

CR-0008902-23; Jaymar Reddix; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

Arbitration Trial List

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

**Wednesday
October 2, 2024**

GD-23-004687; Glickman vs Newmark Southern Region, LLC, et al; P-atty: **Jeffrey T. Morris;** D-atty: **Kyle T. McGee**

GD-22-016101; Smith vs Hill; P-atty: **G. Christopher Apessos;** D-atty: **Alexandra Kellie Bott**

GD-20-012508; Schwenninger vs Umstead; P-atty: **Richard W. Kelly;** D-atty: **R. Douglass Klaber, Jr.**

GD-14-008084; James vs Port Authority of Allegheny County; P-atty: **Pro Se;** D-atty: **Michael E. Kennedy, Roger W. Foley, Jr., Michael J. Cetra**
AR-24-002807; Portfolio Recovery Associates, LLC vs Volquarts; P-atty: **Robert N. Polas, Jr.**

AR-24-002806; Portfolio Recovery Associates, LLC vs Krebs; P-atty: **Robert N. Polas, Jr.**

AR-24-002803; Portfolio Recovery Associates, LLC vs Schutzman; P-atty: **Robert N. Polas, Jr.**

AR-24-002802; Portfolio Recovery Associates, LLC vs Frazier; P-atty: **Robert N. Polas, Jr.**

AR-24-002801; Portfolio Recovery Associates, LLC vs Kenney; P-atty: **Robert N. Polas, Jr.**

AR-24-002799; Portfolio Recovery Associates, LLC vs Harvey; P-atty: **Robert N. Polas, Jr.**

AR-24-002780; Portfolio Recovery Associates, LLC vs Pierce; P-atty: **Robert N. Polas, Jr.**

AR-24-002778; Portfolio Recovery Associates, LLC vs Jones; P-atty: **Robert N. Polas, Jr.;** D-atty: **Eric J. Randolph**

AR-24-002774; Portfolio Recovery Associates, LLC vs Ceoffe; P-atty: **Robert N. Polas, Jr.**

AR-24-002772; U.S. Bank, National Association vs Baden; P-atty: **Erica Gesing Roeck;** D-atty: **Brittany Nicole Weston**

AR-24-002766; Wells Fargo Bank, N.A. vs Vallejo; P-atty: **Nicole M. Francese**

AR-24-002759; Portfolio Recovery Associates, LLC vs Crayton, Jr.; P-atty: **Robert N. Polas, Jr.**

AR-24-002332; TD Bank USA, N.A. vs Dell'Aquila; P-atty: **Matthew D. Urban;** D-atty: **P. William Bercik**

AR-24-001902; Hendrick vs General Motors, LLC; P-atty: **Michael Power;** D-atty: **Alexander M. Shaen**

AR-24-001550; Birch vs FCA US, LLC; P-atty: **Michael Power;** D-atty: **Jon B. Waldorf**

AR-24-001289; Allegheny County Southwest Tax Collection District vs Revo; P-atty: **Richard A. Monti**

AR-24-000272; Michael vs Hensch, et al; P-atty: **Paul J. Staub, Jr.**

AR-23-006387; State Farm Mutual Automobile Insurance Company vs Rankins; P-atty: **Travis L. McElhaney;** D-atty: **R. Sean O'Connell**

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, October 7, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, OCTOBER 7, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, OCTOBER 8, 2024, 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 TUESDAY, OCTOBER 15, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows: SUBSECTION 475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

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

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

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

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

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

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

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

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

Baldwin Borough

13. Dawn Radomsky and Kent J. Radomsky
MG-22-000530—\$157,857.70
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5443 Keenan Dr., Pittsburgh, PA 15236. Deed Book Volume 10461, Page 519. Block and Lot Number 0390-S-00109-0000-00.

Brentwood

27. Ryan Tempalski
GD-24-000461—\$16,411.77
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 3017-3019 Glendale Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 15205, Page 5, and Deed Book Volume 17294, Page 162, Block and Lot 137-G-261.

Carnegie

53. Beth A. Myers
GD-22-004466—\$3,719.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two story frame house being known as 522 Hulton Street, Carnegie, PA 15106. Deed Book Volume 14300, Page 276. Block & Lot No. 102-A-261.

City of Clairton

16. Miriam Maletta
GD-23-014127—\$14,485.52
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a commercial structure being known and numbered as 508 Saint Clair Avenue, Clairton, PA 15025. Deed Book 9850, Page 225. Block and Lot Number 879-H-042.

Coraopolis

40. Frank Cimino, Jr.
MG-23-000590—\$196,298.08
Dana Marks, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1302 Vance Avenue, Coraopolis, PA 15108. Deed Book Volume 7627, Page 212. Block and Lot Number: 0342-P-00185-0000-00.

Crafton

50. Tracy Conti a/k/a Tracy L. Wenger, in Her Capacity as Administratrix and Heir of Mary M. Wenger; Kristen L. Wenger a/k/a Kristin L. Wenger, in Her Capacity as Executrix of the Estate of Michael Wenger, Deceased Heir of Mary M. Wenger; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Mary M. Wenger; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Michael Wenger, Deceased Heir of Mary M. Wenger

MG-22-000816—\$48,882.51
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the Borough of Crafton: Having erected thereon a dwelling being known and numbered as 77 N. Linwood Avenue, Pittsburgh, PA 15205. Deed Book Volume 10633, Page 47. Block and Lot 0069-S-00305-0000-00.

Duquesne

42. Robert Cavanaugh, in His Capacity as Heir of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh and in His Capacity as Heir of the Estate of James Cavanaugh, Deceased Heir of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marylou Cavanaugh a/k/a Mary Lou Cavanaugh, Deceased; Shayna Cavanaugh in Her Capacity as Heir to the Estate of James Cavanaugh, Deceased; and Unknown Heirs of James Cavanaugh, Deceased Heir of the Estate of Marylou Cavanaugh a/k/a Mary Lou Cavanaugh, Deceased

MG-23-000014—\$15,256.74
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - 1st Ward: Having erected thereon a dwelling being known and numbered as 417 William Street, Duquesne, PA 15110-1086. Deed Book Volume 6157, Page 757. Block and Lot Number 0305-D-00095-0000-00.

Elizabeth Township

64. David Williams

GD-21-011719—\$5,502.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two story frame house being known as 226 Williamsburg Drive, Elizabeth, PA 15037. Deed Book Volume 13120, Page 80. Block & Lot No. 1129-E-134.

65. Shirley May Miklos, with Notice to Heirs and Assigns

GD-19-002070—\$5,320.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant residential land known as Pineview Drive, Elizabeth, PA 15037. Deed Book Volume 5440, Page 65. Block & Lot No. 1904-F-232.

Etna

67. James W. Winters

GD-17-008222—\$5,636.29
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a one and one half story brick house being known as 55 Vilsack Street, Pittsburgh, PA 15223. Deed Book Volume 16335, Page 261. Block & Lot No. 221-M-195.

Glassport

22. Carrie Lee Kish a/k/a Carrie L. Kish

MG-23-000217—\$27,704.19
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one-story frame residential dwelling known as 811 Delaware Avenue, Glassport, PA 15045, as recorded in Deed Book Volume 12535, Page 354, Being Block and Lot Number 558-H-380.

68. Parei Ventures, LLC

GD-24-000953—\$2,788.73
Joseph W. Gramc, Esq.
412-281-0587

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

Having erected thereon a three story commercial apartment building being known as 600 Ohio Avenue, Glassport, PA 15045. Deed Book Volume 17726, Page 318. Block & Lot No. 558-B-14.

Harrison

31. Joel A. Demharter

MG-23-000286—\$192,311.25
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 209 Elbrook Drive, Natrona Heights, PA 15065. Deed Book Volume 17471, Page 502. Block and Lot Number 1679-P-60.

Indiana

79. William J. Nowak and Sandra M. Nowak

GD-23-002130—\$4,838.85
Robert J. Garvin
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one story dwelling being known as 308 Grandview Drive, Indianola, PA 15051. Deed Book Volume 12525, Page 74. Block & Lot No. 725-K-211.

Lincoln

47. Louis Campano a/k/a Louis Campano, III and Rebecca M. Campano

MG-23-000269—\$167,049.50
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Having erected thereon a dwelling being known and numbered as 4694 West Smithfield Street, McKeesport, PA 15135. Deed Book 12616, Page 528. Block and Lot Number 761-P-240.

Marshall

11. L. Joyce Evans a/k/a Lois Joyce Evans; Samuel E. Evans; and the United States of America

MG-18-000095—\$866,118.59
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling being known and numbered as 113 Burry Avenue, Bradford Woods, PA 15015. Document Number 2004-32782, Deed Book Volume 12198, Page 405. Block and Lot Number 1657-L-00002-0000-00.

46. Subhendra N. Mattagajasingh and Mamata Mohanty a/k/a Mamta Mohanty

MG-19-001065—\$59,825.58
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling house being municipally known and numbered as 848 Hillcrest Circle, Wexford, PA 15090. Deed Book Volume 12734, Page 318. Block and Lot Number 1497-M-49.

Town of McCandless

23. Cynthia L. Porter f/k/a Cynthia P. Johnson and the United States of America c/o United States Attorney for the Western District of Pennsylvania

MG-19-000286—\$478,285.87
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 332 Old Babcock Trail, Gibsonia, Pennsylvania 15044. Deed Book Volume 15462, Page 189. Block and Lot Number 1209-F-00351-0000-00.

34. Argelis Candelario

MG-23-001088—\$101,136.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8520 Wittmer Road, Pittsburgh, PA 15237. Deed Book 16656, Page 198. Block and Lot Number 713-S-282.

City of McKeesport

71. Brandi L. Yarris and the Secretary of Housing and Urban Development

MG-24-000257—\$15,834.57
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1604 Scott Street, McKeesport, PA 15132. Deed Book Volume 12634, Page 174. Block and Lot Number 381-E-318.

Monroeville

2. William J. Fulmer, Jr., Personal Representative of the Estate of William B. Fulmer a/k/a William B. Fulmer, Sr., Deceased, and Helen J. Fulmer

MG-23-001055—\$177,462.15
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected a dwelling house thereon being known and numbered as 1211 Old Concord Road, Monroeville, PA 15146. Deed Book Volume 9424, Page 168. Block and Lot Number 858-S-323.

44. Michael Jones

MG-22-000226—\$194,432.26
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1154 Colgate Drive, Monroeville, PA 15146. Deed Book 18603, Page 335. Block and Lot Number 0858-D-00261-0000-00.

Mt. Lebanon

3. James R. Johns and Linda M. Lodge

MG-19-000546—\$132,696.98
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 1286 Lakemont Drive, Pittsburgh, PA 15243. Deed Book 10120, Page 629. Block and Lot Number 193-N-54.

24. Kevin A. Janda and Viki J. Janda

MG-16-001134—\$525,535.65
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a condominium unit No. 402 in Building 2-G in Woodridge being known and numbered as 402 Royal Court, Pittsburgh, PA 15234. Deed Book Volume 11728, Page 309. Block and Lot Number 318-C-80-402.

58. Robert J. Kennedy and Victoria DeDonato

GD-22-014552—\$32,273.13
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two and a half story brick house being known as 30 Lemoyne Avenue, Pittsburgh, PA 15228. Deed Book Volume 9315, Page 175. Block & Lot No. 141-P-326.

59. Mario Silipigni

GD-23-001024—\$9,314.07
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two story brick house being known as 232 Sleepy Hollow Road, Pittsburgh, PA 15216. Deed Book Volume 16649, Page 48. Block & Lot No. 140-A-32.

Mt. Oliver

48. Triple D's Estate LLC and Darrell E. Johnson a/k/a Darrell Johnson

GD-24-002250—\$133,806.56
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 112 Amanda Avenue, Pittsburgh, PA 15210. Deed Book 18982, Page 385. Block and Lot Number 14-L-246.

Munhall

25. Scott W. Schempp and Tabitha M. Schempp

MG-24-000280—\$116,041.74
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3014 Alberta Street, Homestead, Pennsylvania 15120 a/k/a 3014 Alberta Street, Munhall, Pennsylvania 15120. Deed Book Volume 14607, Page 443. Block and Lot Number 0132-H-00152-0000-00.

76. Mark Olsavicky, Sr., Dee Olsavicky, Nadine Knight, Solely as the Known Heirs of George J. Olsavicky, Deceased and All the Unknown Heirs of George J. Olsavicky

GD-23-010484—\$35,243.44
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a 1-story frame dwelling known as 1042 Hays Ln., Homestead, PA 15120 a/k/a 1042 Hays Ln., Munhall, PA 15120, Deed Book Volume 3923, Page 149, Block & Lot No. 179-P-131.

North Versailles

17. Central America Preservation Trust

GD-21-002470—\$8,851.24
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 125 Central Avenue, North Versailles, PA 15137. Deed Book 17421, Page 342. Block and Lot Number 457-C-057.

Penn Hills

4. Kyle Six and Nastacia Six

MG-22-001008—\$168,968.25
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 9600 Frankstown Road, Pittsburgh, PA 15235. Deed Book 18718, Page 109. Block and Lot Number 296-B-123.

18. Daniel M. Wasnick, Jr., Known Heir of Amina Wasnick, Deceased, Lynda Nolan a/k/a Lynda Nolan Skundrich, Known Heir of Amina Wasnick, Deceased, and All Unknown Heirs of Amina Wasnick, Deceased
GD-23-002916—\$18,455.21
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 343 Jefferson Road, Pittsburgh, PA 15235. Deed Book 3944, Page 328. Block and Lot Number 450-C-32.

19. Samuel R. Greenlee, II, Administrator of the Estate of Helen S. Greenlee

GD-21-009941—\$23,646.99
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 7219 Travella Boulevard, Pittsburgh, PA 15235. Deed Book 3142, Page 642. Block and Lot Number 173-D-392.

20. Lamar D. Washington

GD-21-010987—\$19,395.32
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 8926 Frankstown Road, Pittsburgh, PA 15235. Deed Book 16910, Page 289. Block and Lot Number 231-D-38.

26. Latacia Brentley

MG-24-000276—\$77,012.51
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 110 Garlow Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 15183, Page 380. Block and Lot Number 0448-J-00396-0000-00.

Pitcairn

54. Pitcairn Ambulance Association, Inc.

GD-23-000628—\$3,597.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 900 Creighton Avenue, Pitcairn, PA 15140. Deed Book Volume 13822, Page 319. Block & Lot No. 746-K-278.

Plum

10. Richard J. Filar and Maura K. Filar

MG-24-000170—\$347,048.06
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling house known as 1170 Balkan Drive, Pittsburgh, PA 15239. Deed Book Volume 12673, Page 353, Block & Lot No. 1104-K-305.

30. Harwood H. Dorman a/k/a Harwood H. Dorman, Jr.

MG-24-000174—\$117,712.84
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 328 Center New Texas Road, Pittsburgh, PA 15239. Deed Book Volume 4074, Page 113. Block and Lot Number 851-R-211.

39. Matthew C. Walling and Kristin L. Walling

MG-24-000256—\$88,386.11
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 1081 McAllister Drive, New Kensington, Pennsylvania 15068, Deed Book Volume 13162, Page 544. Block and Lot Number 0968-F-00138-0000-00.

Port Vue

77. Jeffrey Mazzei a/k/a Jeff E. Mazzei a/k/a Jeff Mazzei

GD-23-004582—\$23,830.76
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel 1: Being all that vacant land being known and numbered as Glenn Ave., McKeesport, PA 15133. Deed Book 6823, Page 74. Block and Lot Number 465-B-80;

Parcel 2: Being all that mobile home dwelling being known and numbered as 603 Glenn Ave., McKeesport, PA 15133. Deed Book 6801, Page 521. Block and Lot Number 465-F-101;

Parcel 3: Being all that res. aux. building (no house) being known and numbered as 601 Glenn Ave., McKeesport, PA 15133. Deed Book 6812, Page 124. Block and Lot Number 465-F-102;

Parcel 4: Being all that vacant land known and numbered as Liberty Way, McKeesport, PA 15133. Deed Book 6507, Page 125. Block and Lot Number 465-F-106.

Reserve

9. John Donatelli

GD-24-004703—\$18,985.61
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling known as 3326 Spring Garden Road, Pittsburgh, PA 15212. Deed Book Volume 10762, Page 523, Block and Lot Number 78-E-236.

Richland

63. Jerry C. Kennedy, Jr. and Tammy L. Kennedy

GD-23-011713—\$8,757.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a two story frame house being known as 241 Whitehaven Drive, Gibsonia, PA 15044. Deed Book Volume 9799, Page 334. Block & Lot No. 1666-J-7.

Ross

72. Daniel J. Miller

MG-23-000717—\$170,893.50
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 105 Donmor Drive, Pittsburgh, PA 15237. Deed Book Volume 15219, Page 122, Instrument Number 2013-10351, Block and Lot Number 0281-S-00144-0000-00.

Scott

15. Dean J. Bergstedt

MG-23-000726—\$271,566.64
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1761 Bower Hill Rd., Pittsburgh, PA 15243. Deed Book Volume 18632, Page 476. Block and Lot Number 0195-M-00200-0000-00.

33. Terrance L. Cassidy

MG-23-000203—\$199,176.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 603 Lindsay Road, Carnegie, PA 15106. Deed Book 17041, Page 120. Block and Lot Number 143-A-52.

Sewickley

73. George J. Merrick

GD-23-000195—\$363,752.86
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 605 Mulberry Street, Sewickley, Pennsylvania 15143. Deed Book Volume 11716, Page 564. Block and Lot Number 0421-B-00265-0000-00.

Shaler

28. Carol J. Clark

GD-22-000971—\$20,471.70
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 121 Beech Street, Glenshaw, Pennsylvania 15116-2619, Deed Book Volume 13932, Page 387, Block and Lot 356-E-154.

57. Marcella Gebert, with Notice to Heirs and Assigns

GD-22-014177—\$2,820.08
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one and one half story frame house being known as 1213 Maple Street, Glenshaw, PA 15116. Deed Book Volume 2308, Page 516. Block & Lot No. 356-J-48.

62. George L. Fong

GD-22-013127—\$3,796.24
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story frame house being known as 500 Glen Malcolm Drive, Glenshaw, PA 15116. Deed Book Volume 9844, Page 49. Block & Lot No. 285-E-14.

66. Susan T. Zupancic

GD-22-008423—\$5,702.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story brick house being known as 492 Seavey Road, Pittsburgh, PA 15209. Deed Book Volume 10051, Page 210. Block & Lot No. 166-K-212.

South Fayette

8. Charles McClellan and Sherri McClellan

MG-24-000154—\$101,275.22
Dennis M. Blackwell, Esq.
412-391-5299

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling house being known and numbered as 632 Millers Run Road, Cuddy, PA 15031. Deed Book Volume 19171, Page 371, Block and Lot Number 325-L-36-0000-00.

South Park

14. Chad A. Hanley

MG-24-000275—\$161,192.06
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 1292 Armstrong Dr., South Park, PA 15129. Deed Book Volume 18000, Page 539. Block and Lot Number 1008-F-00202-0000-00.

Swissvale

75. Major Rainey

GD-23-006439—\$197,762.97
Brian W. Kincaid, Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward of the Borough of Swissvale: Having erected thereon a commercial building being known and numbered as 1910 Monongahela Avenue, Pittsburgh, PA 15218 also known as 1910-1912 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 11572, Page 194, Parcel Number 178-C-145.

Turtle Creek

6. Debbie A. Gdovic

MG-23-001013—\$86,765.44
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 408 Charles Street, Turtle Creek, PA 15145. Deed Book 16850, Page 85. Block and Lot Number 455-L-307.

55. Jose Melendez, Jr.

GD-23-014507—\$5,831.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two story brick house being known as 823 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 18071, Page 595. Block & Lot No. 455-L-128.

Versailles

36. Julian Lamar Sparrow, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, Faythe L. Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, Jonathan Lamar Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased, and Charity Lynn Wiley, Solely in His/Her Capacity as Heir of Joy Sparrow, Deceased

MG-23-001135—\$61,647.09
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a dwelling being

known and numbered as 4605 2nd Street, McKeesport, PA 15132. Deed Book 16481, Page 74. Block and Lot Number 555-S-272.

West Mifflin

49. Duke Race

MG-22-000267—\$82,493.92

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 724 Laura Ave., West Mifflin, PA 15122. Deed Book Volume 8852, Page 399. Block and Lot 0238-K-00178-0000-00.

West View

5. Kory Boehm

MG-23-000949—\$74,583.46

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 134 Georgetown Avenue, Pittsburgh, PA 15229. Deed Book 11948, Page 486. Block and Lot Number 350-P-58.

White Oak

12. Carrie Smallwood and Charles R. O'Bryon, Jr.

MG-24-000354—\$124,458.47
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1710 Educational Drive, McKeesport, PA 15131 a/k/a 1710 Educational Drive, White Oak, PA 15131. Document Number 2016-28803, Deed Book Volume 16534, Page 244. Block and Lot Number 0550-R-00109-0000-00.

Wilkinsburg

21. Nicole S. Weissert a/k/a Nicole Dabeco, All Unknown Heirs of Daniel J. Weissert, Deceased and the United States of America

GD-23-002174—\$13,927.19
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 1114 East Street, Pittsburgh, PA 15221. Deed Book 9465, Page 490. Block and Lot Number 233-G-28.

Pittsburgh—7th Ward

80. Michael A. Dolan, II

GD-18-002761—\$379,856.98
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 7th Ward: Having erected thereon a dwelling being known and numbered as 5804 Walnut Street, Pittsburgh, Pennsylvania 15232, Deed Book Volume 11270, Page 6. Block and Lot Number 0085-B-00271-0000-00.

Pittsburgh—10th Ward

78. Anthony Barnett, a/k/a Anthony B. Barnett, Anthony Barnett, as Executor of the Estate of Kevin S. Barnett, deceased, and the Estate of Kevin S. Barnett, deceased

GD-22-011182—\$99,102.59

John M. Silvestri, Esq.
412-512-4902

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5208 Brown Way, Pittsburgh, PA 15224, Deed Book Volume 9763, Page 113, Block and Lot Number 50-L-51.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 116 N. Evaline St., Pittsburgh, PA 15224, Deed Book Volume 13712, Page 422, Block and Lot Number 50-L-282-A.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having vacant land being known and numbered as N. Pacific Ave., Pittsburgh, PA 15224, Deed Book Volume 13063, Page 482, Block and Lot Number 50-L-56.

Parcel 4: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having vacant land being known and numbered as Kincaid St., Pittsburgh, PA 15224, Deed Book Volume 13063, Page 487, Block and Lot Number 50-L-57.

Pittsburgh—11th Ward

74. Law1 Capital Real Estate, LLC

GD-23-009044—\$298,566.18
Brian W. Kincaid, Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6336 Stanton Avenue, Pittsburgh, PA 15206 Deed Book Volume 19051, Page 177, Parcel Number 124-E-159.

Pittsburgh—13th Ward

52. Ira Vann Harris, Jr., in His Capacity as Heir of Ira Vann Harris a/k/a Ira Vann Harris, Sr.; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ira Vann Harris a/k/a Ira Vann Harris, Sr.

MG-22-000168—\$48,580.00
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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 7604 Mulford Street, Pittsburgh, PA 15208. Deed Book Volume 11887, Page 383. Block and Lot 0175-C-00035-0000-00.

70. Vincent Bennett a/k/a Harold Vincent Bennett, Todd Bennett a/k/a Maurice Todd Bennett and Racheal Flanagan, Known Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett, Deceased, and the Unknown Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett, Deceased

MG-22-000248—\$36,893.21
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

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 7123 Kedron Street, Pittsburgh, PA 15208. Deed Book Volume 12553, Page 387. Block and Lot Number 174-A-148.

Pittsburgh—16th Ward

43. Travis Buick

MG-23-001119—\$72,596.88
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 436 Gorgas St., Pittsburgh, PA 15210. Deed Book 16520, Page 344. Block and Lot Number 0032-A-00337-0000-00 a/k/a 0032-A-00337.

Pittsburgh—20th Ward

1. Luca Carol

MG-24-000164—\$44,486.22
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 20th Ward: Having erected thereon a dwelling being known and numbered as 2631 Bellingham Avenue, Pittsburgh, Pennsylvania 15216. Deed Book Volume 12687, Page 335. Block and Lot Number 0036-S-00068-0000-00.

Pittsburgh—21st Ward

7. Triple DS Estate LLC, and Darrell E. Johnson a/k/a Darrell Johnson

GD-24-001920—\$96,115.93
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1222 North Franklin Street, Pittsburgh, PA 15233. Deed Book 19005, Page 528. Block and Lot Number 22-L-105.

Pittsburgh—26th Ward

45. Matthew D. Evans in His Capacity as Heir of the Estate of Robin L. Parker, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robin L. Parker, Deceased

MG-23-000064—\$40,657.45
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2420 Wilson Ave., Pittsburgh, PA 15214. Deed Book 12488, Page 546, Instrument Number 2005-19982. Block and Lot Number 0046-E-00209-0000-00.

Pittsburgh—27th Ward

32. Hatherley Brittain, and Sean Mickail as Executor of the Estate of Penny Mickail a/k/a Penny L. Mickail, Deceased

MG-23-000124—\$60,743.88
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1423 Woodland Avenue, Pittsburgh, PA 15212. Deed Book 16879, Page 439. Block and Lot Number 45-E-81.

Pittsburgh—30th Ward

51. Edward P. Desabato, Jr. c/o Gioia Mangis, POA

MG-23-000510—\$38,362.69
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City

of Pittsburgh: Having erected thereon a dwelling being known and numbered as 230 McKinley Street, Pittsburgh, PA 15210. Deed Book Volume 5796, Page 709. Block and Lot 0033-K-00149-0000-00.

Pittsburgh—32nd Ward

41. Ronald C. Palashoff

MG-23-000492—\$68,749.71
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2630 Ivyglen St., Pittsburgh, PA 15227. Deed Book 7885, Page 508. Block and Lot Number 0138-F-00114-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

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

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

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

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

www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Sep 12, 2024

Sep 13, 20, 27, 2024

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Estate Notice

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

Beron, David Oscar a/k/a David O. Beron, deceased, of Gibsonia, PA. No. 06026 of 2024. Laura B. Harper, Extr., 505 Madison Drive, Gibsonia, PA 15044 or to Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219.

24-01783w Sep 27; Oct 4, 11, 2024

Bethel, Kimberly J., deceased, of Pittsburgh, PA. No. 05908 of 2024. Shae Wofford, Admr., 714 Mellon St., Pittsburgh, PA 15206 or to G. Clinton Kelley, Esq., Law Office of G. Clinton Kelley, 300 Mt. Lebanon Blvd., Ste. 212, Pittsburgh, PA 15234.

24-01788w Sep 27; Oct 4, 11, 2024

Collings, Edna M. a/k/a Edna Collings, deceased, of Tarentum, PA. No. 05362 of 2024. David P. Collings, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

24-03404 Sep 27; Oct 4, 11, 2024

Coperich, Florence M. a/k/a Florence Coperich, deceased, of McKees Rocks, PA. No. 05478 of 2024. Marsha M. Cook, Extr., 2417 Helen Street, McKees Rocks, PA 15136 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-03405 Sep 27; Oct 4, 11, 2024

Edwards, Bobbi Jo, deceased, of Indiana Township, PA. No. 05090 of 2024. Dylan Edwards, Admr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

24-03407 Sep 27; Oct 4, 11, 2024

Lew, Beatrice E., deceased, of Bethel Park, PA. No. 05496 of 2024. Darlene F. Malzone, Extr., 266 Jean Drive, Pittsburgh, PA 15236 or to Jonathan C. Voelker, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219.

24-01785w Sep 27; Oct 4, 11, 2024

Ritts, Catherine H., deceased, of Scott Twp., PA. No. 05942 of 2024. Lynn Elizabeth Geibel, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

24-03406 Sep 27; Oct 4, 11, 2024

Schreiber, Cecilia A., deceased, of Pittsburgh, PA. No. 05757 of 2024. Elaine Hood, Extr., 1501 Cooper Avenue, Pittsburgh, PA 15212 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-03402 Sep 27; Oct 4, 11, 2024

Thornton, Dorothy, deceased, of Ingram, PA. No. 06108 of 2024. John Thornton, Co-Extr., 11 Crestview Drive, McKees Rocks, PA 15136 and Thomas Thornton, Co-Extr., 368 Locust Hill Road, Cheswick, PA 15024 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-01782w Sep 27; Oct 4, 11, 2024

Adams, Carol R., deceased, of Scott Township, PA. No. 05585 of 2024. Rebecca A. Winge, Extr., c/o Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

24-03343 Sep 20, 27; Oct 4, 2024

Almade, Frank D., deceased, of Churchill, PA. No. 05704 of 2024. Rosanne Saunders, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

24-03347 Sep 20, 27; Oct 4, 2024

Bidoli, Mary E., deceased, of Bethel Park, PA. No. 05643 of 2024. Barbara L. Stinson, Extr., 609 Patterson Road, Bethel Park, PA 15102 or to Samuel A. Moore, Esq., 5311 Brightwood Rd., P.O. Box 518, Bethel Park, PA 15102.

24-03352 Sep 20, 27; Oct 4, 2024

Butch, Hermine P. a/k/a Hermine B. Butch, deceased, of Mt. Lebanon Township, PA. No. 05758 of 2024. Thomas W. Butch, Extr., c/o David J. Nichols, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.

24-03354 Sep 20, 27; Oct 4, 2024

Butor, Sue Ann a/k/a Sue A. Butor, deceased, of Pittsburgh, PA. No. 05656 of 2024. Jeffrey A. Straka, Extr., 21 N. Dun Lane, Selinsgrove, PA 17870 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

24-03344 Sep 20, 27; Oct 4, 2024

Chobot, Jr., Richard J., deceased, of Collier Township, PA. No. 05529 of 2024. Lisa A. Chobot, Extr., c/o Del P. Nolfi, III, Esq., Ligonier Law, L.L.C., 300 North Market Street, Ligonier, PA 15658.

24-01748w Sep 20, 27; Oct 4, 2024

Christ, Rosalyn, deceased, of Pittsburgh, PA. No. 05504 of 2024. David Christ, Extr., 164 Cannon Hill Road, Saxonburg, PA 16056 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.

24-03351 Sep 20, 27; Oct 4, 2024

Josephic, Vera R., deceased, of Monroeville, PA. No. 4336 of 2024. Jason P. Josephic, Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-03349 Sep 20, 27; Oct 4, 2024

McGinty, Kevin M., deceased, of McKeesport, PA. No. 05179 of 2024. Jess P. McGinty, Admr., 914 Washington Blvd., Port Vue, PA 15133 or to Lori Love, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

24-01746w Sep 20, 27; Oct 4, 2024

McWhirter, Richard J. a/k/a Richard McWhirter, deceased, of Pittsburgh, PA. No. 03057 of 2023. Blythe Bort, Extr., 121 Walter Street, Pittsburgh, PA 15210 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

24-03339 Sep 20, 27; Oct 4, 2024

Meadows, Carol A., deceased, of Pittsburgh, PA. No. 05703 of 2024. Gary G. Meadows, Extr., 193 Connie Drive, Pittsburgh, PA 15214 or to Robert B. Stein, Esq., Savinis, Kane & Gallucci, LLC, 436 Seventh Avenue, Suite 700, Pittsburgh, PA 15219.

24-03350 Sep 20, 27; Oct 4, 2024

Merkel, Edward M. a/k/a Edward Michael Merkel, deceased, of North Versailles, PA. No. 05810 of 2024. Brian Leigh Baker, Admr., 242 Mary Ellen Drive, North Versailles, PA 15137 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

24-03348 Sep 20, 27; Oct 4, 2024

Murphy, Juliet M., deceased, of Pittsburgh, PA. No. 05716 of 2024. Kathleen Sisson, Admr., 1085 Mississippi Avenue, Pittsburgh, PA 15216 or to Peter D. Lyle, Esq., Morascyzk & Polochak, 81 Dutilh Road, Suite 200, Cranberry Township, PA 16066.

24-03341 Sep 20, 27; Oct 4, 2024

Nelson, Joan C. a/k/a Joan Cecelia Nelson, deceased, of Pittsburgh, PA. No. 05191 of 2024. Bette E. Nelson, Extr., c/o George W. Jacoby, Esq., 564 Forbes Ave., Suite 1008, Pittsburgh, PA 15219-2903.

24-03342 Sep 20, 27; Oct 4, 2024

Nickoloff, Josephine, deceased, of Dormont, PA. No. 05380 of 2024. John N. Nickoloff, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.

24-03338 Sep 20, 27; Oct 4, 2024

Park, John Craig, deceased, of Pittsburgh, PA. No. 05624 of 2024. Daniel J. Wagner, Extr., 1276 Firwood Drive, Pittsburgh, PA 15243 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA 15241.

24-01744w Sep 20, 27; Oct 4, 2024

Quinette, Mildred Dyer a/k/a Mildred D. Quinette, deceased, of Penn Hills, PA. No. 05809 of 2024. Jerald F. Lowry, Extr., 609 Heidi Ln., Mt. Pleasant, PA 15666 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-03340 Sep 20, 27; Oct 4, 2024

Rook, Walter Lee a/k/a Walter L. Rook, deceased, of Elizabeth, PA. No. 5871 of 2024. James Edward Rook, Extr., 407 Timothy Drive, Elizabeth, PA 15037 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

24-03337 Sep 20, 27; Oct 4, 2024

Schiano Di Cola, Domenico, deceased, of Natrona Heights, PA. No. 05825 of 2024. Biagio Schiano Di Cola, Admr., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freepoint Rd., Natrona Heights, PA 15065.

24-03353 Sep 20, 27; Oct 4, 2024

Bailey, Emily J., deceased, of Pittsburgh, PA. No. 08209 of 2023. Barbara A. Sabatucci, Extr., 2624 Keats Drive, South Park, PA 15129 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

24-03279 Sep 13, 20, 27, 2024

Butterworth, Helen M., deceased, of Bethel Park, PA. No. 03890 of 2024. Greg Alan Butterworth, Co-Extr., 974 Henderson Rd., Bel Air, MD 21019 and James Scott Butterworth, Co-Extr., 223 E. Wallace St., Findlay, OH 45840 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

24-03290 Sep 13, 20, 27, 2024

Conn, Lynn A., deceased, of Pittsburgh, PA. No. 05589 of 2024. Jeffrey Conn, Admr., 1229 Prescott Street, White Oak, PA 15131.

24-01711w Sep 13, 20, 27, 2024

Cressman, Lynne Jean, deceased, of Bellevue, PA. No. 05670 of 2024. David Joel Cressman, Extr., 10255 E. Northpark St., Claremont, OK 74017 or to Claire Johnson Saénz, Esq., 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

24-03283 Sep 13, 20, 27, 2024

Farris, Daniel R. a/k/a Daniel Robert Farris, deceased, of Penn Hills, PA. No. 05625 of 2024. Evon Linette Farris, Extr., 324 Augusta St., Pittsburgh, PA 15235 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysburg, PA 15668.

24-03288 Sep 13, 20, 27, 2024

Gobbie, Kelly Lynn, deceased, of Scott Township, PA. No. 05554 of 2024. Irene F. Hussar, Admr., c/o Lisa M. Henry, Esq., Strassburger McKenna Gutnick & Gefsky, Four Gateway Center, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.

24-01701w Sep 13, 20, 27, 2024

Johnson, Dolores Jean, deceased, of South Park, PA. No. 05144 of 2024. Karin Koepl, Extr., 1261 Barnstable Drive, South Park, PA 15129 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

24-03280 Sep 13, 20, 27, 2024

Karbowski, Craig Henry, deceased, of Shaler Township, PA. No. 05650 of 2024. Eric H. Karbowski, Admr., 603 Burchfield Road, Allison Park, PA 15101 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

24-03287 Sep 13, 20, 27, 2024

Lindstrom, Bert Roy, deceased, of Pittsburgh, PA. No. 05637 of 2024. Scott R. Lindstrom, Extr., 123 Shafer Road, Coraopolis, PA 15108 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

24-03289 Sep 13, 20, 27, 2024

Maniet, Phyllis E., deceased, of Gibsonia, PA. No. 05788 of 2024. Karen M. Ebert, Extr., 3220 Cramlington Drive, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-01700w Sep 13, 20, 27, 2024

Mulkern, Robert A., deceased, of Richland Township, PA. No. 05093 of 2024. Eileen M. Kudlock, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-03286 Sep 13, 20, 27, 2024

O'Connor, Barbara A., deceased, of Pittsburgh, PA. No. 0780 of 2024. Daniel A. O'Connor, Extr., c/o Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.

24-01708w Sep 13, 20, 27, 2024

Pancari, Joan Rowene, deceased, of Bridgeville, PA. No. 05838 of 2024. Sherry McCarren, Extr., 240 Woodhaven Drive, Bridgeville, PA 15017 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

24-01704w Sep 13, 20, 27, 2024

Piole, David J., deceased, of McKees Rocks, PA. No. 5414 of 2024. Gail M. Piole, Admr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-01710w Sep 13, 20, 27, 2024

Rose, Kathryn J., deceased, of Pittsburgh, PA. No. 05782 of 2024. David E. Rose, Admr., 13385 Lincoln Way, North Huntingdon, PA 15642 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

24-01707w Sep 13, 20, 27, 2024

Sherwood, Jr., Malcolm Henry, deceased, of Pittsburgh, PA. No. 05792 of 2024. Barbara S. Currey, Admr., c/o James R. Fenchel, II, Esq., Fenchel Law Offices, 472 Constitution Boulevard, New Brighton, PA 15066.

24-01703w Sep 13, 20, 27, 2024

Slogan, Michael Craig a/k/a Michael C. Slogan, deceased, of South Park, PA. No. 04847 of 2024. Christie Parris, Admr., 1017 Piney Ridge Drive, South Park, PA 15129 or to Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301.

24-03281 Sep 13, 20, 27, 2024

Articles of Incorporation Business Corporation

Christian A. Farmakis, Esq., Babst Calland, 603 Stanwix Street, 6th Floor, Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Diversified Regulatory Services, P.C.

24-01784w Sep 27, 2024

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on September 18, 2024, with respect to a nonprofit corporation, EmpowerEd Beyond the Books, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-01789w Sep 27, 2024

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on June 17, 2024, with respect to a nonprofit corporation, Kings Baseball Club, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

24-03427 Sep 27, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-009072. In re: Petition of Matthew Allen Mitchell, for change of name to Matthew Allen Miceli. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 23, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-01791w Sep 27, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-009073. In re: Petition of Dylan Joseph Mitchell, for change of name to Dylan Joseph Miceli. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 23, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-01792w Sep 27, 2024

Trust Termination Notice

Advertising Trust Termination due to the death of Carl E. Palitti 09/11/2023.

Claims against said Trust may be filed as follows and sent to:

PNC Bank, National Association

Attn: Sharon L. Whitney
300 Fifth Ave, 31st Floor
Pittsburgh, PA 15222

And/or:

Mario Santilli, Jr., Esquire
Dentons Cohen Grigsby
625 Liberty Ave., 5th Floor
Pittsburgh, PA 15222

24-03401 Sep 27; Oct 4, 11, 2024

Notice of Hearing

A Petition for Reinstatement to the active practice of law has been filed by Ryan D. Breen and will be the subject of a hearing on January 7, 2025 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District III Office of the Disciplinary Board of the Supreme Court of Pennsylvania, 601 Commonwealth Avenue, Suite 5800, Harrisburg, PA 17106, phone number (717) 772-8572, on or before December 24, 2024.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania
24-03431 Sep 27, 2024

Trust Notice

Rita Paliotta, Deceased, of Pittsburgh, Allegheny County, Pennsylvania, died December 15, 2023. Prior to her death, she established the Rita Paliotta Irrevocable Trust dated December 17, 2015 appointing Natalie J. Escourt as Trustee. No personal representative has been appointed. Notice is hereby given to all persons indebted to the Rita Paliotta Irrevocable Trust dated December 17, 2015 to make immediate payment and to those having claims against it to present them to:

Natalie J. Escourt, Trustee of the Rita Paliotta Irrevocable Trust dated December 17, 2015 in c/o Carol Sikov Gross, Esquire, CELA, Sikov and Love, P.A., 310 Grant Street, Suite 1110, Pittsburgh, PA 15219.

24-03346 Sep 20, 27; Oct 4, 2024

Voluntary Dissolution Business Corporation

Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219. Notice is hereby given by Penn Window & Office Cleaning Company, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-01786w Sep 27; Oct 4, 2024

Voluntary Dissolution Business Corporation

Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219. Notice is hereby given by Penn Maintenance Co., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-01787w Sep 27; Oct 4, 2024

Voluntary Dissolution Nonprofit Corporation

Kenneth M. Ventresca, Esq., Dillon, McCandless, King, Coulter & Graham, LLP, 600 Cranberry Woods Drive, Suite 175, Cranberry Twp., PA 16066. Notice is hereby given by Hillside Christian Community Church, 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.

24-03345 Sep 20, 27, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Discover Bank vs Atkins; AR-24-002479; P-atty: Kirsten R. Armstrong, Michael F. McGuigan; Award Ex Parte. Plaintiffs are awarded \$7,127.59. Defendant failed to appear at 10:26 a.m. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

Eichmiller, et al vs Chardello, et al; AR-20-005133; P-atty: G. Clinton Kelley; Award for Plaintiff in the amount of \$20,000.00 and against Defendant Deborah L. Chardello ONLY. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40612

Vargas vs Ross; AR-23-006356; P-atty: David K. Houck; D-atty: R. Douglass Klaber, Jr., Diana M. O'Connell; Award for Plaintiff in the amount of \$10,000.00 and against Defendant. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40612

Gross, et al vs Parise; AR-24-001866; P-atty: Matthew D. Gailey; D-atty: Jason Gerald Farrelly; Award for Defendant and against the Plaintiffs. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

Capital One, N.A. vs Dibattista; AR-24-002426; P-atty: Michael Ratchford; D-atty: Philip A. Fabiano; Award for Defendant and against Plaintiff. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

American Express National Bank vs Chimelis; AR-24-002448; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$1,817.60. Defendant failed to appear at 10:24 a.m. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

American Express National Bank vs Hancharik; AR-24-002452; P-atty: Kirsten R. Armstrong; D-atty: Amy Lynn Bennecoff; Award for Plaintiff in the amount of \$6,571.34 and against Defendant. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

Discover Bank vs Convard; AR-24-002469; P-atty: Matthew Weston Pomy; D-atty: Pro Se; Award for Plaintiff in the amount of \$17,598.14 and against Defendant. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

PNC Bank National Association vs Christian; AR-24-002473; P-atty: Kirsten R. Armstrong; D-atty: Kelly J. Adams; Award Ex Parte. Plaintiffs are awarded \$18,407.10. Defendant failed to appear at 10:20 a.m. Dated 09/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40611

Muszalski, et al vs Porter, et al; AR-24-002505; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendants in the amount of \$9,376.89. Dated 09/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40614

Gateway Towers Condominium Association, Inc. vs Cohen; AR-24-002515; P-atty: Christopher J. Davis; D-atty: Paul J. Leventon; Award for Plaintiff and against Defendant in the amount of \$19,505.59. Dated 09/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40614

R I Lampus Company vs Madia Homes, Inc.; AR-24-002518; P-atty: Daniel A. Wechsler; D-atty: Anthony S. Posa; Award Draw. Award for Defendant on Plaintiff's complaint. Award for Plaintiff on Defendant's counterclaim. Dated 09/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40614A

Cavalry SPV I, LLC vs Atkinson; AR-24-002520; P-atty: David J. Apothaker; Award Ex Parte. Plaintiffs are awarded \$5,989.13. Defendant failed to appear at 10:15 a.m. Dated 09/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40614

Cavalry SPV I, LLC vs Jones; AR-24-002521; P-atty: David J. Apothaker; D-atty: Janice Q. Quoresimo; Award for Plaintiff and against Defendant in the amount of \$2,167.58. Dated 09/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40614A

Cavalry SPV I, LLC vs Walker; AR-24-002524; P-atty: David J. Apothaker; D-atty: Vincent George Trotter; Non Jury Verdict Dated 09/25/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear at 10:30 am and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Cavalry SPV I, LLC vs Boyles; AR-24-002527; P-atty: David J. Apothaker; D-atty: Stephen D. Fuegi; Non Jury Verdict Dated 09/25/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear at 10:30 am and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Neal vs Wrigley; AR-24-002534; P-atty: Pro Se; Non Jury Verdict Dated 09/25/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,000.00 plus costs. Defendant not appearing at 10:40 a.m. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Gateway Towers Condominium Association, Inc. vs Val; AR-24-002536; P-atty: Christopher J. Davis; Non Jury Verdict Dated 09/25/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,498.53 plus costs. Defendant not appearing at 10:30 a.m. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.