Monday, September 30, 2024

LT-24-001153; Wood Street Commons vs McCorkle; P-atty: Pro Se; D-atty: Pro Se

LT-24-001138; Dolgosheev vs Potter; P-atty: Pro Se; D-atty: Pro Se

LT-24-001127; VB Eight, LLC vs Green; P-atty: Marc Vincent Taiani; D-atty: Pro Se

LT-24-001122; KAS Properties, LLC vs Earl; P-atty: **Pro Se**; D-atty: **Pro Se**

LT-24-001119; VB One, LLC vs Moore; P-atty: Marc Vincent Taiani; D-atty: Pro Se

LT-24-001118; Matrix Property Management vs Woods; P-atty: Mark F. Haak; D-atty: Pro Se

LT-24-001097; Reginella Development vs Perry; P-atty: Pro Se; D-atty: Pro Se LT-24-001048; Fahrner vs Moore; P-atty: William Rodgers, III; D-atty: Pro Se LT-24-001037; Peluso vs Smith; P-atty: Louis John Kroeck, IV; D-atty: Pro Se LT-24-000964; Housing Authority City of Pittsburgh vs Spencer, et al; P-atty: Ralph J. Ruggiero; D-atty: Danielle Harrington

LT-24-000859; PA Park, LLC vs Knox; P-atty: Andrew O. Stiffler; D-atty: Pro Se LT-24-000728; Simmons vs Graves; P-atty: Andrew C. Goodermote; D-atty: Pro Se

LT-24-000712; Stromei, et al vs Galasky; P-atty: **Pro Se**; D-atty: **Pro Se**

Summary Appeals Branch

Judge Jennifer Satler Courthouse Room 313

Thursday October 3, 2024

Appeal Cases

SA-20-000487; Comm. of PA Dept. of Transportation vs Shannen Kohlmeyer; D-atty: Pro Se

SA-21-000031; Comm. of PA Dept. of Transportation vs William Robert Tomasic, III; D-atty: **Timothy N. Tomasic SA-21-000137**; Comm. of PA Dept. of Transportation vs Christina Wabby; D-atty: **Thomas N. Farrell**

SA-21-000252; Comm. of PA Dept. of Transportation vs Mackenzie Ball; D-atty: **Pro Se**

SA-23-000252; Comm. of PA Dept. of Transportation vs Donald Lee McKenzie, Jr.; D-atty: **Steven Valsamidis**

SA-23-000291; Comm. of PA Dept. of Transportation vs Donald Lee McKenzie, Jr.; D-atty: **Steven Valsamidis**

SA-23-000360; Comm. of PA Dept. of Transportation vs Bridget Mary Mc Elhinney; D-atty: **William H. Difenderfer**

SA-23-000498; Comm. of PA Dept. of Transportation vs Lynn Stallworth; D-atty: **Pro Se**

SA-23-000499; Comm. of PA Dept. of Transportation vs Lynn Stallworth; D-atty: **Pro Se**

SA-23-000661; Comm. of PA Dept. of Transportation vs Gloria M. Lucini; D-atty: **Dennis P. Popojas**

SA-23-000686; Comm. of PA Dept. of Transportation vs Braden David Barclay; D-atty: **Pro Se** **SA-24-000025**; Comm. of PA Dept. of Transportation vs Zachary Joseph Biggins; D-atty: **David Shrager**

SA-24-000049; Comm. of PA Dept. of Transportation vs Erik Raul Hernandez; D-atty: **Pro Se**

SA-24-000126; Comm. of PA Dept. of Transportation vs J. John Peter Siwecky; D-atty: **Louis W. Emmi**

SA-24-000143; Comm. of PA Dept. of Transportation vs Emily Jane Cottrill; D-atty: **Casey D. White**

SA-24-000146; Comm. of PA Dept. of Transportation vs Breana Nicole Pivirotto; D-atty: **Pro Se**

SA-24-000149; Comm. of PA Dept. of Transportation vs Amanda Lee Crockett; D-atty: **Jacob W. Wyland**

SA-24-000211; Comm. of PA Dept. of Transportation vs Ashton Robert Orkwis-Hatajik; D-atty: **Thomas A. Will SA-24-000252**; Comm. of PA Dept. of Transportation vs Chad Richard Gasparro; D-atty: **Jacob W. Wyland**

SA-24-000267; Comm. of PA Dept. of Transportation vs Timur Tillakhodjaev; D-atty: **Wyland W. Jacob**

SA-24-000274; Comm. of PA Dept. of Transportation vs PA Autosport LLC; D-atty: **Frank J. Pallone, Jr.**

SA-24-000350; Comm. of PA Dept. of Transportation vs David Warren Styer; D-atty: **Pro Se**

SA-24-000351; Comm. of PA Dept. of Transportation vs Xavier Thomas Ford; D-atty: **Pro Se**

SA-24-000367; Comm. of PA Dept. of Transportation vs Troubleshooters LLC; D-atty: **Joseph Cafaro, Jr.**

SA-24-000388; Comm. of PA Dept. of Transportation vs Brandi Lee Robinson; D-atty: **John A. Biedrzycki, III**

SA-24-000400; Comm. of PA Dept. of Transportation vs Karen V. Jackson; D-atty: **Patrick F. Lawlor**

SA-24-000401; Comm. of PA Dept. of Transportation vs Shawnnelle Davine Jackson; D-atty: **Pro Se**

SA-24-000404; Comm. of PA Dept. of Transportation vs Sezer Yildiz; D-atty: **Pro Se**

SA-24-000405; Comm. of PA Dept. of Transportation vs Sezer Yildiz; D-atty: **Pro Se**

SA-24-000408; Comm. of PA Dept. of Transportation vs Zakiyyah Marquita Edmonds; D-atty: **Pro Se**

SA-24-000410; Comm. of PA Dept. of Transportation vs Donna M. Simmons; D-atty: **Pro Se**

SA-24-000411; Comm. of PA Dept. of Transportation vs Chonel Dixon; D-atty: **Pro Se**

SA-24-000412; Comm. of PA Dept. of Transportation vs Tre Won Nyiell Marshal; D-atty: **Pro Se**

SA-24-000413; Comm. of PA Dept. of Transportation vs Bobbe Jean Peterson; D-atty: **Pro Se**

SA-24-000414; Comm. of PA Dept. of Transportation vs Ruslan Yerboluly; D-atty: **Pro Se**

SA-24-000416; Comm. of PA Dept. of Transportation vs Arthur Daniel Nardelli; D-atty: **Gary J. Ogg**

SA-24-000424; Comm. of PA Dept. of Transportation vs Blair Grace Ballas; D-atty: **Pro Se**

LEGAL ADS

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

Estate Notice

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

Adamczak, Donna a/k/a Donna M. Adamczak a/k/a Donna Marie Adamczak, deceased, of Pittsburgh, PA. No. 02822 of 2024. Helen Fajerski, Extrx., 148 Hornady Road, Pittsburgh, PA 15210 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

24-03425 Sep 30; Oct 7, 15, 2024

Badstibner, Thomas C., deceased, of Upper St. Clair, PA. No. 07720 of 2022. Joan Badstibner, Extrx., 1190 Galaxy Circle, Upper St. Clair, PA 15241.

24-01796w Sep 30; Oct 7, 15, 2024

Capo, Mary Ann, deceased, of Carnegie, PA. No. 05883 of 2024. Anthony F. Capo, Extr., 379 Main Street, Imperial, PA 15126 or to Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.

24-03424 Sep 30; Oct 7, 15, 2024

Czapor, Annette H. a/k/a Annette Helen Czapor, deceased, of White Oak, PA. No. 05817 of 2024. Connie L. Ornowski, Extrx., 1311 Marcia Drive, North Huntingdon, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

24-03428 Sep 30; Oct 7, 15, 2024

Fowler, Alan B., deceased, of Pittsburgh, PA. No. 05926 of 2024. Stephen B. Fowler, Extr., c/o Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

24-01795w Sep 30; Oct 7, 15, 2024

Michanowicz, Matthew Alexander a/k/a Matthew Michanowicz, deceased, of Harmar Township, PA. No. 05934 of 2024. Geraldine R. Michanowicz, Admrx., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

24-03426 Sep 30; Oct 7, 15, 2024

Powell, Joanna D., deceased, of Pittsburgh, PA. No. 04633 of 2024. Karen Louise Powell, Admrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227. 24-03429 Sep 30; Oct 7, 15, 2024

Wolf, Richard Edward a/k/a Richard E. Wolf, deceased, of Pittsburgh, PA. No. 05697 of 2024. Jaime M. Morgan, Extrx., 702 Mulkerrin Ct., Mars, PA 16046.

24-01794w Sep 30; Oct 7, 15, 2024

Baker, Robert J., deceased, of Pittsburgh, PA. No. 05416 of 2024. Pamela L. Vollmer, Extrx., 104 Melody Drive, West Mifflin, PA 15122 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.

24-01751w Sep 23, 30; Oct 7, 2024

Pittsburgh Legal Journal • 5

Crumrine, Ruth G., deceased, of Oakmont, PA. No. 06010 of 2024. Carol Crumrine Brewer, Extrx., c/o Graydon R. Brewer, Esq., 48 Crystal Drive, Oakmont, PA 15139.

24-01758w Sep 23, 30; Oct 7, 2024

DeZavala, Mischele a/k/a Mischele R. DeZavala a/k/a Mischele R. Parksinson, deceased, of Allison Park, PA. No. 05687 of 2024. Meghan Cusack, Admrx., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

24-03364 Sep 23, 30; Oct 7, 2024

Dobrowolski, Harry R., deceased, of Coraopolis, PA. No. 5620 of 2024. Darla Carcia, Extrx., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-01759w Sep 23, 30; Oct 7, 2024

Ferrall, Barbara Jane, deceased, of Pittsburgh, PA. No. 05317 of 2024. Allison O'Malley Daly, Extrx., c/o Amy Acheson, Esq., Amy Acheson, Attorney at Law, One Oxford Centre, Suite 270, 301 Grant Street, Pittsburgh, PA 15219.

24-01757w Sep 23, 30; Oct 7, 2024

Hutchison, Robert Roy a/k/a Robert R. Hutchison, deceased, of Dormont, PA. No. 05834 of 2024. Ruth M. Hutchison, Extrx., c/o Elise J. Delong, Esq., 1323 Brownsville Rd., Pittsburgh, PA 15210.

24-03358 Sep 23, 30; Oct 7, 2024

Jones, Edward O. a/k/a Edward Jones, deceased, of Port Vue, PA. No. 04259 of 2024. Jason F. Conlogue, Extr., 842 Elmwood Street, McKeesport, PA 15133 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131. 24-03362 Sep 23, 30; Oct 7, 2024

Jones, Marion a/k/a Marion S. Jones a/k/a Marian S. Jones, deceased, of Upper St. Clair, PA. No. 05831 of 2024. Sheldon Jones, III, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-03361 Sep 23, 30; Oct 7, 2024

Mandich, Edward L. a/k/a Edward Mandich, deceased, of East McKeesport, PA. No. 05801 of 2024. Joseph J. Goldie, Jr., Admr. c.t.a., 304 Chicora Street, East McKeesport, PA 15035 or to George M. Janocsko, Esq., 1201 Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219.

24-03360 Sep 23, 30; Oct 7, 2024

Massie, Patricia A. a/k/a Patricia A. Massey, deceased, of Leet Township, PA. No. 05777 of 2024. Linda D. Heinemann, Extrx., 102 Blank Drive, Baden, PA 15005 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.

24-03363 Sep 23, 30; Oct 7, 2024

McCaffrey, Pamela E., deceased, of Ligonier, PA. No. 00622 of 2024. James McCaffrey, Extr., 5009 West Grove Lane, Gibsonia, PA 15044.

24-03366 Sep 23, 30; Oct 7, 2024

Nowalk, Francis J., deceased, of Pittsburgh, PA. No. 05982 of 2024. James F. Nowalk, Extr. and Atty., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

24-01752w Sep 23, 30; Oct 7, 2024

Pershing, David O., deceased, of Elizabeth, PA. No. 05384 of 2024. Mark A. Pershing, Extr., 24526 North Beaver Road, Springboro, PA 16435 or to James T. Benedek, Esq., Zacharia Brown, 4500 Walnut Street, McKeesport, PA 15132. 24-01753w Sep 23, 30; Oct 7, 2024

Randig, Pamela A. a/k/a Pamela Randig, deceased, of Millvale, PA. No. 04892 of 2024.

Charles E. Foerster, Extr., 429 Fourth Avenue, Suite 1201, Pittsburgh, PA 15219. 24-03359 Sep 23, 30; Oct 7, 2024

Reo, Jr., Samuel John, deceased, of Elizabeth Township, PA. No. 05378 of 2024. Kathleen J. Reo, Extrx., 104 Ridge Road, Monongahela, PA 15063 or to Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Avenue, Charleroi, PA 15022-3404.

24-01756w Sep 23, 30; Oct 7, 2024

Stumpf, William Charles, deceased, of Penn Hills, PA. No. 05137 of 2024. Catherine Anne Loutsenhizer, Extrx., 4724 Tomer Dr., Murrysville, PA 15668 or to Vanda Raszewski, Esq., Raszewski Law PC, 121 N. Main St., Suite 114, Greensburg, PA 15601. 24-01749w Sep 23, 30; Oct 7, 2024

Barabas, Douglas McLucik, deceased, of Pittsburgh, PA. No. 05844 of 2024. Michelle Barabas, Extrx., 18317 Running Springs Dr., Live Oak, FL 32060.

24-01721w Sep 16, 23, 30, 2024

Beadle, Jacqueline L. a/k/a Jacqueline Beadle, deceased, of Crafton, PA. No. 5266 of 2024. Jared Beadle, Co-Extr. and Jason Beadle, Co-Extr., 225 Gilkeson Road, Pittsburgh, PA 15228 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

24-03300 Sep 16, 23, 30, 2024

Bedel, Dorothy A., deceased, of Pittsburgh, PA. No. 05657 of 2024. Linda A. Ruffing, Extrx., 314 Main Blvd., Pittsburgh, PA 15237 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

24-03305 Sep 16, 23, 30, 2024

Bistline, Mary Margaret a/k/a Mary Margaret Beswick, deceased, of Allison Park, PA. No. 03072 of 2024. James Bistline, Admr., 3515 Sunnyvale Drive, Allison Park, PA 15101 or to Paula J. Willyard, Esq., Willyard Law Firm PC, 382 N. Pike Rd., Sarver, PA 16055.

24-03297 Sep 16, 23, 30, 2024

Cutone, Gabriel, deceased, of Mt. Lebanon, PA. No. 05177 of 2024. Gabriel M. Cutone, Extr., c/o Colin Adair Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-03293 Sep 16, 23, 30, 2024

D'Errico, Elio J. a/k/a Elio J. Derrico, deceased, of Scott Township, PA. No. 04409 of 2024. Michelle D'Errico Stovka, Extrx., 4375 Tuscarawas Road, Beaver, PA 15009 or to Chad F. McMillen, Esq., McMillen, Urick, Tocci & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.

24-03296 Sep 16, 23, 30, 2024

Frykling, Mary S. a/k/a Mary Scariot Frykling, deceased, of Crafton Borough, PA. No. 03600 of 2024. Christopher Korintus, Extr., 1364 Holly Avenue, Apt. 203, Columbus, OH 43212 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

24-03292 Sep 16, 23, 30, 2024

Kane, Janet M., deceased, of Pittsburgh, PA. No. 05683 of 2024. Kathleen Kane, Extrx., 3405 Timberwood Drive, Munhall, PA 15120 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

24-03294 Sep 16, 23, 30, 2024

Karlik, Caroline J., deceased, of Pittsburgh, PA. No. 05802 of 2024. Stephanie K. Fenchalk, Extrx., 704 Louann Street, Pittsburgh, PA 15223 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-01720w Sep 16, 23, 30, 2024

LaGuardia, Arthur, deceased, of Monroeville, PA. No. 05829 of 2024. Timothy Hatok, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mosside Boulevard, Monroeville, PA 15146. 24-01716w Sep 16, 23, 30, 2024

McDermott, Robert T., deceased, of Oakmont, PA. No. 05287 of 2024. Anne L. McDermott, Extrx., 31 Allegheny Avenue, Oakmont, PA 15139 or to Philip C. Chapman, Esq., Pribanic & Pribanic, 1735 Lincoln Way, White Oak, PA 15131.

24-03299 Sep 16, 23, 30, 2024

Rattay, David, deceased, of Pittsburgh, PA. No. 05638 of 2024. Christina L. Ramsey, Admrx., 1717 Hathaway Lane, Pittsburgh, PA 15241 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-03302 Sep 16, 23, 30, 2024

Serafini, Jonpaul J., deceased, of Pittsburgh, PA. No. 05501 of 2024. Mary Catherine Smith, Admrx., 1684 Hastings Mill Rd., Pittsburgh, PA 15241.

24-01713w Sep 16, 23, 30, 2024

Sereda, Bernadette V. a/k/a Bernadette Sereda, deceased, of Creighton, PA. No. 05641 of 2024. Mark A. Stanton, Admr., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

24-03298 Sep 16, 23, 30, 2024

Smith, Emma Kate, deceased, of Pittsburgh, PA. No. 05691 of 2024. Bernadette M. Smith, Admrx., 2335 S. Ridge Dr., Hidden Valley, PA 15502 or to Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022.

24-03295 Sep 16, 23, 30, 2024

Smykal, Louis F. a/k/a Louis Francis Smykal, deceased, of McKees Rocks, PA. No. 05014 of 2024. Mark Patrick Smykal, Extr., 431 South Palm Street, Washington, PA 15301 or to Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301.

24-03304 Sep 16, 23, 30, 2024

Stevanus, Jane, deceased, of Elizabeth Township, PA. No. 05075 of 2024. Linda Rusnak, Extrx., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.

24-01717w Sep 16, 23, 30, 2024

Sudnak, Mary Ann, deceased, of Pittsburgh, PA. No. 05253 of 2024. Pauline Donnelly, Extrx., 613 Aylesworth Ave., Bridgeville, PA 15017 or to Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301. 24-03301 Sep 16, 23, 30, 2024

Tuminella, Cody S., deceased, of West Deer Township, PA. No. 5701 of 2024. Ramona Tuminella, Admrx., 34 Christine Drive, Cheswick, PA 15024 or to Ryan M. Froehlich, Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonia, PA 15044.

24-03308 Sep 16, 23, 30, 2024

Weist, Loretta A., deceased, of West Deer Twp., PA. No. 05679 of 2024. June Young, Extrx., c/o John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084.

24-03306 Sep 16, 23, 30, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-009612. In re: Petition of Bethany Ann Douglas, parent(s) and Legal guardian(s) of Jayden Harley Tunstall for change of name to Jayden Harley Douglas. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 30, 2024, at 9:30 a.m. as the time and the

Bldg., Motions Room, City-County 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. 24-01797w Sep 30, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Division Case No.: GD-24-006651

Dollar Bank, Federal Savings Bank, Plaintiff, VS.

Edward Zombeck; Glenn Zombeck: Christine Zombeck; Maureen Zombeck; Colleen Black; Donald Zombeck, Known Heirs of the Estate of Barbara R. Deglmann and the Unknown Heirs, Executors and/or Administrators of the Estate of Barbara R. Deglmann, Defendants.

Notice of Sheriff's Sale of Real Estate on December 2, 2024 at 9:00 A.M. via virtual technology in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA 15219

All The Right, Title, Interest And Claim Of Edward Zombeck; Glenn Zombeck; Christine Zombeck; Maureen Zombeck; Colleen Black; Donald Zombeck, Known Heirs Of The Estate Of Barbara R. Delgmann And The Unknown Heirs, Executors And/Or Administrators Of The Estate Of Barbara R. Deglmann, In And To The Following Described Property:

All The Following Described Real Estate Situated In The Commonwealth Of Pennsylvania, County Of Allegheny And Borough Of McKees Rocks. Having Erected Thereon A Single Family, Semi-Detached Dwelling Known As 1214 1/2 3rd Street, McKees Rocks, PA 15136. Deed Book Volume 8264, Page 163, Block And Lot Number 72-G-178.

Dollar Bank, Federal Savings Bank vs. Edward Zombeck; Glenn Zombeck: Christine Zombeck; Maureen Zombeck; Colleen Black; Donald Zombeck, Known Heirs of the Estate of Barbara R. Deglmann and The Unknown Heirs, Executors and/or Administrators of the Estate of Barbara R. Deglmann, at Execution No. GD-24-006651 in the amount of \$18,988.12.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthou, Esquire Grenen & Birsic, P.C. One Gateway Center, 9th Fl.

Pittsburgh, PA 15222 (412) 281-7650 24-03455 Sep 30, 2024

Notice

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

In Re: Tunisha Dobbs. Docket CS-21-000062.

Notice of Filing of the Petition for the Appointment of a Conservator.

To: Tunisha Dobbs, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 159 Mayflower Street, Pittsburgh, PA 15206, Lot and Block No.: 124-N-85.

You are receiving this notice because Public Records reveal that you may be the previous Owner of the subject property or have an ownership interest. If you are the previous Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an

Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr. #181, Monaca, PA 15061. 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com. 24-03475 Sep 30, 2024

Notice

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

In Re: Rose M. Zavolta. Docket CS-21-000090.

Notice of Filing of the Petition for the Appointment of a Conservator.

To: Rose M. Zavolta, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 150 Auburn Street, Pittsburgh, PA 15206, Lot and Block No.: 124-N-8.

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

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

24-03476 Sep 30, 2024

Notice

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

In Re: Larry and Betty Jean Byrd. Docket CS-21-000052.

Notice of Filing of the Petition for the Appointment of a Conservator.

To: Larry and Betty Jean Byrd, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 146 Auburn Street, Pittsburgh, PA 15206, Lot and Block No.: 124-N-6.

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

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

Notice

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

In Re: Mike and Diane Barlow. Docket CS-21-000049.

Notice of Filing of the Petition for the Appointment of a Conservator.

To: Mike and Diane Barlow, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 138 Auburn Street, Pittsburgh, PA 15206, Lot and Block No.: 124–N–3.

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

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

24-03478 Sep 30, 2024

Notice

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

In Re: Robert L. Ruffin. Docket CS-21-000060.

Notice of Filing of the Petition for the Appointment of a Conservator.

To: Robert L. Ruffin, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 130 Auburn Street, Pittsburgh, PA 15206, Lot and Block No.: 83–S–301.

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

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

24-03479 Sep 30, 2024

Notice

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

In Re: Joseph and Helen Viccari. Docket CS-21-000047.

Notice of Filing of the Petition for the Appointment of a Conservator.

To: Joseph and Helen Viccari, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 154 Auburn Street, Pittsburgh, PA 15206, Lot and Block No.: 125–A–371.

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

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

24-03480 Sep 30, 2024 Notice

otice

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

In Re: Thomas and Anna Pirollo. Docket CS-21-000068.

Notice of Filing of the Petition for the Appointment of a Conservator.

To: Thomas and Anna Pirollo, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at Mayflower Street, Pittsburgh, PA 15206, Lot and Block No.: 124–N–106.

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

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

24-03481 Sep 30, 2024

Notice

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

In Re: Ernest E. Clark. Docket CS-21-000061.

Notice of Filing of the Petition for the Appointment of a Conservator.

To: Ernest E. Clark, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at Mayflower Street, Pittsburgh, PA 15206, Lot and Block No.: 124–N-45.

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

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

24-03482 Sep 30, 2024

Notice

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

In Re: Arthur K. Davis. Docket CS-21-000043.

Notice of Filing of the Petition for the Appointment of a Conservator.

To: Arthur K. Davis, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. \$1101-1111 to take possession of and rehabilitate or demolish the property located at Auburn Street, Pittsburgh, PA 15206, Lot and Block No.: 124–N–20.

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

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

24-03483 Sep 30, 2024

Notice

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

In Re: Robert L. Ruffin. Docket CS-21-000044.

Notice of Filing of the Petition for the Appointment of a Conservator.

To: Robert L. Ruffin, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 133 Auburn Street, Pittsburgh, PA 15206, Lot and Block No.: 124–N–29.

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

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

24-03484 Sep 30, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division. In Re: James and Elizabeth Griggs.

Docket CS-21-000046. Notice of Filing of the Petition for the

Appointment of a Conservator.

To: James and Elizabeth Griggs, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at Auburn Street, Pittsburgh, PA 15206, Lot and Block No.: 124–N-32.

You are receiving this notice because Public Records reveal that you may be the previous Owner of the subject property or have an ownership interest. If you are the previous Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. Wayne B. Cobb, II, PA ID# 209628,

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

24-03485 Sep 30, 2024

Notice

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

NO. GD-24-009118

Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,

The Unknown Successor Trustees of the Thorn Family Trust, Defendant. Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 538-H-89, more commonly known as 333 Anthon Drive, Pittsburgh, PA 15235 in the Municipality of Penn Hills.

Notice

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 to the relief requested by the Plaintiff. You may lose the 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

The Allegheny County Bar Association 400 Koppers Building 436 Seventh Avenue

Telephone: (412) 261-5555

Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400. 24-03510 Sep 30, 2024

Begin your day with us at *pittsburghlegaljournal.org.*