Cleo Stewart, and of Anthony Booz'e; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh  
Concerning the Following Property: 3344 Webster Avenue. Block & Lot 26-N-80. Brick 8.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00123

GD-24-012340

City of Pittsburgh vs EMC Mortgage Corp., its successors and assigns, James L. Mobley, Leila Mobley, and the Unknown Heirs, Successors, and Assigns of James L. Mobley and of Leila Mobley; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh  
Concerning the Following Property: 443 Vandalia Street. Block & Lot 33-A-10. Brick 9.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00124

GD-24-012130

City of Pittsburgh vs James T. Mahaffey, Kathy A. Mahaffey, PWSA, Crown Asset Management, LLC, its successors and assigns, American Equity Mortgage, Inc., its successors and assigns, IMC Mortgage Company, its successors and assigns, and the Unknown Heirs, Successors and Assigns of James T. Mahaffey and of Kathy A. Mahaffey; their heirs, successors, assigns and respondents.

31st Ward, Pittsburgh  
Concerning the Following Property: 63 Wheeling Street. Block & Lot 134-E-60. Carrot 7.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00125

GD-24-012825

City of Pittsburgh vs Estate of Rose Marie Zottola and the Unknown Heirs, Successors, and Assigns of Estate of Rose Marie Zottola; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh  
Concerning the Following Property: 145 Mayflower Street. Block & Lot 124-N-90. Gold 1.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00126

GD-24-012945

City of Pittsburgh vs Charles Hudson III, Hudson, Hudson, and Associates Real Estate Co., its successors and assigns, PWSA, and the Unknown Heirs, Successors, and Assigns of Charles Hudson III; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh  
Concerning the Following Property: 0 Oakwood Street. Block & Lot 174-S-69. Gold 10.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00127

GD-24-012948

City of Pittsburgh vs Thedrus Burch, Condella L. Burch, PWSA, ALCOSAN, and the Unknown Heirs, Successors, and Assigns of Thedrus Burch and of Condella L. Burch; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh  
Concerning the Following Property: 3341 Milwaukee Street. Block & Lot 26-N-39. Gold 11.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00128

GD-24-013000

City of Pittsburgh vs Thomas George Drake, Mary W. Drake, PWSA, GLS Capital, Inc., its successors and assigns, and the unknown Heirs, Successors, and Assigns of Thomas George Drake and of Mary W. Drake; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh  
Concerning the Following Property: 385 Flowers Avenue. Block & Lot 56-C-222. Gold 12.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00129

GD-24-012956

City of Pittsburgh vs Lynda A. West, Central Money Mortgage, Co. Inc., its successors and assigns, Pennsylvania Housing Finance Agency, Homeowners' Emergency Mortgage Assistance Program, and the unknown Heirs, Successors, and Assigns of Lynda A. West; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh  
Concerning the Following Property: 405 Cedarhurst Street. Block & Lot 15-M-56. Gold 13.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00132

GD-24-012961

City of Pittsburgh vs Keith D. Hill, Annette E. Hill, PWSA, and the Unknown Heirs, Successors, and Assigns of Keith Hill and of Annette Hill; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 6569 Odessa Place. Block & Lot 124-L-290. Gold 14.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00133

GD-24-012958

City of Pittsburgh vs William M. Snell, Jennie L. Snell, Caulis Negris LLC, its successors and assigns, PWSA, and the Unknown Heirs, Successors, and Assigns of William M. Snell and of Jennie L. Snell; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh  
Concerning the Following Property: 526 Lincoln Avenue. Block & Lot 125-B-275. Gold 15.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00134

GD-24-012943

City of Pittsburgh vs William H. Davis, William H. Davis III, Central Money Mortgage Co., Inc., its successors and assigns, PWSA, Allegheny County Court Records - Criminal Division, and the Unknown Heirs, Successors, and Assigns of William H. Davis and of William H. Davis III; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh  
Concerning the Following Property: 746 Clarissa Street. Block & Lot 26-P-76. Gold 6.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00135

GD-24-012121

City of Pittsburgh vs George A. Miller, Amelia R. Miller, Allegheny County Jordan Tax Service, and the Unknown Heirs, Successors, and Assigns of George A. Miller and of Amelia R. Miller; their heirs, successors, assigns and respondents.

29th Ward, Pittsburgh  
Concerning the Following Property: 0 Redrose Avenue. Block & Lot 59-N-175. Lime 1.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00136

GD-24-012131

City of Pittsburgh vs James Henderson, Heirs of James Henderson, Estate of James Henderson, Commonwealth of PA Dept. of Revenue, Commonwealth of PA Dept. of Labor & Industry, National Tax Funding, Inc., its successors and assigns, Caulis Negris, LLC., its successors and assigns, GLS Capital, PWSA, United States of America, and the Unknown Heirs, Successors and Assigns of James Henderson; their heirs, successors, assigns and respondents.

11th Ward, Pittsburgh  
Concerning the Following Property: 0 N. Graham Street. Block & Lot 50-H-78. Lime 2.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00138

GD-24-012263

City of Pittsburgh vs Michael P. Koller Jr. and the Unknown Heirs, Successors, and Assigns of Michael P. Koller Jr.; their heirs, successors, assigns and respondents.

20th Ward, Pittsburgh  
Concerning the Following Property: 512 Harker Street. Block & Lot 19-G-282. Lime 4.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-00139

GD-24-012811

City of Pittsburgh vs I.V. Willis, Robert E. Jones a/k/a Robert Jones, Beneficial Consumer Discount Company, its successors and assigns, Commonwealth of PA Dept. of Revenue, Redevelopment Authority of Allegheny County, PWSA, Allegheny County Courthouse Criminal Division,



National Tax Funding L.P., its successors and assigns, and the Unknown Heirs, Successors, and Assigns of I.V. Willis and of Robert E. Jones a/k/a Robert Jones; their heirs, successors, assigns and respondents.

3rd Ward, Pittsburgh

Concerning the Following Property: 12 Monaca Place. Block & Lot 9-M-257-A. Purple 14.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00140

GD-24-012688

City of Pittsburgh vs Louis V. Sebastian, Virginia M. Sebastian, PWSA, ALCOSAN, and the Unknown Heirs, Successors, and Assigns of Louis V. Sebastian and of Virginia M. Sebastian; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 5014 Jordan Way. Block & Lot 50-K-104. Purple 15.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00141

GD-24-012814

City of Pittsburgh vs Nelson S. Johnson, Anna B. Johnson, James W. Johnson, and the Unknown Heirs, Successors, and Assigns of Nelson S. Johnson and of Anna B. Johnson, and of James W. Johnson; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: 550 Cora Street. Block & Lot 175-D-69. Purple 17.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00142

GD-24-012819

City of Pittsburgh vs Sean Patrick McCarthy, National Tax Funding L.P., its successors and assigns, PWSA, Redevelopment Authority of Allegheny County, and the Unknown Heirs, Successors, and Assigns of Sean Patrick McCarthy; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 5022 Jordan Way. Block & Lot 50-K-107-A. Purple 18.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00143

GD-24-012677

City of Pittsburgh vs Thomas McNary Jr., Hattie L. McNary, PWSA, and the Unknown, Heirs, Successors, and Assigns of Thomas McNary Jr. and of Hattie L. McNary; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

Concerning the Following Property: 4500 Monongahela Street. Block & Lot 55-N-5. Sky 10.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00144

GD-24-013072

City of Pittsburgh vs Associates Finance Services and Robert F. Foerster and the Unknown Heirs, Successors and Assigns of Associates Finance Services and of Robert F. Foerster; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

Concerning the Following Property: 4502 Monongahela Street. Block & Lot 55-N-7. Sky 11.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00145

GD-24-012682

City of Pittsburgh vs Clara Farmer, Estate of Clara Farmer, GLS Capital, Inc., its successors and assigns, and the Unknown Heirs, Successors, and Assigns of Clara Farmer; their heirs, successors, assigns and respondents.

11th Ward, Pittsburgh

Concerning the Following Property: 415 N Graham Street. Block & Lot 50-H-134. Sky 12.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00146

GD-24-012686

City of Pittsburgh vs Lewis Murrell, Caulis Negril, its successors and assigns, PWSA, and the Unknown Heirs, Successors and Assigns of Lewis Murrell; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

Concerning the Following Property: 4417 Chatsworth Street. Block & Lot 55-J-167. Sky 13.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00147

GD-24-012804

City of Pittsburgh vs Ross Dean a/k/a Boss Dean, PWSA, ALCOSAN, Commonwealth of Pennsylvania Department of Revenue-Inheritance Tax Division, and the Unknown Heirs, Successors, and Assigns of Ross Dean a/k/a Boss Dean; their heirs, successors, assigns and respondents.

31st Ward, Pittsburgh

Concerning the Following Property: 1633 Marylin Street. Block & Lot 90-R-259. Sky 14.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00148

GD-24-012687

City of Pittsburgh vs Mary C. Hiles, Perry Hiles, PWSA, ALCOSAN, Commonwealth of Pennsylvania Department of Revenue-Inheritance Tax Division, and the Unknown Heirs, Successors, and Assigns of Mary C. Hiles and of Perry Hiles; their heirs, successors, assigns and respondents.

31st Ward, Pittsburgh

Concerning the Following Property: 1635 Marylin Street. Block & Lot 90-R-257. Sky 15.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00149

GD-24-012341

City of Pittsburgh vs William C. George, James L. George, and the unknown Heirs, Successors, and Assigns of William C. George and of James L. George; their heirs, successors, assigns and respondents.

14th Ward, Pittsburgh

Concerning the Following Property: 5874 Douglas Street. Block & Lot 87-D-13. Sky 3.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00150

GD-24-012685

City of Pittsburgh vs Margaret Logan, Sam Smith, Helen C. Smith, and the Unknown Heirs, Successors, and Assigns of Margaret Logan and of Sam Smith and of Helen C. Smith; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh

Concerning the Following Property: 2825 Webster Avenue, 2823 Webster Avenue. Block & Lot 10-D-140, 10-D-141-A. Sky 4, Sky 4A.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00151

GD-24-012343

City of Pittsburgh vs Phyllis A. Clay, Internal Revenue Service, and the Unknown Heirs, Successors, and Assigns of Phyllis A. Clay; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh

Concerning the Following Property: 2651 Veteran Street. Block & Lot 77-P-175. Sky 5.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00152

GD-24-012344

City of Pittsburgh vs Oscar Mallinger, Meyer Mallinger, Samuel Mallinger, Redevelopment Authority of Pittsburgh, its Successors and Assigns, National Tax Funding, L.P., its Successors and Assigns, and the Unknown Heirs, Successors, and Assigns of Oscar Mallinger and of Meyer Mallinger, and of Samuel Mallinger; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh

Concerning the Following Property: 2334 Centre Avenue. Block & Lot 10-R-114. Sky 7.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00153

GD-24-012660

City of Pittsburgh vs Estate of Joseph Doerschner a/k/a Joseph Jacob Doerschner a/k/a Joseph J. Doerschner, Julie Ann White, PWSA, ALCOSAN, Commonwealth of PA Dept. of Revenue-Inheritance Tax and Estate Division, and the Unknown Heirs, Successors, and Assigns of the Estate of Joseph Doerschner a/k/a Joseph Jacob Doerschner a/k/a Joseph J. Doerschner, and of Julie Ann White; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh

Concerning the Following Property: 871 Climax Street. Block & Lot 14-G-23. Sky 9.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00154

GD-24-012129

City of Pittsburgh vs Ralph J. Opferman, Jr., John D. Weinhold, Elizabeth J. Weinhold, GLS Capital, Inc., ROJO Holdings, LLC with notice to Successors and Assigns, S&O Enterprise, with Notice to Successors and Assigns; United States of America, and the Unknown Heirs, Successors and Assigns of Ralph J. Opferman, Jr., and of John D. Weinhold, and of Elizabeth J. Weinhold; their heirs, successors, assigns and respondents.

20th Ward, Pittsburgh

Concerning the Following Property: 1232 Shadycrest Drive. Block & Lot 5-P-102. White 1.

Subject To All additional easements, encroachments, agreements, etc. of record. 25-00155

Whereupon the Court granted a rule on the aforesaid persons, and all persons, whatsoever, to appear and show cause within thirty days from this notice why the title of the City of Pittsburgh to the aforesaid real estate should not be adjudicated and decreed valid and indefeasible as against all mortgages, ground-rents, rights, title, interest in or claims against the aforesaid real estate, and to further show cause why the sale of the said real estate should not be made free and clear of all the aforesaid claims whatsoever.

John Miller

Assistant City Solicitor

City of Pittsburgh

Jan 10, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-012919. In re: Petition of Erin Elizabeth Reis, for change of name to Reis Elizabeth Rupe. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 12, 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.

25-00030w Jan 10, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-012770. In re: Petition of Hailey Marie Burdzel, for change of name to Hailey Marie Barus. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 5, 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.

25-00035w Jan 10, 2025

### Notice

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

NO: GD-24-007429

Vaughn E. Buchheit, Plaintiff,

vs.

Thomas A. Dworzanski, Defendant.

To The Defendant: Thomas A. Dworzanski:  
Notice

This is a civil action for negligence arising from the crash you were involved in on September 5, 2022, on Clairton Boulevard, Baldwin, Allegheny County, Pennsylvania. A Civil Complaint has been filed against you by Vaughn E. Buchheit in the Court of Common Pleas of Allegheny County which describes the allegations of negligence brought against you. The Pennsylvania Rules of Civil Procedure require you to respond to the Complaint filed against you.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
Allegheny County Bar Association  
400 Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219

Telephone: (412) 261-5555

<https://www.getapittsburghlawyer.com/>

25-00157 Jan 10, 2025

## Find out what's happening in the Pittsburgh Legal Community

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

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

**Notice of Revocable Trust Pursuant to 20 PA C.S. § 7755(c)**

Notice is hereby given of the administration of the Marjorie B. Driscoll Living Trust ("Trust") dated August 15, 2002. Marjorie B. Driscoll, Settlor of the Trust, of Whitehall Borough, Allegheny County, Pennsylvania, died on November 9, 2024. All persons having claims against Marjorie B. Driscoll or the Trust are requested to make known the same to the Trustee to the attention of the attorney named below. All persons indebted to Marjorie B. Driscoll or the Trust are requested to make payment without delay to the Trustee to the attention of the attorney named below.

Ruth Ann Driscoll, Trustee  
c/o Benjamin Scott Johns, Esquire  
Jones, Gregg, Creehan & Gerace, LLP  
20 Stanwix Street, Suite 1100  
Pittsburgh, PA 15222  
24-04562 Jan 3, 10, 17, 2025

**Notice of Revocable Trust Pursuant to 20 PA C.S. § 7755(c)**

Notice is hereby given of the administration of The Lynda C. Haven Revocable Living Trust dated January 27, 2020. Lynda C. Haven, Settlor of the Trust, of Reserve Township, Allegheny County, Pennsylvania, died on June 29, 2024. All persons having claims against Lynda C. Haven are requested to make known the same to the Trustee or attorney named below. All persons indebted to Lynda C. Haven are requested to make payment without delay to the Trustee or attorney named below.

Stephanie Wacaster and Stephen Wacaster, Trustees  
c/o Thomas J. Dempsey, Jr., Esquire  
Jones, Gregg, Creehan & Gerace, LLP  
20 Stanwix Street, Suite 1100  
Pittsburgh, PA 15222  
24-04553 Dec 27 2024; Jan 3, 10, 2025

**Voluntary Dissolution  
Nonprofit Corporation**

June F. Swanson, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222. Notice is hereby given by Zonta Club of Pittsburgh Foundation, 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.

24-04569 Jan 3, 10, 2025

**CIVIL DIVISION****New Arbitration Suits**

(Continued from Page 1, Column 2)

Credit Card; Praeipce for Appearance; 10626.92; Atty(s): Felzer Jordan W.

**American Express National Bank** vs Vangala Shireesh Reddy; AR-25-000011; Contract - Credit Card; Praeipce for Appearance; 8413.40; Atty(s): Felzer Jordan W.

**American Express National Bank** vs Quick Brandon; AR-25-000012; Contract - Credit Card; Praeipce for Appearance; 10217.78; Atty(s): Felzer Jordan W.

**American Express National Bank** vs Garlick Samuel; AR-25-000013; Contract - Credit Card; Praeipce for Appearance; 10745.23; Atty(s): Felzer Jordan W.

**American Express National Bank** vs Pashel Geoffrey; AR-25-000014; Contract - Credit Card; Praeipce for Appearance; 15510.24; Atty(s): Felzer Jordan W.

**American Express National Bank** vs Chambers John; AR-25-000015; Contract - Credit Card; Praeipce for Appearance; 7697.43; Atty(s): Felzer Jordan W.

**American Express National Bank** vs Murphy Stephen; AR-25-000016; Contract - Credit Card; Praeipce for Appearance; 11605.13; Atty(s): Felzer Jordan W.

**American Express National Bank** vs Bruno Jeffrey, CLS Flooring LLC; AR-25-000017; Contract - Credit Card; Praeipce for Appearance; 14625.68; Atty(s): Felzer Jordan W.

**Rem Ryan** vs FCA US LLC; AR-25-000018; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Kanyan Robert** vs FCA US LLC; AR-25-000019; Contract - Other; Complaint; Atty(s): Silverman Robert M

**LVNV Funding LLC** vs Bridge Demesha L.; AR-25-000020; Contract - Credit Card; Defendant's Appeal of MDJ; 3542.45; Atty(s): Bower Sheats Mary E.

**McKeesport Area School District, City of McKeesport** vs Turner Ivy H. L.; Long III James; AR-25-000021; Contract - Debt Collection; Order of Court - IFP Granted; 5365.26; Atty(s): Self-Represented

**Halbleib Auto** vs Tucker Monique C.; Nationwide Insurance; AR-25-000022; Motor Vehicle Accident; Defendant's Appeal of MDJ; 12218.38; Atty(s): Giblin Michael E

**Wells Fargo Bank N.A.** vs Weniger William C.; AR-25-000023; Contract - Credit Card; Complaint; 20511.08; Atty(s): Kaliner Michael H.

**2315955 Alberta LTD** vs Elite Transit Solutions LLC; AR-25-000024; Contract - Debt Collection; Complaint; 7900.00; Atty(s): Urban Matthew D.

**Discover Bank** vs Rice Jamie L.; AR-25-000025; Contract - Credit Card; Defendant's Appeal of MDJ; 9401.35; Atty(s): Klingensmith Robert D.

**Jones Dorcas, Jones Ramona** vs Post Road Management; AR-25-000026; Other Tort; Defendant's Appeal of MDJ; 1100.00; Atty(s): Self-Represented

**Alan Construction** vs Franc Joe; AR-25-000027; Contract - Other; Defendant's Appeal of MDJ; 2500.00; Atty(s): Linkosky John

**Acuity** vs Pride Steel LLC; AR-25-000028; Contract - Debt Collection; Complaint; 27553.68; Atty(s): Keifer III Esq. Richard W

**Capital One Bank USA N.A.** vs Davis Lori; AR-25-000029; Contract - Credit Card; Defendant's Appeal of MDJ; 5626.80; Atty(s): Klingensmith Robert D.

**State Farm Mutual Automobile Insurance Company** vs U-Haul Co. of Pennsylvania, Schwartzkopff Tim; AR-25-000030; Motor Vehicle Accident; Complaint; 14475.59; Atty(s): Allen Robert W.

**84 Lumber Company L.P.** vs Sweet Mango Builders LLC, Souare Eric; AR-25-000034; Contract - Other; Complaint; 43569.29; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

**84 Lumber Company L.P.** vs Twisted B Farms LLC, Bilbrey Pamela; AR-25-000035; Contract - Other; Complaint; 8585.43; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

**State Farm Mutual Automobile Insurance Company** vs Summers Todd; AR-25-000036; Motor Vehicle Accident; Complaint; 5125.86; Atty(s): Allen Robert W.

**84 Lumber Company L.P.** vs Trident Affordable Homes LLC, Short Alfred; AR-25-000037; Contract - Other; Complaint; 20751.63; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

**D'Ippolito Richard S.** vs Kelly Devin, Kelly Michael J.; AR-25-000038; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Self-Represented

**LVNV Funding LLC** vs Alterio Roseann; AR-25-000039; Contract - Debt Collection; Defendant's Appeal of MDJ; 1603.21; Atty(s): Blissman Bruce W.

**Kielek Sarah M, Kielek Sandra** vs Zach's Contracting LLC; AR-25-000040; Contract - Debt Collection; Complaint; 5200.00; Atty(s): Mick Ryan R

**State Farm Mutual Automobile Insurance Company** vs Zanath Edward, Lafayette Gail; AR-25-000041; Motor Vehicle Accident; Complaint; 9540.34; Atty(s): Allen Robert W.

**Oakhill at Nevillewood Homeowners Association** vs Pisarcik Keith A, Kazmeraski Ashleigh; AR-25-000042; Against Property Owner; Complaint; Atty(s): Burkhart Lisa M

**18th Hole Carriage Homes Association** vs Bonarotti Eugene A; AR-25-000043; Against Property Owner; Complaint; Atty(s): Burkhart Lisa M

**Venango Trails Homeowners Association** vs Setty Hemanth K., Shilparani Setty Srisiri; AR-25-000044; Against Property Owner; Complaint; 3641.72; Atty(s): Burkhart Lisa M

**State Farm Mutual Automobile Insurance Company** vs Haines Shawn; AR-25-000045; Other Traffic Accident; Complaint; 5543.35; Atty(s): Allen Robert W.

**Liberi Gregory** vs State Farm Mutual Automobile Insurance Company, Trainer Jennifer, Trainer Gerald; AR-25-000046; Contract - Other; Complaint; 50000.00; Atty(s): Abrams Dennis M

**Cavalry SPV I LLC** vs Pellegrino Frances; AR-25-000047; Contract - Credit Card; Complaint; 2595.24; Atty(s): Apothaker David J

**Rock Creek Capital LLC** vs Combs Josh, Misencik George; AR-25-000048; Contract - Debt Collection; Exhibits; 11071.62; Atty(s): Sullivan Kate

**Ally Bank** vs Lambert Joshua Hunter; AR-25-000049; Replevin; Complaint; 36121.84; Atty(s): Rase Leslie J.

**Dollar Bank** vs Wright Scott A.; AR-25-000050; Contract - Credit Card; Exhibits; 46770.39; Atty(s): Urban Matthew D.

**Clearview Federal Credit Union** vs Little Jody; AR-25-000051; Contract - Credit Card; Exhibits; 18774.58; Atty(s): Urban Matthew D.

**Portfolio Recovery Associates LLC** vs Holiday Sharron; AR-25-000052; Contract - Debt Collection; Exhibits; 2032.99; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Wright II William; AR-25-000053; Contract - Debt Collection; Exhibits; 1993.84; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Smith Susan Bjornberg; AR-25-000054; Contract - Debt Collection; Exhibits; 5286.03; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Diggs James; AR-25-000055; Contract - Debt Collection; Exhibits; 9164.48; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Crowley Terri; AR-25-000056; Contract - Debt Collection; Exhibits; 1594.22; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Scinico Charlotte; AR-25-000057; Contract - Debt Collection; Exhibits; 868.16; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Sciarretti Joseph** vs Tube City Vintage Home Renewals; AR-25-000058; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Self-Represented

**Westlake Services LLC** vs Oliver Lashawnda; AR-25-000059; Contract - Debt Collection; Exhibits; 13292.22; Atty(s): Ratchford Michael

**Mystic Hills Homeowners Association** vs McQuaide Robyn; AR-25-000060; Against Property Owner; Complaint; Atty(s): Burkhart Lisa M

**Venango Trails Homeowners Association** vs Strachan Jessica A.; AR-25-000061; Against Property Owner; Complaint; Atty(s): Burkhart Lisa M

**Portfolio Recovery Associates LLC** vs Manson Leah; AR-25-000062; Contract - Debt Collection; Exhibits; 952.56; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Venango Trails Homeowners Association** vs Singh Neil Bedi; AR-25-000063; Against Property Owner; Complaint; Atty(s): Burkhart Lisa M

**Portfolio Recovery Associates LLC** vs Lesko Toni; AR-25-000064; Contract - Debt Collection; Exhibits; 1817.29; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Venango Trails Homeowners Association** vs Gudiboina Kiran, Ras Kas Supriya; AR-25-000065; Against Property Owner; Complaint; Atty(s): Burkhart Lisa M

**Rural Ridge Estates Homeowners' Association** vs Martinowsky Brian Douglas, Martinowsky Chelsea Diane; AR-25-000066; Against Property Owner; Complaint; Atty(s): Burkhart Lisa M

**Portfolio Recovery Associates LLC** vs King Barbara; AR-25-000067; Contract - Debt Collection; Exhibits; 3079.65; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Shaw Duncan; AR-25-000068; Contract - Debt Collection; Exhibits; 6609.63; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

**Westlake Services LLC** vs Fields Chanel; AR-25-000069; Contract - Debt Collection; Exhibits; 12821.78; Atty(s): Ratchford Michael

**Allegheny County Central Tax Collection District** vs McAdams Sean P.; AR-25-000070; Allegheny County Tax; Complaint; 28412.84; Atty(s): Monti Richard A.

**Citibank N.A.** vs Brayton Linda; AR-25-000071; Contract - Credit Card; Exhibits; 17181.53; Atty(s): Pomy Matthew Weston