

**AR-24-006815**; Credit Acceptance Corporation vs Zagal; P-atty: **Gregg L. Morris**

**AR-24-006812**; Boehm, et al vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

**AR-24-006805**; JPMorgan Chase Bank, N.A. vs Enos; P-atty: **Ian M. Lauer**

**AR-24-006803**; JPMorgan Chase Bank, N.A. vs Fiore; P-atty: **Ian M. Lauer**

**AR-24-006801**; Washington, et al vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

**AR-24-006800**; Capital One, N.A. vs Haley; P-atty: **Michael Ratchford**

**AR-24-006799**; Capital One, N.A. vs Sante, Sr.; P-atty: **Michael Ratchford**; D-atty: **Timothy J. Kidd**

**AR-24-006797**; Woodring vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

**AR-24-006793**; JPMorgan Chase Bank, N.A. vs Patterson; P-atty: **Ian M. Lauer**

**AR-24-006788**; JPMorgan Chase Bank, N.A. vs Bogus; P-atty: **Ian M. Lauer**, **Julie E. Goodchild**; D-atty: **Brittany Nicole Weston**

**AR-24-006786**; JPMorgan Chase Bank, N.A. vs Strasser; P-atty: **Ian M. Lauer**

**AR-24-006781**; Tucek vs Hyundai Motor America; P-atty: **Robert A. Rapkin**; D-atty: **James F. Marrion**

**AR-24-006778**; Baker vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

**AR-24-006777**; Lynch vs Travelers Personal Insurance Company; P-atty: **Nicholas C. LaCava**; D-atty: **Richard Daniel Gable**

**AR-24-006774**; Velocity Investments, LLC vs Newton; P-atty: **Frederic I. Weinberg**

**AR-24-006773**; Thermal Care, Inc. vs Azzur Cleanrooms On Demand Services, LLC; P-atty: **Danny P. Cerrone, Jr.**

**AR-24-006772**; Margaret Ringel & Associates vs Chatham Village Homes, Inc.; P-atty: **Ryan R. Smith**; D-atty: **Deborah A. Liotus**

**AR-24-006770**; Velocity Investments, LLC vs Fields; P-atty: **Demetrios H. Tsarouhis**

**AR-24-006766**; JPMorgan Chase Bank, N.A. vs Ujazzdowski; P-atty: **Ian M. Lauer**

**AR-24-006765**; JPMorgan Chase Bank, N.A. vs Alvarez; P-atty: **Ian M. Lauer**

**AR-24-006403**; Show vs Ilnicki; P-atty: **Pro Se**; D-atty: **Pro Se**

**AR-24-006287**; Ignite International, Ltd. vs Full Circle Distributors; P-atty: **William T. Molczan**; D-atty: **Vincent M. Roskovensky**

**AR-24-005972**; Flickinger, et al vs Giant Eagle, Inc., et al; P-atty: **Stephen P. Drexler**; D-atty: **James F. Rosenberg**

**AR-24-004592**; Discover Bank vs Smith; P-atty: **Kirsten R. Armstrong**, **Erin Grady**, **Michael F. McGuigan**

**AR-24-003254**; American Express National Bank vs Shadd; P-atty: **Michael F. McGuigan**, **Kirsten R. Armstrong**; D-atty: **Todd W. Elliott**

**AR-21-000634**; UHG I, LLC vs Powers; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Max C. Feldman**

**AR-20-004778**; Bank of America, N.A. vs Duvall; P-atty: **Robert W. Cusick**; D-atty: **Todd W. Elliott**

## 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, March 3, 2025 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

### CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. 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, MARCH 3, 2025 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, MARCH 4, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, MARCH 10, 2025 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

### Amendment of the Code Second Class County New Chapter 475.

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

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

name and address of the individual(s) or other entity that purchased the property.

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

**22. Benjamin R. Melani and Samantha J. Salzer**  
MG-24-000705—\$157,518.27  
Leon P. Haller, Esq.

Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5448 Sagebrush

Drive, Pittsburgh, PA 15236. Deed Book Volume 17647, Page 377. Block and Lot Number 390-R-295.

**35. Dominic J. Mussomele**

MG-24-000801—\$117,458.53  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3004 Ruthwood Avenue, Pittsburgh, PA 15227. Document Number 2017-14355, Deed Book Volume 16801, Page 440. Block and Lot Number 0094-S-00108-0000-00.

**91. Julie Trbovich**

MG-19-000576—\$243,455.18  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Parcel 1: Having erected a dwelling being known and numbered as 742 Lechner Lane, Pittsburgh, PA 15227, Deed Book Volume 17353, Page 534, Block and Lot Number 0136-B-00020-0000-00.

Parcel 2: Vacant land being known and numbered as Lechner Lane, Pittsburgh, PA 15227, Page 534, Block and Lot Number 0136-B-00038-0000-00.

### Bethel Park

**6. Joseph A. Spinnenweber, Jr. and Judith A. Weisser**

GD-23-013773—\$47,052.64  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 5633 Willow Terrace Drive, Bethel Park, PA 15102. Deed Book 5393, Page 271. Block and Lot Number 665-B-6.

**8. Adam Brent Kauer and Julie Paige Caldwell**

GD-23-010165—\$5,326.88  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 3129 South Park Road, Bethel Park, PA 15102. Deed Book 17008, Page 260. Block and Lot Number 476-N-60.

**11. Rose Kristin Senay, Trustee of the Nancy T. Senay Asset Protection Trust**

GD-23-013771—\$11,439.29  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 1160 Grandview Drive, Bethel Park, PA 15102. Deed Book 16406, Page 197. Block and Lot Number 666-M-270.

### Brackenridge

**55. Michael E. Bieranoski, Sr. and Cheryl A. Bieranoski**

GD-18-017553—\$6,021.04  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a two-story brick house being known as 903 Brackenridge Avenue, Brackenridge, PA 15014. Deed Book Volume 11860, Page 328. Block & Lot No. 1224-G-93.

**56. Shawn William Springer**

GD-20-002942—\$4,113.52  
Joseph W. Gramc, Esq.  
412-281-0587

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

Having erected thereon a two-story frame house being known as 953 Roup Avenue, Brackenridge, PA 15014. Deed Book Volume 16129, Page 79. Block & Lot No. 1367-P-286.

### Carnegie

**31. Albert Fritz Hodgkiss, Jr., Executor of the Estate of Emily Ann Hezlep**  
GD-24-011690—\$46,233.91  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a one story brick dwelling with integral garage known as 500 Lincoln Avenue, Carnegie, PA 15106. Deed Book Volume 10032, Page 446, Block and Lot Number 66-N-232.

### Churchill

**30. Kimberly M. Litzinger**  
MG-24-000702—\$73,959.43  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling known as 3809 Rural Court West, Pittsburgh, PA 15221. Deed Book Volume 17270, Page 445, Block and Lot Number 372-E-164.

### City of Clairton

**47. Gary Albert Horvath and the United States of America**  
GD-23-006790—\$4,618.29  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a one-story commercial building being known as 610 7th Street, Clairton, PA 15025. Deed Book Volume 14394, Page 589. Block & Lot No. 879-G-65.

### Crescent

**44. Thomas Gary Minarik, Jr. and Jennifer Ashley Yeager**  
GD-23-005775—\$2,242.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a two-story frame house known as 717 Elm Street, Crescent, PA 15046. Deed Book Volume 14580, Page 588. Block & Lot No. 702-G-185.

### Dormont

**96. Remedy Redevelopment LLC**  
GD-24-008288—\$186,402.73  
Matthew G. Brushwood, Esq.  
Barley Snyder  
610-372-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a frame dwelling municipally known and numbered as 2643 Connecticut Ave., Pittsburgh, Pennsylvania 15216. Deed Book 19376, Page 401, Block and Lot Number 63-H-179.

### Duquesne

**42. Jane S. Breznay**  
MG-24-000686—\$44,860.23  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward City of Duquesne: Having erected thereon a dwelling being known and numbered as 30 Commonwealth Avenue, Duquesne, PA 15110. Deed Book 10358, Page 619. Block and Lot Number 304-F-94.

**46. Susan L. Davis**  
GD-23-013985—\$3,020.49  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 3: Having erected thereon a two-story brick house being known as 1109 Maryland Avenue, Duquesne, PA 15110. Deed Book Volume 8415, Page 414, Block & Lot No. 306-H-152.

### East McKeesport

**82. William Lee Stover, Jr., With Notice to Heirs & Assigns**  
GD-24-010985—\$3,876.98  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two-story frame house known as 1150 Morrelle Avenue, East McKeesport, PA 15035. Deed Book Volume 10260, Page 566. Block & Lot No. 547-A-363.

### Findlay

**81. Joseph Verzelli**  
GD-23-007011—\$1,933.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a two story frame house being known as 1276 US Route 30, Clinton, PA 15026. Deed Book Volume 15513, Page 577. Block & Lot No. 1179-A-75.

### Forest Hills

**33. Marilyn Mulvihill, Known Surviving Heir of Bernard M. Parrish, Nora Lersch, Known Surviving Heir of Bernard M. Parrish, Sally Morbeck, Known Surviving Heir of Bernard M. Parrish, and Unknown Surviving Heirs of Bernard M. Parrish**  
GD-23-014416—\$120,491.13  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a dwelling being known and numbered as 114 Braddock Road, Pittsburgh, Pennsylvania 15221. Deed Book Volume 6992, Page 596. Block and Lot Number 0300-A-00222-0000-00.

### Franklin Park

**88. Richard M. Halapin and Joel E. Halapin**  
MG-23-000913—\$64,279.79  
David W. Raphael, Esq.  
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Franklin Park: Having erected thereon a residential dwelling being known and numbered as 2635 Woodmont Lane, Wexford, PA 15090. Deed dated January 28, 2005, and recorded on January 31, 2005, in Department of Real Estate of Allegheny County at Book Volume 12335, Page 213. Block & Lot No: 1347-F-110.

### Glassport

**26. Judith D. Hickman n/k/a Judith D. Brown and James Hickman**  
GD-22-009673—\$13,759.91  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 706 Vermont Ave., Glassport, PA 15045. Deed Book 13155, Page 93. Block and Lot Number 558-C-371.

**83. Unknown Heirs of Francis J. Skerkoski, Diane Schrag, Loretta Dabruzzo and Celine Skerkoski**  
GD-24-010957—\$3,937.09  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two story frame house known as 843 Delaware Avenue, Glassport, PA 15045. Deed Book Volume 5987, Page 817. Block & Lot No. 558-M-11.

### Harrison

**20. Timothy J. Oddis**  
MG-24-000714—\$166,198.31  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1216 Arizona Avenue, Natrona Heights, Pennsylvania 15065. Deed Book Volume 17877, Page 333. Block and Lot Number 1518-R-00007-0000-00.

**68. Timothy Hazlett, solely in his capacity as administrator to the estate of Gale P. Hazlett, deceased**  
GD-24-001073—\$111,390.00  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a dwelling being known and numbered as 2870 N. Meadow Street, Natrona Heights, PA 15065 a/k/a 2870 Meadow Street, Natrona Heights, PA 15065. Deed Book Volume 3891. Block and Lot Number 1845-H-0172.

### Jefferson Hills

**3. Duane Hammett**  
MG-24-000410—\$205,646.06  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 1771 Gill Hall Rd., Finleyville, PA 15332-4245. Deed Book Volume 15639, Page 427. Block and Lot Number 1136-A-00121-0000-00.

**72. Robert K. Slampak, Faith D. Slampak, and the United States of America**  
GD-24-003504—\$27,369.90  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a single family dwelling being known and numbered as 202 Aber Drive, Clairton, PA 15025. Deed Book 8899, Page 24. Block and Lot Number 560-K-85.

**80. David W. Halliday, Jennifer E. Halliday and the United States of America**  
GD-23-004125—\$4,150.08  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one story concrete block house being known as 1309 Walnut Street, Clairton, PA 15025. Deed Book Volume 18038, Page 573. Block & Lot No. 1274-R-64.

### City of McKeesport

**75. June D. Thomas**  
GD-23-005576—\$2,905.79  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a two story brick house being known as 3006 Myer Boulevard, McKeesport, PA 15132. Deed Book Volume 17796, Page 240. Block & Lot No. 381-R-95.

### Millvale

**50. Alfred Nannini**  
GD-23-002192—\$2,748.43  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a two-story frame house being known as 938 Cross Street, Pittsburgh, PA 15209. Deed Book Volume 11855, Page 593. Block & Lot No. 118-C-38.

**90. Michael J. Celender, as believed Heir to the Estate of Cathy A. Celender a/k/a Catherine Ann Celender; Unknown Heirs to the Estate of Cathy A. Celender a/k/a Catherine Ann Celender; Unknown Administrators to the Estate of Cathy A. Celender a/k/a Catherine Ann Celender**  
MG-24-000594—\$108,949.34  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 121 Sheridan Street, Pittsburgh, PA 15209. Document Number 148940, Deed Book Volume 10879, Page 430. Block and Lot Number 0079-G-00003-0002-00.

### Monroeville

**7. Duane E. Morrow and Terri Lee Morrow**  
GD-24-001220—\$25,463.61  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 605 Dahlia Drive, Monroeville, PA 15146. Deed Book 7106, Page 215. Block and Lot Number 742-L-270.

**12. Donald R. Fogle and the United States of America**  
MG-23-001109—\$32,333.81  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a residential dwelling being municipally known and numbered as 815 Sweetleaf Drive, Monroeville, PA 15146. Deed Book Volume 16969, Page 575. Block and Lot Number 742-A-281.

**19. Patrick Butler and Stephanie Butler**  
MG-24-000673—\$120,869.47  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 423 Kentucky Avenue, Monroeville, Pennsylvania



15146. Deed Book Volume 17437, Page 374, Instrument 2018-36522, Block and Lot Number 543-R-56.

**60. Milo C. Smith, Executrix of the Estate of Florence A. Smith, Deceased**  
GD-23-001557—\$17,238.30  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story brick house as 772 Cottonwood Drive, Monroeville, PA 15146. Deed Book Volume 5663, Page 175. Block & Lot No. 637-K-252.

**63. Ricardo Allison**  
GD-19-004917—\$5,611.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon two-story frame house as 3645 Northern Pike, Monroeville, PA 15146. Deed Book Volume 18059, Page 290. Block & Lot No. 638-E-123.

**67. Donald R. Fogle, Jr. and the United States of America**  
MG-24-000043—\$164,424.46  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 815 Sweetleaf Drive, Monroeville, PA 15146. Deed Book Volume 16969, Page 575. Block and Lot Number 742-A-281.

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### Moon

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**4. 109 Gatehouse Drive, LLC**  
AR-23-004940—\$4,099.72  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a Cherrington Homeowners Association dwelling being known and numbered as 109 Gatehouse Drive, Coraopolis, PA 15108. Deed Book Volume 17974, Page 429. Block and Lot Number 0337-A-00014-0000-00.

**59. Hamad Ghalib H. Alsadoun**  
GD-23-010501—\$3,917.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one-story brick house being known as 137 South Patton Drive, Coraopolis, PA 15108. Deed Book Volume 17762, Page 161. Block & Lot No. 596-J-23.

**73. David A. Moore and Lori A. Moore**  
GD-23-010525—\$4,682.13  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two-story frame house being known as 118 Jarod Drive, Coraopolis, PA 15108. Deed Book Volume 12165, Page 582. Block & Lot No. 505-A-6.

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### Mt. Lebanon

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**15. Leandra Jones and Timothy P. Jones**  
MG-18-000523—\$439,004.80  
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 11 Mount Lebanon Boulevard, Pittsburgh, PA 15228. Deed Book 16643, Page 159. Block and Lot Number 251-A-242.

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### North Versailles

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**53. John P. Zurick**  
GD-23-000973—\$3,762.72  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a two-story frame house being known as 506 Porter Street, North Versailles, PA 15137. Deed Book Volume 16112, Page 276. Block & Lot No. 376-M-140.

**57. Dolores Noble a/k/a Dolores Irish, with Notice to Heirs and Assigns**  
GD-22-007531—\$1,948.12  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one-story brick house being known as 2617 Girard Avenue, North Versailles, PA 15137. Deed Book Volume 6544, Page 420. Block & Lot No. 376-M-173.

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### Penn Hills

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**14. Robert E. Johnston a/k/a Robert E. Johnston, III and Patricia M. Zigarovich**  
MG-24-000394—\$79,487.16  
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 6335 Woodlawn Road, Verona, PA 15147. Deed Book 15906, Page 523. Block and Lot Number 365-R-205.

**23. Josephine Ambroselli and Christopher Bouris**  
MG-24-000735—\$71,883.44  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 156 Deerfield Drive, Pittsburgh, PA 15235. Deed Book Volume 12638, Page 82. Block and Lot Number 538-H-30.

**27. Residential Capital Investments LLC**  
GD-24-009336—\$16,105.83  
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 224 Erhardt Drive, Pittsburgh, PA 15235. Deed Book 16760, Page 505. Block and Lot Number 368-K-64.

**34. Yusef S. Thompson, Sr. and Terrika M. Thompson**  
MG-24-000567—\$126,560.40  
Jeffrey R. Lalama, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 265 Cypress Hill Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 17454, Page 287. Block and Lot Number 0633-S-00016-0000-00.

**39. Jerry Sunday and Marcy L. Sunday**  
MG-23-000901—\$124,852.19  
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 1131 Hamil

Road, Verona, PA 15147. Deed Book 12773, Page 39. Block and Lot Number 534-P-123.

**69. Jason James Rice and Natalie Rice**  
GD-24-002221—\$226,454.21  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 177 Poplar Ridge Drive, Pittsburgh, PA 15235. Deed Book Volume 19089. Block and Lot Number 0449-S-0210.

**71. Sharon Farley**  
GD-23-010691—\$13,543.75  
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 7134 Doak St., Pittsburgh, PA 15235. Deed Book 12277, Page 408. Block and Lot Number 172-S-146.

**78. Timothy A. Martin**  
GD-13-013948—\$8,749.29  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story brick house being known as 265 Duff Road, Pittsburgh, PA 15235. Deed Book Volume 13776, Page 551, Block & Lot No. 450-F-56-0-1.

**92. Nikki Maria Tiani**  
MG-24-000219—\$169,855.12  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 5011 3rd Street, Verona, PA 15147. Deed Book Volume DE 18764, Page 375, Instrument Number 2022-2287. Block and Lot Number 0367-F-00337-0000-00.

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### Pitcairn

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**79. MonJon, LLC**  
GD-24-002075—\$5,345.92  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three-story commercial building being known as 366 Broadway, Pitcairn, PA 15140. Deed Book Volume 16159, Page 498. Block & Lot No. 747-E-238.

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### Pleasant Hills

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**10. Calfo Properties LLC**  
GD-24-001234—\$11,772.24  
Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a commercial building, known as 91 Terence Drive, Pittsburgh, PA 15236. Deed Book 16764, Page 401. Block and Lot Number 472-G-126.

**99. Quantum Source Insurance Group LLC**  
GD-24-009343—\$712,918.33  
Starfield & Smith, P.C.  
215-542-7070

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a commercial building being known and numbered as 67 Old Clairton Road, Pittsburgh, PA 15236. Deed Book 18497, Page 497. Block/Lot# 388-J-108.

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### Plum

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**13. Michael P. Watson, II**  
MG-24-000474—\$102,292.45  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story residential dwelling known and numbered as 516 Oblock Ave., Pittsburgh, PA 15239. Deed Book Volume 16957, Page 544. Block & Lot No. 852-P-206.

**65. Irene Conrad**  
MG-24-000051—\$58,925.67  
Danielle Johnson, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 533 Dell Avenue, New Kensington, PA 15068. Deed Book Volume 8302, Page 350. Block and Lot Number 0845-H-0222-0000-00.

**70. Judith K. Laspada a/k/a Judith Ann Laspada**  
MG-24-000415—\$130,228.81  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 1473 Abers Creek Rd., Pittsburgh, PA 15239. Deed Book Volume 7389, Page 632, Block and Lot Number 1239-A-0211.

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### Port Vue

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**24. Stephanie R. Uhrin and Jessica M. Walker**  
MG-24-000498—\$44,231.94  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1215 McClelland Drive, McKeesport, PA 15133. Deed Book Volume 17162, Page 217. Block and Lot Number 383-P-70.

**93. Robert A. Pastore**  
MG-24-000593—\$84,294.63  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1317 Barkley Rd., McKeesport, PA 15133. Deed Book Volume 13026, Page 138. Block and Lot Number 0383-P-00260-0000-00.

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### Robinson

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**58. Keith Stephens**  
GD-23-014393—\$3,067.75  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one-story brick house being known as 5111 Keiners Lane, Pittsburgh, PA 15205. Deed Book Volume 10161, Page 69, Block & Lot No. 203-G-127.

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### Ross

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**95. Christopher M. Muschar**  
MG-24-000650—\$221,119.59  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

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

Having erected thereon a two-story residential dwelling known and numbered as 4502 Cherryland St., Pittsburgh, PA 15214. Deed Book Volume 18523, Page 329. Block & Lot No. 163-B-345.

### South Fayette

#### 5. Jacquelyn E. Nixon

AR-23-003902—\$3,065.79  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge No. 4 Condominium Association dwelling being known and numbered as 2461 Brook Ledge Rd., Unit 33A, Bridgeville, PA 15017. Deed Book Volume 11242, Page 634. Block and Lot Number 0481-S-00472-033A-00.

### South Park

#### 41. Bradley Mittleider

MG-24-000617—\$79,356.90

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 1506 Washington Avenue, South Park, PA 15129. Deed Book Volume 18701, Page 419. Block and Lot Number 887-B-71.

#### 85. Denise M. Rittenhouse and Edward L. Rittenhouse

MG-24-000417—\$146,628.99

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 3107 Piney Bluff Drive, South Park, PA 15129. Deed Book Volume 16818, Page 413. Block and Lot Number 1008-H-8.

#### 94. Sharon A. Semko

MG-23-000906—\$90,084.33

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 3151 B Snowden Rd., South Park, PA 15129. Deed Book Volume 6344, Page 1166. Block and Lot Number 1007-D-00073-0000-00.

### Springdale

#### 49. Eva I. Neal

GD-23-003605—\$2,979.48

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a two-story frame house being known as 974 Pittsburgh Street, Springdale, PA 15144. Deed Book Volume 15698, Page 109, Block & Lot No. 732-P-170.

### Tarentum

#### 51. Lyndis M. Callen

GD-19-007440—\$4,654.71

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two-story frame house being known as 500 2nd Avenue, Tarentum, PA 15084. Deed Book Volume 12948, Page 111. Block & Lot No. 1223-M-17.

### Turtle Creek

#### 97. Elizabeth Ann Mowbray

MG-24-000548—\$37,953.74

Justin M. Tuskan, Esq.  
Metz Lewis Brodman Must O'Keefe LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a residential building known as 504 Mercer Street, Turtle Creek, PA 15145. Deed Book Volume 18947, Page 427. Block and Lot Number 455-H-256.

### Upper St. Clair

#### 2. T Capital Group LLC

GD-24-010303—\$272,122.75

Matthew J. Rifino, Esq.  
McCarter & English, LLP  
302-984-6300

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling known and numbered as 390 Southridge Dr., Pittsburgh, PA 15241. Deed Book 19059, Page 309, Block / Lot No. 0668-D-00104-0000-00.

#### 9. Paul S. Tencer

GD-21-013644—\$4,656.98

Megan M. Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 452 Lorlita Lane, Pittsburgh, PA 15241. Deed Book 17151, Page 471. Block and Lot Number 775-C-50.

#### 32. Thomas F. Andres and Edith E. Andres

MG-22-001014—\$82,113.19

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 788 Somerville Dr., Pittsburgh, PA 15243. Deed Book Volume 9274. Block and Lot Number 253-G-017.

#### 86. Remedy Redevelopment LLC

GD-24-008460—\$180,884.75

Matthew G. Brushwood, Esq.  
Barley Snyder  
610-372-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having thereon erected a frame dwelling municipally known and numbered as 405 Upper Road, Pittsburgh, Pennsylvania 15228. Deed Book 19355, Page 193. Block and Lot Number 252-K-308.

### Verona

#### 43. Jerrold Howard

MG-24-000751—\$87,452.43

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 513-515 Vogels Lane, Verona, PA 15147. Deed Book 10187, Page 394. Block and Lot Number 364-R-361.

#### 74. Nicholas J. Venuti

GD-23-004393—\$3,076.37

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Parcel 1: Having erected thereon a two story frame house known as 601 3rd Street, Verona, PA 15147. Deed Book Volume 9365, Page 221. Block & Lot No. 364-S-283.

Parcel 2: Being thereon vacant residential land known as 3rd Street, Verona, PA 15147. Deed Book Volume 9365, Page 221. Block & Lot No. 364-S-284.

### West Deer

#### 77. Damian R. Adams

GD-22-000138—\$2,524.38

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story commercial building being known as 1016 Little Deer Creek Valley Road, Cheswick, PA 15024. Deed Book Volume 13605, Page 495. Block & Lot No. 1219-N-89.

### West Mifflin

#### 40. The Unknown Heirs of Julie A. Hagmaier Deceased, Edward M. Hagmaier Solely in His Capacity as Heir of Julie A. Hagmaier, Deceased

MG-22-000418—\$62,207.06

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 2025 Ohio Avenue, West Mifflin, PA 15122. Deed Book 14727, Page 554. Block and Lot Number 241-D-11.

#### 54. Pamela Thompson

GD-19-016409—\$2,445.70

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story brick house being known as 611 Maple Street, West Mifflin, PA 15122. Deed Book Volume 16423, Page 26. Block & Lot No. 237-N-282.

#### 61. Donna D. Reis

GD-23-004784—\$3,935.52

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story brick house being known as 124 Norman Drive, Pittsburgh, PA 15236. Deed Book Volume 10133, Page 420. Block & Lot No. 388-F-46.

#### 62. James R. Miele, With Notice to Heirs and Assigns

GD-19-009118—\$3,324.40

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story brick house being known as 207 Skypport Road, West Mifflin, PA 15122. Deed Book Volume 15133, Page 175. Block & Lot No. 386-F-232.

#### 76. Jerrold F. Taylor

GD-23-012606—\$10,242.20

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two story commercial building being known as 4814 Buttermilk Hollow Road, West Mifflin, PA 15122. Deed Book Volume 11634, Page 597. Block & Lot No. 243-K-80.

#### 98. John J. Scanlon and the United States of America

MG-24-000684—\$31,660.77

Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story brick dwelling known and numbered as 915 Irwin Run Road, West Mifflin, PA 15122. DBV 11487, PG. 515, B/L #244-F-68.

### White Oak

#### 48. Jason Mazzei and the United States of America

GD-23-008533—\$4,232.04

Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a one-story commercial office building being known as 2510 O'Neil Boulevard, McKeesport, PA 15131. Deed Book Volume 12615, Page 129. Block & Lot No. 461-F-384.

### Wilkins

#### 25. Richard G. Heilman

MG-24-000661—\$54,586.91

Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 424 Cline Street, East Pittsburgh, PA 15112. Deed Book Volume 11533, Page 319. Block and Lot Number 374-D-92.

### Wilkesburg

#### 28. Shelana Wilkes

GD-24-006862—\$54,423.75

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1617 Maplewood Ave., Pittsburgh, PA 15221. Deed Book 14310, Page 483. Block and Lot Number 232-F-109.

### Pittsburgh—10th Ward

#### 18. My House My Home, LLC and Saulo De Jesus Rijo, Individually in their Capacity as Guarantor

GD-24-010900—\$278,702.96

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

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1729 Duffield Street, Pittsburgh, PA 15206. Deed Book 19213, Page 244. Block and Lot Number 121-J-323.

#### 87. Christopher Sexauer

MG-24-000360—\$244,008.48

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 10th Ward: Having erected thereon a two-story residential dwelling known and numbered as 4257 Upview Ter., Pittsburgh, PA 15201. Deed Book Volume 18512, Page 271. Block & Lot No. 81-F-10.

### Pittsburgh—16th Ward

#### 1. Scottsdale REI LLC

GD-24-010340—\$84,636.88

Matthew J. Rifino, Esq.  
McCarter & English, LLP  
302-984-6300

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh 16th Ward: Having erected thereon a dwelling known and numbered as 2623 Patterson St., Pittsburgh, PA 15203. Deed Book 19076, Page 425, Block / Lot No. 0013-H-00113-0000-00.



**Pittsburgh—19th Ward****36. Faydra Heidkamp**

MG-24-000769—\$130,038.61  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 321 Belonda Street, Pittsburgh, PA 15211. Deed Number 2009-11011, Deed Book Volume 13928, Page 320. Block and Lot Number 0004-F-00039-0000-00.

**Pittsburgh—20th Ward****17. Bertha M. Turner**

MG-24-000764—\$85,222.58  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1129 Oswin Street, Pittsburgh, PA 15220. Deed Book 13287, Page 119. Block and Lot Number 20-P-22.

**Pittsburgh—22nd Ward****29. Rebecca Kirkpatrick and Zachary Kirkpatrick**

MG-24-000412—\$241,975.75  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 22nd Ward: Having erected thereon a dwelling known as 1115 Arch Street, Pittsburgh, PA 15212. Deed Book Volume 15735, Page 63, Block and Lot Number 23-K-277.

**Pittsburgh—26th Ward****38. Kurt E. Steigerwald and Kathy Steigerwald**

MG-23-000043—\$470,216.94  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 26th Ward: Having erected thereon a two story residential dwelling known and numbered as 3875 Harpen Rd., Pittsburgh, PA 15214. Deed Book Volume 8626, Page 336. Block & Lot No. 163-R-40.

**64. Terence Parham and Eugene K. Baker**

MG-24-000378—\$17,481.53  
Ian Yorke, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 514 Suffolk Street, Pittsburgh, PA 15214. Deed Book Volume 11637, Page 305. Block and Lot Number 0046-G-00148-0000-00.

**84. DVA Services, Inc.**

GD-24-010986—\$6,675.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, partly in the 26th Ward of the City of Pittsburgh and partly in the Township of Reserve: Having erected thereon a one-story brick house known as 2851 Mount Troy Road, Pittsburgh, PA 15212. Deed Book Volume 17262, Page 324. Block & Lot No. 78-L-239.

**Pittsburgh—28th Ward****37. Christy L. Carlin**

MG-24-000766—\$84,693.53  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 28: Having erected thereon a dwelling being known and numbered as 1456 Harris Avenue, Pittsburgh, PA 15205. Document Number 2019-2877, Deed Book Volume 17507, Page 296. Block and Lot Number 0040-R-00093-0000-00.

**89. Remember When Ice Cream, Inc.**

GD-24-011003—\$105,898.17  
Elizabeth L. Slaby, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a commercial building known as 3860 Chartiers Avenue, Pittsburgh, PA 15204, described in the deed recorded on July 5, 2017, in Deed Book Volume 16855, Page 154, Being Block and Lot No. 71-F-252.

**Pittsburgh—31st Ward****66. Diane Bobnes a/k/a Diane Gamble, Known Surviving Heir of Denise M. George and Unknown Surviving Heirs of Denise George**

GD-24-007214—\$81,383.87  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 31st Ward: Having erected thereon a dwelling being known and numbered as 792 Beechland Street, Homestead, Pennsylvania 15120. Deed Book Volume 4119, Page 541. Block and Lot Number 0134-H-00050-0000-00.

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff  
Feb 6, 2025

Feb 7, 14, 21, 2025

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

**Estate Notice**

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

Blakley, Concetta M., deceased, of Turtle Creek, PA. No. 00255 of 2025. Frederick J. Swearingen, Extr., 4999 Longview Court, Turtle Creek, PA 15145 or to John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

25-00462 Feb 7, 14, 21, 2025

Bonasorte, Charles, deceased, of Pittsburgh, PA. No. 0567 of 2025. Erika Stanford, Extr., c/o Walter J. Nalducci, Esq., Cutruzzola & Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.

25-00245w Feb 7, 14, 21, 2025

Currie, Erin, deceased, of Port Vue, PA. No. 0448 of 2025. Brian D. Gallagher, Admr., 219 Ritter Road, Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

25-00244w Feb 7, 14, 21, 2025

Gibson, Charles Richard a/k/a Charles R. Gibson a/k/a Charles R. Gibson, Sr., deceased, of Pitcairn, PA. No. 00257 of 2025. Francis C. Gibson, Co-Extr., Deborah L. Gibson, Co-Extr. and Charles R. Gibson, Jr., Co-Extr., 48 Penntowne Drive, Irwin, PA 15642 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.

25-00454 Feb 7, 14, 21, 2025

Gray, Denise, deceased, of Pittsburgh, PA. No. 374 of 2024. Mark Gray, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

25-00241w Feb 7, 14, 21, 2025

Halapin, Frances V., deceased, of West Mifflin, PA. No. 421 of 2025. Beth Ann Stephan, Co-Extr. and Carolyn H. Roper, Co-Extr., c/o R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

25-00460 Feb 7, 14, 21, 2025

Jadlowiec, Henry J., deceased, of West View Borough, PA. No. 07467 of 2024. Philip H. Jadlowiec, Extr., 36253 Teddy Drive, Union City, PA 16438 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

25-00461 Feb 7, 14, 21, 2025

Kephart, Sr., Allen W. a/k/a Allen W. Kephart, deceased, of Crescent Township, PA. No. 00401 of 2025. Allen W. Kephart, Jr., Admr., 119 Beacon Hill Drive, Moon Township, PA 15108 or to Chad F. McMillen, Esq., McMillen, Urick, Tocci & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.

25-00459 Feb 7, 14, 21, 2025

Mamrose, Theresa, deceased, of North Versailles, PA. No. 00396 of 2025. Laura Cohen, Extr. and Atty., Family Legal Center, LLC, 11871 Haywood Road, Irwin, PA 15642.

25-00456 Feb 7, 14, 21, 2025

Morrow, Nancy Ann, deceased, of Moon Township, PA. No. 0686 of 2025. Cheryl L. Savage, Co-Extr., 4704 State Route 151, Aliquippa, PA 15001 and William H. Morrow, Co-Extr., 467 Corporation Street, Beaver, PA 15009 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

25-00243w Feb 7, 14, 21, 2025

Peterson, Edward G., deceased, of Coraopolis, PA. No. 00195 of 2025. Gary E. Peterson, Extr., 500 Chelsea Drive, Imperial, PA 15126 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

25-00457 Feb 7, 14, 21, 2025

Scherer, Sr., Francis J., deceased, of Pittsburgh, PA. No. 00420 of 2025. Francis Joseph Scherer, Jr., Extr., 106 Averys Way, Cranberry Township, PA 16066 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

25-00458 Feb 7, 14, 21, 2025

Sitler, Joann M. a/k/a Jo Ann Marie Sitler, deceased, of Coraopolis Borough, PA. No. 00528 of 2025. Kristen N. Sitler, Co-Admr. and Michael A. Sitler, Co-Admr., c/o Howard T. Gilfillan, Esq., Gilfillan Associates, P.C., 101 W. Main St., Ste. 300, Carnegie, PA 15106.

25-00455 Feb 7, 14, 21, 2025

Skanes, Pamela A., deceased, of Wall, PA. No. 6684 of 2024. Christopher M. Viator, Extr., 1198 Coulbourn Corner, Glen Burnie, MD 21060 or to Gary Kalmeyer, Esq., Kalmeyer & Kalmeyer, 410 Rodi Rd., Pittsburgh, PA 15235.

25-00453 Feb 7, 14, 21, 2025

Snyder, Donald Patrick, deceased, of Carnegie, PA. No. 00609 of 2025. Rhiannon Snyder, Extr., 425 S. Newton Street, Denver, CO 80219 or to Matthew M. Nichols, Esq., The Nichols Law Group, 560 Rugh Street, Suite 150, Greensburg, PA 15601.

25-00242w Feb 7, 14, 21, 2025

Thurston, Vinal Dale a/k/a V. Dale Thurston, deceased, of Pittsburgh, PA. No. 589 of 2025. Sharon Bonavoglia, Admr., c/o Michael F. Santicola, Esq., Santicola, Steele & Fedeles, P.C., 722 Turnpike St., Beaver, PA 15009.

25-00246w Feb 7, 14, 21, 2025

Comito, Grace, deceased, of Pitcairn, PA. No. 00218 of 2025. Dana Narey, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 MossSide Boulevard, Monroeville, PA 15146.

25-00090w Jan 31, Feb 7, 14, 2025

Cousin, Allen J. a/k/a Allen Joseph Cousin, deceased, of Pittsburgh, PA. No. 08020 of 2024. Jeffrey N. Cousin, Co-Extr., 11 Augusta Court, Purchase, NY 10577 and Jennifer A. Zampogna, Co-Extr., 344 Fox Chapel Road, Pittsburgh, PA 15238 or to Nicholas J. Holland, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 444 Liberty Ave., Suite 2100, Pittsburgh, PA 15222.

25-00279 Jan 31; Feb 7, 14, 2025

Dreier, Ruth J., deceased, of Allison Park, PA. No. 405 of 2025. Jay R. Hagerman, Admr. c.t.a. and Atty., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-00183w Jan 31; Feb 7, 14, 2025

Griffin, Bruce Lance, deceased, of Pittsburgh, PA. No. 00412 of 2025. Andrea L. Griffin, Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

25-00184w Jan 31; Feb 7, 14, 2025

Heslop, William L., deceased, of Monroeville, PA. No. 00256 of 2025. Dawn Heslop, Extr., 113 Ligonier Lane, New Kensington, PA 15068 or to Robert A.

Zunich, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

25-00280 Jan 31; Feb 7, 14, 2025

Hlavac, Lois A. a/k/a Lois Ann Hlavac a/k/a Lois Ann Kridle Luxner Hlavac, deceased, of Oakmont Borough, PA. No. 07078 of 2023. Caroline K. Korte, Extr., c/o Ashley R. Bozewski, Esq., Sherrard German & Kelly P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.

25-00277 Jan 31; Feb 7, 14, 2025

Juliano, Rafael F. a/k/a Rafael J. Juliano, deceased, of Sewickley, PA. No. 00111 of 2025. Melinda Kay Morrow, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

25-00276 Jan 31; Feb 7, 14, 2025

Ley, Susan Marie a/k/a Susan Ley a/k/a Susan M. Ley, deceased, of Sharpsburg Borough, PA. No. 00413 of 2025. Patience Marie Ley, Admr., 5426 Bossart Street, Pittsburgh, PA 15206 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.

25-00180w Jan 31; Feb 7, 14, 2025

Rams, Thomas W. a/k/a Thomas William Rams, deceased, of Pittsburgh, PA. No. 00340 of 2025. Kathleen M. Nahum, Admr., 2202 El Amigo Road, Del Mar, CA 92014 or to Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219.

25-00186w Jan 31; Feb 7, 14, 2025

Seech, Marie E. a/k/a Marie Elizabeth Seech a/k/a Marie Seech, deceased, of West Mifflin, PA. No. 04835 of 2024. Bonnie Lynn Seech, Extr., c/o Kenneth J. Yarsky, II, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

25-00278 Jan 31; Feb 7, 14, 2025

Sullivan, Warren Patrick, deceased, of Monroeville, PA. No. 00391 of 2025. Shawn Sullivan, Admr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.

25-00182w Jan 31; Feb 7, 14, 2025

Adamski, Brian, deceased, of Pittsburgh, PA. No. 7954 of 2024. Taylor Jordan, Admr., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.

25-00141w Jan 24, 31; Feb 7, 2025

Albert, James Charles a/k/a James C. Albert, deceased, of Pittsburgh, PA. No. 07956 of 2024. Denise Kreisler, Extr., 989 W. 300 N., Decatur, IN 46733 or to Jeffrey Menoski, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

25-00134w Jan 24, 31; Feb 7, 2025

Baleno, Anthony, deceased, of Monroeville, PA. No. 00038 of 2025. James Thomas End, Jr., Extr., 13 Fieldstone Court, Pittsburgh, PA 15239 or to John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

25-00230 Jan 24, 31; Feb 7, 2025

Loughren, Louis B., deceased, of Presto, PA. No. 00124 of 2025. Susan B. Loughren, Extr., 1103 Cherry Hill Dr., Presto, PA 15142-1553 or to Patrick J. Loughren, Esq., Loughren, Loughren & Loughren, P.C., 8050 Rowan Road, Suite 601, Rowan Towers, Cranberry Township, PA 16066.

25-00133w Jan 24, 31; Feb 7, 2025

Novay, Sean D., deceased, of Pittsburgh, PA. No. 00291 of 2025. Brenda L. Scherling, Extr., 116 Kinvara Court, Pittsburgh, PA 15237.

25-00130w Jan 24, 31; Feb 7, 2025

Pistilli, Armand J. a/k/a Armand J. Pistilli, Sr., deceased, of Lincoln, PA. No. 4918 of 2024. Catherine M. Pistilli, Extr., 218 Harbinger Ridge Road, Harbinger, NC 27941 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Suite 1203, Pittsburgh, PA 15219.

25-00229 Jan 24, 31; Feb 7, 2025

Puleo, Marianne, deceased, of Pittsburgh, PA. No. 07476 of 2024. Charlene R. Puleo, Admr., 1419 Chelton Avenue, Pittsburgh, PA 15226-2339 or to Joseph M. Loy, Esq., 5824 Library Rd., Bethel Park, PA 15102.

25-00135w Jan 24, 31; Feb 7, 2025

Wilson, Phoebe H., deceased, of Carnegie, PA. No. 00160 of 2025. Robert Wilson, II, Admr., c/o Dean R. Phillips, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237.

25-00131w Jan 24, 31; Feb 7, 2025

### Meeting Notice

Pursuant to the provisions of the Sunshine Act, Open Meeting Law, 1998, October 15 PL. 729, No. 93 §1, notice is hereby given that the Allegheny County Airport Authority Board and Committee meetings scheduled for Friday, February 21, 2025, will be held virtually through Webex. For more information visit: <https://flypittsburgh.com/acaa-corporate/about/leadership-board/februaryboard2025/>; and, in person - Conference Room "A," fourth floor mezzanine level, landside terminal, of the Pittsburgh International Airport beginning with the committee meetings at 9:30 a.m. and the board meeting at 11:00 a.m.

Solicitor  
Jeffrey W. Letwin, Esq.

25-00487 Feb 7, 2025

### Revocable Trust Notice

The Trustees named below gives notice of the death of Peter Midock on July 23, 2024 at O'Hara Township, Allegheny County, Pennsylvania.

The said Decedent was the Settler of the Midock Revocable Trust under Revocable Deed of Trust dated July 15, 2002.

The Trustees request all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Gary E. Midock, 423 Wickford Drive, Pittsburgh, PA 15238 and Karen Lynn Zachary, 11811 Wakehurst Drive, North Chesterfield, VA 23236 or to

Scott P. Magnuson, Esquire, 2651 Monroeville Boulevard, Suite 101, Monroeville, PA 15146.

25-00231 Jan 24, 31; Feb 7, 2025

### Voluntary Dissolution Business Corporation

Diana Bruce Bonino, Esq., Meyer, Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222-2315. Notice is hereby given by Choice Counsel, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-00463 Feb 7, 14, 2025

## CIVIL DIVISION

### Arbitration Awards

(Continued from Page 1, Column 2)

**Gibson vs Penn Joint Water Authority;** AR-24-002378; P-atty: Pro Se; D-atty: Craig H. Alexander; Award Non Pro for Defendant. Plaintiff not appearing at 10:20 a.m. Dated 01/31/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40781A

**LVNV Funding, LLC vs Moore;** AR-24-004333; P-atty: Gregg L. Morris; D-atty: Brian J. Fenters; Award for Defendant Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40782

**U.S. Bank National Association vs Camino;** AR-24-004594; P-atty: Erin Grady, Kirsten R. Armstrong; D-atty: James N. Rooney; Award Ex Parte for Plaintiffs and against the Defendant in the amount of \$6,640.13. Defendant failed to appear at 10:02 a.m. Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40782

**Rogers vs Schwalm;** AR-24-005315; P-atty: Pro Se; D-atty: Andrew M. Kuzma; Award for Plaintiff and against Defendant, in the amount of \$3,935.50. Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40783

**JPMorgan Chase Bank, N.A. vs Copeland;** AR-24-006426; P-atty: Ian M. Lauer; Award for Plaintiff in the amount of \$5,262.57. Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40782

**JPMorgan Chase Bank, N.A. vs Costa;** AR-24-006427; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$30,468.31. Defendant not appearing at 10:05 a.m. Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40782

**JPMorgan Chase Bank, N.A. vs Gordon;** AR-24-006428; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$9,349.56. Defendant not appearing at 10:10 a.m. Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties 02/03/25. Arbitration Board #40782

**N8thans Auto & Notary vs Erie Insurance;** AR-24-006437; P-atty: Pro Se; D-atty: Robert A. Loch; Award for Defendant Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40783

**Three Rivers Contracting vs Harris;** AR-24-006441; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40782

**JPMorgan Chase Bank, N.A. vs Sexton;** AR-24-006455; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$19,496.88. Defendant not appearing at 10:15 a.m. Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties 02/03/25. Arbitration Board #40782

**JPMorgan Chase Bank, N.A. vs Dozier;** AR-24-006456; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$8,742.75. Defendant not appearing at 10:20 a.m. Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40782

**Discover Bank vs Benton;** AR-23-000004; P-atty: Matthew W. Pomy; D-atty: David L. Fuchs; Award for Plaintiff in the amount of \$9,475.74. Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40782

**Velocity Investments, LLC vs Daluisio;** AR-24-004225; P-atty: Demetrios H. Tsarouhis; D-atty: Gregory T. Artim; Award for Defendant Dated 02/03/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40782

**Liu vs Itrainwan;** AR-24-005933; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 02/04/25. As per Rule 236 Notice, copies sent to all parties 02/04/25. Arbitration Board #40784

**Synchrony Bank vs Hershberger;** AR-24-006232; P-atty: Gregg L. Morris; D-atty: Shane L. Weaver; Award for Defendant and against the Plaintiff. Dated 02/04/25. As per Rule 236 Notice, copies sent to all parties 02/04/25. Arbitration Board #40785

**McHenry, et al vs Loniero;** AR-24-006480; P-atty: Collin R. McHenry; D-atty: Colton T. Blair; Award for Plaintiff and against the Defendant in the amount of \$37,500.00, specifically, \$35,000.00 to John McHenry and \$2,500.00 to Mary Ann McHenry on her claim. Dated 02/04/25. As per Rule 236 Notice, copies sent to all parties 02/04/25. Arbitration Board #40785

**Cavalry SPV I, LLC vs Kalas;** AR-24-006496; P-atty: David J. Apothaker; D-atty: Brittany Nicole Weston; Award for Defendant and against Plaintiff. Dated 02/04/25. As per Rule 236 Notice, copies sent to all parties 02/04/25. Arbitration Board #40785

**Cavalry SPV I, LLC vs Welding;** AR-24-006498; P-atty: David J. Apothaker; D-atty: Stephen D. Fuegi; Award for Defendant and against Plaintiff. Dated 02/04/25. As per Rule 236 Notice, copies sent to all parties 02/04/25. Arbitration Board #40785

**Cavalry SPV I, LLC vs Kalas;** AR-24-006504; P-atty: David J. Apothaker; D-atty: Brittany Nicole Weston; Award for Defendant and against Plaintiff. Dated 02/04/25. As per Rule 236 Notice, copies sent to all parties 02/04/25. Arbitration Board #40785

**Accelerated Inventory Management, LLC vs Omalley;** AR-24-000127; P-atty: Demetrios H. Tsarouhis; D-atty: William Rodgers, III; Award for Defendant and against the Plaintiff. Dated 02/04/25. As per Rule 236 Notice, copies sent to all parties 02/04/25. Arbitration Board #40785

**Norbert, Inc. vs Lips;** AR-24-004826; P-atty: Thomas D. Berret; D-atty: Howard F. Murphy; Award for Defendant and against Plaintiff. Dated 02/04/25. As per Rule 236 Notice, copies sent to all parties 02/04/25. Arbitration Board #40784

**Wells Fargo Bank, N.A. vs Halperin;** AR-24-003457; P-atty: Nicole M. Francese; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$11,247.79. Defendant failed to appear at 10:20 a.m. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40787

**Gable vs Giant Eagle, Inc.;** AR-24-004732; P-atty: Aaron H. Weiss; D-atty: James F. Rosenberg; Award for Plaintiff and against Defendant in the amount of \$10,000.00. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40786