

**AR-24-001168**; Spring Oaks Capital SPV, LLC vs Alston; P-atty: **Frederic I. Weinberg**

**AR-24-001167**; Reid vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

**AR-24-001159**; Citibank, N.A. vs Silvio; P-atty: **Michael Robert Lipinski**

**AR-24-001157**; Citibank, N.A. vs Ryan; P-atty: **Michael Robert Lipinski**

**AR-24-001152**; JPMorgan Chase Bank, N.A. vs Balint; P-atty: **Sean P. Stevens, Michael R. Lipinski, Ilana Zion**; D-atty: **Stephen D. Fuegi**

**AR-24-001149**; CKS Prime Investments, LLC vs Weitzel; P-atty: **Frederic I. Weinberg**

**AR-24-001148**; McCartney vs O & M Automotive, LLC, et al; P-atty: **Walter Anton Bernard**; D-atty: **John Michael Steidle**

**AR-24-000756**; Synchrony Bank vs Turner; P-atty: **Gregg L. Morris**; D-atty: **Pro Se**

**AR-24-000709**; Garage Loco, LLC vs Underwood, II; P-atty: **Daniel Patrick Yeomans**; D-atty: **Pro Se**

**AR-24-000621**; Whitmer vs Huth, et al; P-atty: **Olannewaju Olufemi Kukoyi**; D-atty: **Erin M. Lucas**

**AR-24-000439**; Wells vs FCA US, LLC; P-atty: **Michael Power**; D-atty: **Jon B. Waldorf**

**AR-24-000067**; Berardelli vs Nesiu; P-atty: **Wayne M. Chiurazzi**; D-atty: **Casey J. Hemphill**

**AR-24-000023**; Glover vs Matrozza, et al; P-atty: **Marvin Abrams**; D-atty: **John V. DeMarco**

**AR-24-000021**; Kovach vs General Motors, LLC; P-atty: **Michael Power**; D-atty: **Alexander M. Shaen**

**AR-23-006520**; KFIP, LLC vs Asif; P-atty: **Gregory W. Bevington**; D-atty: **Warner Mariani**

**AR-23-006376**; Twin Oaks Manor Condominium Association vs Iyer, et al; P-atty: **Fred C. Jug, Jr.**; D-atty: **Pro Se**

**AR-23-006375**; Twin Oaks Manor Condominium Association vs Iyer, et al; P-atty: **Fred C. Jug, Jr.**; D-atty: **Pro Se**

**AR-23-005956**; Buck vs IC Systems Collections; P-atty: **Travis A. Gordon**; D-atty: **Danielle M. Vugrinovich**

**AR-23-003562**; Chok vs Atwood, et al; P-atty: **Jacob Landau**; D-atty: **Kristina Cahill**

**AR-23-003443**; Atlantic States Insurance Company vs Pernelli, et al; P-atty: **Eugene Bederman**; D-atty: **Bradley Allen King**

**AR-20-004532**; Dungan vs Allegheny County Housing Authority; P-atty: **Todd J. Hollis**; D-atty: **Holly M. Whalen**

**SA-0000386-24**; Comm. of PA vs Robert Michael Conti; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000395-24**; Comm. of PA vs Chhabi Lal Darjee; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000285-24**; Comm. of PA vs Martaia Dennis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000060-24**; Comm. of PA vs Joseph Robert Filbert; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000405-24**; Comm. of PA vs Zekia Lasha Heath; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000389-24**; Comm. of PA vs Shukhrat Ishankhujayev; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000410-24**; Comm. of PA vs Yolanda Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000338-24**; Comm. of PA vs Star V. Lane; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000397-24**; Comm. of PA vs Trevyann Noel Marley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000399-24**; Comm. of PA vs Kimmeka May; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000323-24**; Comm. of PA vs Elizabeth McGrane-Cook; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001561-23**; Comm. of PA vs Arthur Daniel Nardelli; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000400-24**; Comm. of PA vs Matthew James Paladina; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000364-24**; Comm. of PA vs Janet Lee Raitano; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000408-24**; Comm. of PA vs Stephanie Monique Ray; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000549-23**; Comm. of PA vs Ronald J. Schamus; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000550-23**; Comm. of PA vs Ronald J. Schamus; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000402-24**; Comm. of PA vs Eugene Lee Stanley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000403-24**; Comm. of PA vs Deondra Thomas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000034-24**; Comm. of PA vs William Henry Thornton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000409-24**; Comm. of PA vs Amos Maurice Wallace; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## 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, June 3, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

### CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, JUNE 3, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, JUNE 4, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JUNE 10, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

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

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

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

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

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

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

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

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

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

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

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

### Avalon

50. William L. Wray and Susan E. Wray  
GD-22-008654—\$4,545.01  
Joseph W. Gramc, Esq.  
412-281-0587

## Summary Appeals Branch

Judge Kathleen R. Mulligan  
City-County Building  
Room 313

Wednesday  
May 22, 2024

### Hearings

**SA-0000388-24**; Comm. of PA vs Corey James Ackerberg; P-atty: **Criminal Division Allegheny County District Attorney's Office**

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story frame house being known as 418 Ohio River Boulevard, Pittsburgh, PA 15202. Deed Book Volume 8259, Page 641. Block & Lot No. 159-C-245.

### 53. Clara Ann Derbish

GD-23-001009—\$4,694.35  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a one and one half story frame house being known as 621 North Birmingham Avenue, Pittsburgh, PA 15202. Deed Book Volume 8977, Page 47. Block & Lot No. 214-M-110.

### 54. Betty M. Grogan, With Notice to Heirs and Assigns

GD-23-006063—\$2,586.09  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story frame house being known as 616 Florence Avenue, Pittsburgh, PA 15202. Deed Book Volume 5849, Page 379. Block & Lot No. 159-D-213.

### Bethel Park

### 1. All Known and Unknown Heirs of Roberta K. Schiegg

MG-23-000971—\$65,184.07  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling known and numbered as: 5595 Florida Avenue, Bethel Park, PA 15102. Deed Book Volume 7803, Page 610. Block / Lot # 0566-J-00061.

### 51. Rudolph F. Coates, Jr. and Dawn Marie Nee

GD-22-011556—\$2,960.01  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house being known as 3928 Mimosa Drive, Bethel Park, PA 15102. Deed Book Volume 18158, Page 92. Block & Lot No. 665-B-302.

### 58. Bonidie & Associates, Inc.

GD-22-009889—\$2,353.25  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story commercial warehouse being known as 94-96 Loretta Street, Bethel Park, PA 15102. Deed Book Volume 17582, Page 257. Block & Lot No. 317-K-163.

### Brentwood

### 17. L. Dianne Schmitt

GD-23-006054—\$24,769.81  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 128 Pointview Road, Pittsburgh, Pennsylvania 15227-3138, Deed Book Volume 10342, Page 398, Block and Lot 188-H-125.

### Carnegie

### 37. Stephanie Grzech, Personal Representative of the Estate of Joanne L. Grzech a/k/a Joanne Lynn Grzech, Deceased

MG-23-001110—\$57,879.75  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 623 Gormley Avenue, Carnegie, PA 15106. Deed Book Volume 12539, Page 559. Block and Lot Number 66-F-152.

### City of Clairton

### 52. RHBPI, LP

GD-23-006335—\$4,528.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Parcel #1: Having erected thereon a two story commercial building known as 512 Saint Clair Avenue, Clairton, PA 15025. Deed Book Volume 16413, Page 104. Block & Lot No. 879-H-39.

Parcel #2: Having erected thereon a one story commercial auxiliary building known as 512 Saint Clair Avenue, Clairton, PA 15025. Deed Book Volume 16413, Page 104. Block & Lot No. 879-H-34.

### Coraopolis

### 16. Erick B. Weryha and Amy L. Weryha, Husband and Wife

GD-18-004903—\$17,613.77  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a residential dwelling known and numbered as 1816 Devonshire Road, Coraopolis, Pennsylvania 15108, Deed Book Volume 8451, Page 638, Block and Lot 341-G-283.

### 28. The Unknown Heirs of Diane L. Mills a/k/a Diane Mills, deceased

MG-23-000059—\$23,520.67  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 735 1/2 7th Avenue, Coraopolis, PA 15108. Deed Book Volume 9441, Page 515. Block and Lot Number 419-G-320.

### Crafton

### 27. Jodi M. Moore

MG-22-000039—\$316,249.80  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Crafton: Having erected thereon a dwelling being known and numbered as 87 W. Steuben Street, Pittsburgh, PA 15205. Deed Book Volume 16425, Page 505. Block and Lot Number 069-G-322.

### Crescent

### 10. Judy D. Amon f/k/a Judy D. Wacker a/k/a Judy D. Wacker-Amon

MG-23-000788—\$309,985.94  
Benjamin Hoen, Esq.  
216-739-5100

Situated in the Township of Crescent, County of Allegheny, Commonwealth of Pennsylvania: Having erected thereon a dwelling known and numbered as 456 Crescent Boulevard Ext., Crescent, PA 15046. Described at Deed Book 15504, Page 548, Instrument No. 2014-2492, Parcel Number 0811-R-00330-0000-00.

### Duquesne

### 56. Ann Suzich, with Notice to Heirs and Assigns

GD-23-009864—\$3,152.18  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 2: Having erected thereon a two story commercial building being known as 917 Grant Avenue, Duquesne, PA 15110. Deed Book Volume 4488, Page 285. Block & Lot No. 305-G-143.

### 59. John Everett, in His Capacity as Heir of Yolanda F. Everett a/k/a Yolanda Flores Everett; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Yolanda F. Everett a/k/a Yolanda Flores Everett

MG-23-000201—\$131,865.02  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Second Ward of the City of Duquesne: Having erected thereon a dwelling being known and numbered as 1506 Highland Avenue Duquesne, PA 15110. Deed Book Volume 12213, Page 433. Block and Lot 0305-P-00374-0000-00.

### East Deer

### 33. Christopher J. Edmunds and the Secretary of Housing and Urban Development

MG-23-000677—\$119,960.78  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a dwelling being known and numbered as 510 West 8th Avenue, Tarentum, PA 15084. Deed Book Volume 17348, Page 55. Block and Lot Number 1087-D-169.

### Forward

### 68. Jay Edwards

GD-23-010683—\$10,237.56  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 3285 Rainbow Run Rd., Monongahela, PA 15063. Deed Book 17465, Page 183. Block and Lot Number 2469-C-91.

### Glassport

### 12. Ellis Legacy LLC

GD-23-010952—\$25,649.89  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family dwelling being known and numbered as 743 Indiana Ave., Glassport, PA 15045. Deed Book 18911, Page 526. Block and Lot Number 558-G-359.

### 35. Michael T. Hollerich, III and Stacey R. Hollerich

MG-23-000731—\$64,147.87  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Glassport Borough: Having erected thereon a 1 story dwelling known and numbered as 609 9th St., Glassport, PA 15045. Deed Book Volume 34891 and Page 185. Block & Lot No. 558-L-321.

### 40. Latoi Gentilcore

GD-23-010954—\$12,292.38  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a commercial ret/ap't's over building being known and numbered as 503 Monongahela Ave., Glassport, PA 15045. Deed Book 17953, Page 224. Block and Lot Number 467-P-69.

### Hampton

### 55. Truong Bui and Phuc Nguyen

GD-22-013245—\$6,092.29  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a two story frame house being known as 5013 Meadow Crest Drive, Allison Park, PA 15101. Deed Book Volume 15886, Page 460. Block & Lot No. 1213-G-9.

### Harrison

### 44. David Hall, in His Capacity as Heir of Cari Hall a/k/a Cari Christine Hall, Deceased; Frances Teel, in Her Capacity as Heir of Cari Hall a/k/a Cari Christine Hall, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Cari Hall a/k/a Cari Christine Hall, Deceased

MG-23-000811—\$64,301.62  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 1724 Juniata Street, Natrona Heights, PA 15065. Deed Book Volume 17191, Page 393. Block and Lot Number 1518-L-00167-0000-00.

### 73 JAN 24. Norma L. Deer

GD-22-005286—\$14,005.65  
Anthony Giglio, Esq.  
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Being vacant land known as Garfield Street, Natrona Heights, PA 15065. Deed Book Volume 14139, Page 450, Block and Lot 1368-G-336.

### Kennedy

### 15. Brian Alan Briggs

MG-23-000899—\$173,423.57  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Kennedy Township: Having erected thereon a dwelling being known and numbered as 31 Kenwood Dr., Coraopolis, PA 15108. Deed Book Volume 17989, Page 345. Block and Lot Number 0209-M-00005-0000-00.

**Monroeville****14. Kevin T. Holizna**

MG-23-000268—\$149,988.23  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Parcel One: Having erected thereon a dwelling being known and numbered as 231 Willow Drive, Monroeville, PA 15146. Deed Book Volume 16898, Page 70. Block and Lot Number 0640-K-00084-0000-00.

Parcel Two: Vacant Land being known as Willow Drive, Monroeville, PA 15146. Deed Book Volume 16898, Page 70. Block and Lot Number 0640-K-00081-0000-00.

**19. Chelsea K. Long as personal representative of the Estate of Janet Marks Long a/k/a Janet E. Marks and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Janet Marks-Long a/k/a Janet E. Marks**

GD-18-003594—\$158,207.26  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 2563 Monroeville Blvd., Monroeville, PA 15146. Deed Book Volume 12503, Page 269, Instrument Number 2004-43577. Block and Lot Number 0639-H-00335-0000-00.

**30. Warren M. Jones and Wendy W. Jones and the United States of America**

GD-14-019902—\$73,557.86  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 584 Firethorne Drive, Monroeville, PA 15146. Deed Book Volume 7808, Page 584. Block and Lot Number 637-M-291.

**Moon****41. John Fedorek a/k/a John A. Fedorek, in His Capacity as Executor and Devisee of the Estate of Michael F. Young**

MG-23-000922—\$247,829.18  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a dwelling being known and numbered as 115 Elm Lane, Coraopolis, PA 15108. Deed Book Volume 6916, Page 448. Block and Lot Number 0698-B-00301-0000-00.

**Mt. Lebanon****49. Jeanne H. Jenkins, with Notice to Heirs and Assigns**

GD-22-014551—\$6,244.92  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one story brick house being known as 450 Willow Drive, Pittsburgh, PA 15243. Deed Book Volume 11380, Page 251. Block & Lot No. 142-K-160.

**Mt. Oliver****61. Darryl E. Pingor, in his capacity as Heir of Matthew Edward Pingor and****Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Matthew Edward Pingor**

GD-23-004630—\$83,849.48  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a single family dwelling being known and numbered as 523 Brownsville Road, Pittsburgh, PA 15210. Deed Book DE-18987, Page 533. Block and Lot 33-G-203.

**North Fayette****23. Colin O'Rourke, solely in his capacity as known heir of Dolores E. O'Rourke a/k/a Dolores O'Rourke, deceased and Lekan Kaminski, solely in her capacity as known heir of Dolores E. O'Rourke a/k/a Dolores O'Rourke, deceased and Shawn O'Rourke, solely in his capacity as known heir of Dolores E. O'Rourke a/k/a Dolores O'Rourke, deceased and Terry O'Rourke Donoghue, solely in her capacity as known heir of Dolores E. O'Rourke a/k/a Dolores O'Rourke, deceased and The Unknown Heirs of Dolores E. O'Rourke a/k/a Dolores O'Rourke, deceased**

GD-23-000447—\$307,483.82  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of North Fayette: Having erected thereon a dwelling being known and numbered as 2000 Robb Hill Road, Oakdale, PA 15071. Deed Book Volume 4829, Page 1. Block and Lot Number 587-D-1.

**North Versailles****64. Deborah Hayden, Barbara McCue and Sherri Baum, as Known Heirs of Robert H. Baum, Jr. and Carol A. Baum, Deceased and All Unknown Heirs of Robert H. Baum, Jr. and Carol A. Baum, Deceased**

GD-22-009583—\$33,850.23  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3112 Orris Road, North Versailles, PA 15137. Deed Book 4474, Page 666. Block and Lot Number 459-E-043.

**65. Judy A. Vignal**

GD-23-009750—\$15,756.35  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 996 Diane Drive, North Versailles, PA 15137. Deed Book 15183, Page 339. Block and Lot Number 548-M-228.

**Penn Hills****5. Carl Sonetti and Joanne Sonetti**

MG-23-000822—\$100,130.16  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a 1 story dwelling known and numbered as 814 9th St., Verona, PA 15147. Deed Book Volume 20658, and Page 421. Block & Lot No. 445-F-239

**11. Brandi L. Bailey**

GD-23-012092—\$56,626.31  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 186 Stephens Lane, Verona, PA 15147. Document Number 2014-16393, Deed Book Volume 15641, Page 389. Block and Lot Number 0367-H-00117-0000-00.

**22. Marlene D. Harris**

MG-23-001077—\$55,157.57  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 380 Collins Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 15734, Page 559, Instrument Number 2014-25992, Block and Lot 538-P-234.

**31. Audrey D. Ardis**

MG-24-000060—\$130,867.62  
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 117 Veronica Drive, Pittsburgh, PA 15235. Deed Book Volume 14931, Page 434. Block and Lot Number 369-G-367.

**39. Cheryl A. Collier**

GD-23-000771—\$16,926.73  
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 322 Highland Rd., Pittsburgh, PA 15235. Deed Book 11268, Page 37. Block and Lot Number 369-D-51.

**46. All Known and Unknown Heirs of Della A. Mieri a/k/a Della Mieri**

MG-23-000903—\$16,862.92  
Michelle Piorro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known and numbered as: 9926 Grandview Ave., Pittsburgh, PA 15235. Deed Book Volume 8857, Page 375. Block/Lot # 295-F-13.

**48. The Unknown Heirs of George P. Pender, Deceased**

MG-24-000007—\$13,138.87  
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 8060 Aber Road, Verona, PA 15147. Deed Book 17742, Page 536. Block and Lot Number 295-E-108.

**66. Anthony R. Kolano and Theresa Anne Kolano**

GD-23-000777—\$13,263.53  
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 239 Everglade Dr., Pittsburgh, PA 15235. Deed Book 15439, Page 238. Block and Lot Number 538-A-310.

**67. Anthony Collier**

GD-22-013855—\$9,266.94  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 9503 Frankstown Rd., Pittsburgh, PA 15235. Deed Book 16771, Page 97. Block and Lot Number 296-B-182.

**74. Adrienne J. Anderson**

MG-22-000855—\$153,207.12  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a 2 story dwelling known and numbered as 248 Cypress Hill Drive, Pittsburgh, PA 15235. Deed Book Volume 37035, and Page 211. Block & Lot No. 739-A-388.

**Pitcairn****21. Robert Giancola, known heir of James Giancola, Deceased, Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under James Giancola, Deceased**

GD-20-003649—\$51,912.13  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Pitcairn Borough: Having erected thereon a dwelling being known and numbered as 1208 North Avenue, Pitcairn, PA 15140. Deed Book Volume 10988, Page 186, Instrument Number 2001-091151. Block and Lot Number 0746-B-00169-0000-00.

**Plum****6. Pearl Currie**

MG-23-000892—\$97,553.78  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Plum Borough: Having erected thereon a 2 story dwelling known and numbered as 533 Center Hill Rd., Pittsburgh, PA 15239. Deed Book Volume 17355, and Page 148. Block & Lot No. 852-L-256.

**60. Ryan J. Ohm, Frank N. Vertullo, Mary C. Vertullo, Gina Vertullo and the United States of America**

MG-24-000037—\$282,206.98  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 309 Seasons Court, Pittsburgh, Pennsylvania 15239. Deed Book Volume 16924, Page 31, Block and Lot # 972-H-252.

**62. Wayne Nieser a/k/a Wayne A. Nieser**

MG-24-000070—\$16,555.61  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 2746 Leechburg Road, Pittsburgh, PA 15239. Document Number 2005-22154, Deed Book Volume 12508, Page 110. Block and Lot Number 0737-J-00284-0000-00.

**Ross****73. Paul R. Ludwig and Susan E. Babusci**

MG-23-000719—\$32,414.84  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a 1 story dwelling known and numbered as 606 Sangree Rd., Pittsburgh, PA 15237. Deed Book Volume 16536, and Page 494. Block & Lot No. 432-C-132.

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### Scott

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**42. Annamaria Loris a/k/a Annamaria Johnson a/k/a Annamaria Loris**  
MG-23-000878—\$68,518.74  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 507 Center St., Carnegie, PA 15106. Deed Book Volume 14419, Page 251. Block and Lot Number 0102-G-00013-0000-00.

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### Sewickley

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**57. Pamela A. Heckmen, Administratrix of the Estate of Tracy Fichera, Deceased**  
GD-16-023855—\$4,574.12  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a two story frame house being known as 915 Cook Street, Sewickley, PA 15143. Deed Book Volume 11554, Page 242. Block & Lot No. 421-C-264.

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### Sewickley Hills

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**45. Bernard D. Cambou a/k/a Bernard Cambou; and Rose M. Cambou a/k/a Rosemarie Cambou**  
MG-17-000564—\$876,418.19  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley Hills: Having erected thereon a dwelling being known and numbered as 5 Kevin Drive, Sewickley, PA 15143. Deed Book Volume 11470, Page 259. Block and Lot Number 0606-C-00060-0000-00.

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### Shaler

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**18. Alexandra Meyer a/k/a Alexandra Christ, Administratrix of the Estate of William J. Meyer, Jr., Deceased, and All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under William J. Meyer, Jr., Deceased**  
GD-22-012809—\$25,275.78  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 1013 Garden Place, Glenshaw, Pennsylvania 15116-2213, Deed Book Volume 15383, Page 543, Block and Lot 355-F-105.

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### South Fayette

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**7. Annie L. Banaszak**  
MG-22-000474—\$127,835.15  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of South Fayette: Having erected thereon a dwelling being known and numbered as 6

Morgan St., Morgan, PA 15064. Deed Book Volume VI-17632, Page 441. Block and Lot Number 325-M-25.

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### Stowe

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**9. Gary Davis**  
MG-23-000709—\$29,616.94  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1143 9th Street, McKees Rocks, PA 15136. Deed Book 16746, Page 176. Block and Lot Number 72-B-275.

**36. Darlene L. Barron**  
MG-23-000621—\$15,508.86  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a 1 story dwelling known and numbered as 128 Bellmawr Dr., McKees Rocks, PA 15136. Deed Book Volume 30771 and Page 173. Block & Lot No. 111-D-334.

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### Swissvale

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**26. Johnielee Covington a/k/a Johnnielee Covington**  
MG-23-000981—\$66,347.43  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2517 S. Braddock Ave., Pittsburgh, PA 15218. Deed Book Volume 2004-24483. Block and Lot Number 235-K-50.

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### Turtle Creek

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**63. Monroe Living LLC**  
GD-24-000712—\$73,793.77  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 1427 Oak Avenue Extension, Turtle Creek, PA 15145. Document Number 2020-8279, Deed Book Volume 17978, Page 211. Block and Lot Number 0455-S-00122-0000-00.

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### West Mifflin

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**24. Leslie Gray**  
MG-23-000376—\$178,343.16  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1860 Ohio Avenue, West Mifflin, PA 15122. Deed Book Volume 17306, Page 363. Block and Lot Number 305-N-136.

**29. Stephanie Macsurak, solely in her capacity as Administratrix of the Estate of Linda M. Macsurak, Deceased**  
MG-24-000056—\$37,847.07  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 6816 Adams Avenue, West Mifflin, Pennsylvania 15122. Deed Book Volume 14678, Page 59, Instrument Number 2011-21830, Block and Lot Number 310-C-333.

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### Wilkins

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**75. Theodore A. Tepke, III, with Notice to Heirs and Assigns**  
GD-23-012439—\$13,333.71  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two story frame house known as 115 Ivy Street, Turtle Creek, PA 15145. Deed Book Volume 9364, Page 21. Block & Lot No. 455-A-301.

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### Wilkinsburg

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**13. Sponce A. Cade, Vonda L. Harris-Cade and the United States of America**  
GD-23-002923—\$18,926.09  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 831 Woodworth Ave., Pittsburgh, PA 15221. Deed Book 10758, Page 368. Block and Lot Number 233-J-5.

**38. Anthony C. Brown and the Unknown Heirs of James S. Tatton, Deceased**  
GD-21-004613—\$23,367.85  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 2026 Boggs Avenue, Pittsburgh, PA 15221. Deed Book 14643, Page 268. Block and Lot Number 297-F-94.

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### Pittsburgh—6th Ward

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**71. Smallman Red, LLC**  
MG-23-000804—\$2,025,319.46  
Keri P. Ebeck, Esq.  
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward City of Pittsburgh: Parcel I: Having erected thereon an industrial building being known and numbered as 2949 Smallman Street, Pittsburgh, PA 15201. Deed Book Volume 16645, Page 522, Block and Lot Number 0025-G-00007-0000-00 as Parcel One.

Parcel II: Having erected thereon a commercial building being known and numbered as 2951 Smallman Street, Pittsburgh, PA 15201. Deed Book Volume 16645, Page 522, Block and Lot Number 0025-G-00011-0000-00 as Parcel Two.

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### Pittsburgh—12th Ward

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**47. Andre Green**  
MG-23-000844—\$14,593.87  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7139 Verona Blvd., Pittsburgh, PA 15235. Deed Book 10602, Page 580. Block and Lot Number 172-R-164.

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### Pittsburgh—13th Ward

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**3. Carolyn Anderson Solely in Her Capacity as Heir of Darnell D. Anderson, Deceased, and the Unknown Heirs of Darnell D. Anderson, Deceased**  
MG-23-000968—\$23,060.72  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7235 Upland Street, Pittsburgh, PA 15208. Deed Book 9732, Page 245. Block and Lot Number 174-B-69.

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### Pittsburgh—17th Ward

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**69. MICAR Industries, LLC and CARMi, LLC**  
GD-19-011340—\$495,217.52  
Joseph A. Fidler, Esq.  
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 1825 East Carson Street, Pittsburgh, PA 15203, Deed Book Volume 16929, Page 448, Block and Lot Number 12-E-335.

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### Pittsburgh—20th Ward

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**4. Anthony Nguyen and Helen Nguyen**  
MG-23-000936—\$74,728.86  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Parcel One: Having erected thereon a dwelling being known and numbered as 2468 Potomac Avenue, Pittsburgh, PA 15216. Deed Book Volume 11894, Page 283, Block and Lot Number 36-J-176.

Parcel Two: Having thereon a vacant land being known as Potomac Avenue, Pittsburgh, PA 15216. Deed Book Volume 11894, Page 283, Block and Lot Number 36-J-175.

**25. Marita Zumpano**  
MG-20-000218—\$154,475.21  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 128 High Oak Place, Pittsburgh, PA 15220. Deed Book Volume 11458, Page 262. Block and Lot Number 036-P-318.

**32. Chantel Primer**  
MG-23-000308—\$61,407.45  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1405 Evanston Street, Pittsburgh, PA 15204. Deed Book Volume 16067, Page 288. Block and Lot Number 71-S-110.

**72. George S. Wray a/k/a George Wray**  
MG-23-000433—\$46,462.69  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2948 Sheraden Boulevard, Pittsburgh, PA 15204. Deed Book Volume 10258, Page 153. Block and Lot Number 042-R-318.

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### Pittsburgh—27th Ward

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**70. Melissa Coleman**  
GD-22-000604—\$35,144.77  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3260 Richardson Avenue, Pittsburgh, PA 15212-2332. Deed Book Volume 12219, Page 350. Block and Lot Number 0075-M-00030-0000-00.

### Pittsburgh—29th Ward

#### 8. Stephen Pirschl

MG-23-001023—\$29,264.44  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 29th Ward: Having erected thereon a dwelling known as 121 Duffland Street, Pittsburgh, PA 15210. DBV 18935, PG. 295, Block & Lot No. 95-D-361.

#### 20. Estate of Mary Ellen Besselman a/k/a Mary Besselman

GD-23-001021—\$45,178.29  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2329 Eiler Avenue, Pittsburgh, PA 15210. Deed Book Volume 13156, Page 250. Block and Lot Number 0094-E-00110-0000-00.

#### 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  
May 9, 2024  
May 10, 17, 24, 2024

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#### Estate Notice

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

Andrews, Timothy H., deceased, of Gibsonia, PA. No. 02010 of 2024. Brooke M. Andrews, Co-Admr. and Britney L. Andrews, Co-Admr., 614 Brightberry Rd., Monroeville, PA 15146 or to Robert P. Vincler, Esq., Robert Vincler & Associates, LLC, 564 Forbes Ave., Ste. 1006, Pittsburgh, PA 15219.

24-00934w May 17, 24, 31, 2024

Brakus, Nola Ruth, deceased, of Hampton, PA. No. 2852 of 2024. Julie Panzeri, Admr., 507 Sword Dance Place, Cranberry Township, PA 16066 or to Lara Carpenter, Esq., and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.

24-00935w May 17, 24, 31, 2024

Chonko, Tammy B., deceased, of Pittsburgh, PA. No. 02782 of 2024. Julia L. Chonko, Extr., 835 Eureka Street, Pittsburgh, PA 15210 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

24-01800 May 17, 24, 31, 2024

Cindrigh, Anita M., deceased, of Elizabeth Township, PA. No. 02797 of 2024. John D. Cindrigh, Extr., 313 Carters Grove Dr., Gibsonia, PA 15044 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

24-00936w May 17, 24, 31, 2024

Gambino, Louise M. a/k/a Louise J. Martelli, deceased, of Forest Hills, PA. No. 02569 of 2024. Michael J. Gambino, Jr., Extr., 1608 Ardmore Blvd., Pittsburgh, PA 15221.

24-01793 May 17, 24, 31, 2024

Huff, Richard E., deceased, of Pittsburgh, PA. No. 03215 of 2024. Lori Larkin, Extr., 2704 College Park Rd., Allison Park, PA 15101 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.

24-00938w May 17, 24, 31, 2024

Moraca, Vincenzo, deceased, of Pittsburgh, PA. No. 03169 of 2024. Filippina McElhaney, Extr., 217 Fairlawn Drive, Monroeville, PA 15146 or to Taylor J. Johns, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

24-00932w May 17, 24, 31, 2024

Moskal, Barbara A., deceased, of Mount Lebanon Twp., PA. No. 3035 of 2024. Dennis M. Moskal, Co-Extr. and Stanley Moskal, Jr., Co-Extr., 564 Forbes Avenue, Suite 1006, Pittsburgh, PA 15219 or to Kenneth M. Ventresca, Esq., Dillon, McCandless, King, Coulter & Graham, LLP, 600 Cranberry Woods Drive, Suite 175, Cranberry Twp., PA 16066.

24-01792 May 17, 24, 31, 2024

Onesi, Julia J., deceased, of West Deer Township, PA. No. 3190 of 2024. Larry E. Onesi, Extr., c/o John W. Giltinan, Esq., P.C., 603 Stanwick St., Ste. 1679, Pittsburgh, PA 15222.

24-00933w May 17, 24, 31, 2024

Reynolds, Mary Kathleen, deceased, of Jefferson Hills, PA. No. 01410 of 2024. Keith Reynolds, Extr., 1313 Collins Ave., Jefferson Hills, PA 15025 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-01799 May 17, 24, 31, 2024

Sable, Jack, deceased, of Pittsburgh, PA. No. 02995 of 2024. Jack D. Sable, Co-Extr., 116 Pineview Rd., Baden, PA 15005, Jeffrey B. Sable, Co-Extr., 307 Overbrook Rd., Valencia, PA 16059 and Jay C. Sable, Co-Extr., 240 Dogwood Cr., W. Columbia, SC 29170 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.

24-00937w May 17, 24, 31, 2024

Thein, Bruce R., deceased, of Ross Township, PA. No. 2898 of 2024. Brianna DeBerardinis, Extr., 113 W. Glenn Avenue, Glenshaw, PA 15116 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

24-01801 May 17, 24, 31, 2024

Turner, Donna L., deceased, of Coraopolis, PA. No. 02248 of 2024. Tracey Turner Corso, Extr., 1203 Harrow Hill Court, Moon Township, PA 15108 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-01797 May 17, 24, 31, 2024

Zbezinski, III, Edward, deceased, of Scott Township, PA. No. 02637 of 2024. Marissa A. Lilley, Admr., 511 Hulton Street, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-01798 May 17, 24, 31, 2024

Aiken, James John a/k/a James J. Aiken, deceased, of Dormont, PA. No. 01361 of 2024. Dawn Martire, Extr., 89 Hollow Haven Drive, Pittsburgh, PA 15236.

24-01731 May 10, 17, 24, 2024

Alfonsi, Leo A., deceased, of Baldwin, PA. No. 02549 of 2024. Virginia Alfonsi, Admr., c/o D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

24-01740 May 10, 17, 24, 2024

Banks, Thomas W., deceased, of Pittsburgh, PA. No. 00657 of 2024. Kellie Banks, Admr., 236 Greenlee Road, Pittsburgh, PA 15227 or to Joan Shinavski, Esq., 4 West Manilla Avenue, Suite 10, Pittsburgh, PA 15220.

24-00911w May 10, 17, 24, 2024

Coyle, Jean M. a/k/a Jean Marie Coyle, deceased, of Pittsburgh, PA. No. 01769 of 2024. Paul R. Coyle, Extr., 348 Ridgewood Avenue, Pittsburgh, PA 15229 or to James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.

24-01738 May 10, 17, 24, 2024

Dively, Clarence E. a/k/a Clarence Elmer Dively, deceased, of Pittsburgh, PA. No. 02891 of 2024. David Jeffrey Dively, Extr., 646 Guenivere Drive, Pittsburgh, PA 15237 or to George J. Petrone, Esq., 113 Harlow Street, Pittsburgh, PA 15218-1615.

24-01737 May 10, 17, 24, 2024

Dumin, Linda A., deceased, of Ross Township, PA. No. 02308 of 2024. Brian C. King, Co-Extr. and Karen A. King, Co-Extr., 223 Spruce Street, Zelienople, PA 16063 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

24-01736 May 10, 17, 24, 2024

Durler, Charles A., deceased, of Pleasant Hills, PA. No. 03017 of 2024. Catherine G. Dinkel, Admr., c/o Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

24-00897w May 10, 17, 24, 2024

Falleroni, A. Basilio, deceased, of North Versailles, PA. No. 04790 of 2023. Anthony Falleroni, Admr., 1316 Walnut Street, North Versailles, PA 15137 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.

24-01733 May 10, 17, 24, 2024

Garmer, Arthur Harold a/k/a Arthur H. Garmer, Jr., deceased, of Springdale, PA. No. 02866 of 2024. Douglas Garmer, Extr., 13970 Mourning Dove Trl., Belton, TX 76513 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

24-01739 May 10, 17, 24, 2024

Halt, James C., deceased, of Pittsburgh, PA. No. 02551 of 2024. Gary Halt, Sr., Extr., c/o D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

24-01727 May 10, 17, 24, 2024

Kaczmarek, Edward A. a/k/a Edward Kaczmarek, deceased, of Greentree, PA. No. 02198 of 2024. Melissa White, Extr., 589 Thompson Run Road, Pittsburgh, PA 15237 or to Justin D. Okun, Esq., Farrell Weaver & Okun, 100 Ross Street, Suite 1, Pittsburgh, PA 15219.

24-01734 May 10, 17, 24, 2024

Lafferty, John R., deceased, of Pittsburgh, PA. No. 02794 of 2024. Nicole Emanuelo, Admr., 215 O'Connell Street, Massapequa Park, NY 11762 or to Joan Shinavski, Esq., 4 West Manilla Avenue, Suite 10, Pittsburgh, PA 15220.

24-00910w May 10, 17, 24, 2024

Lafferty, Ronda L., deceased, of Monroeville, PA. No. 02795 of 2024. Nicole Emanuelo, Admr., 215 O'Connell Street, Massapequa Park, NY 11762 or to Joan Shinavski, Esq., 4 West Manilla Avenue, Suite 10, Pittsburgh, PA 15220.

24-00909w May 10, 17, 24, 2024

Lindsay, Carol A. a/k/a Carol Ann Lindsay, deceased, of Whitehall Borough, PA. No. 2609 of 2024. Gregory C. Lindsay, Extr., 735 Fresia Drive, Tega Cay, SC 29708 or to Kenneth M. Ventresca, Esq., Ventresca & Ventresca, LLP, 5500 Brooktree Road, Ste. 101, Wexford, PA 15090.

24-01728 May 10, 17, 24, 2024

Mangold, Norma Jean a/k/a Norma Mangold a/k/a Norma J. Mangold, deceased, of Pittsburgh, PA. No. 02239 of 2024. Barry L. Amorose, Admr., 803 Market Street, Saltsburg, PA 15681 or to James R. Antoniono, Esq., DeBernardo Antoniono McCabe & Davis, P.C., 11 North Main St., Greensburg, PA 15601.

24-01735 May 10, 17, 24, 2024

Ostrowski, Frank E., deceased, of Whitehall Borough, PA. No. 02437 of 2024. Anthony Lutch, Extr., 56 Flora Road, Pittsburgh, PA 15227 or to Darlene M. Nowak, Esq., Marcus & Shapira LLP, One Oxford Ctr., 301 Grant St., 35th Fl., Pittsburgh, PA 15219.

24-01726 May 10, 17, 24, 2024

Potter, Jean K., deceased, of Pittsburgh, PA. No. 02807 of 2024. Katharine P. Perkins, Co-Extr., 3 St. Paul Place, Pittsburgh, PA 15215 and Thayer R. Potter, Jr., Co-Extr., 15 North Cherry Lane, Rumson, NJ 07760 or to Richard G. Scheib, Esq., Scheib Law Office, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837.

24-00901w May 10, 17, 24, 2024

Prihstal, Frances, deceased, of McKees Rocks, PA. No. 2732 of 2024. Kristofer Andzrejewski, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.

24-01730 May 10, 17, 24, 2024

Ryms, Paul V., deceased, of Pittsburgh, PA. No. 02492 of 2024. Jane Martrano, Co-Extr., 644 Fourth St., Oakmont PA 15139 and Mara Haveson, Co-Extr., 6523 49th Ave. S.W., Seattle, WA 98136 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.

24-01729 May 10, 17, 24, 2024

Warren, Mary Rose, deceased, of North Versailles, PA. No. 02583 of 2024. Ernest S. Warren, Co-Extr. and David A. Warren, Co-Extr., 200 Magnus Lane, North Huntingdon, PA 15642 or to Rodger J. Blissman, Esq., 900 Lincoln Hwy., Box 180, East McKeesport, PA 15035.

24-01725 May 10, 17, 24, 2024

Bauman, Carol G., deceased, of Robinson Township, PA. No. 01992 of 2024. Thomas Holeran, Extr., 924 10th Avenue, New Brighton, PA 15066 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-01612 May 3, 10, 17, 2024

Bellis, Geraldine K. a/k/a Geraldine Kuzma Bellis a/k/a Geraldine Kuzma, deceased, of North Versailles Township, PA. No. 02677 of 2024. Mark A. Bellis, Extr., 408 McKee Road, North Versailles, PA 15137 or to Edgar P. Striffler, Esq., 1537 Lincoln Way, White Oak, PA 15131-1711.

24-01606 May 3, 10, 17, 2024

Bitzer, J.F. Max, deceased, of Monroeville, PA. No. 02627 of 2024. John F. Bitzer, III, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.

24-01607 May 3, 10, 17, 2024

Cain, Charlotte M., deceased, of Bethel Park, PA. No. 02899 of 2024. Kelly A. Chambers, Extr., 4003 Sedgemoor Road, Greensboro, NC 27407.

24-00850w May 3, 10, 17, 2024

Fitzwater, Mary Evelyn, deceased, of Pittsburgh, PA. No. 02745 of 2024. Lari Galer, Extr., 542 Clemson Drive, Pittsburgh, PA 15243 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

24-01608 May 3, 10, 17, 2024

Herring, Frances O., deceased, of Ambridge, PA. No. 02584 of 2024. Lorraine Strano, Extr., c/o F. Christopher Spina,

Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.

24-01614 May 3, 10, 17, 2024

Holliday, Lorraine Myers, deceased, of North Versailles, PA. No. 02901 of 2024. Thomas G. Myers, Extr., 224 Camden Dr., Zelenople, PA 16063.

24-00851w May 3, 10, 17, 2024

Klenk, Kathryn Haynie, deceased, of Richland Township, PA. No. 02207 of 2024. Linda Gardner, Extr., c/o Dolores A. Laputka, Esq., Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.

24-01615 May 3, 10, 17, 2024

McIntyre, Virginia M., deceased, of Heidelberg, PA. No. 01960 of 2024. William Norcick, Extr., 1819 Washington Street, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-01611 May 3, 10, 17, 2024

O'Nan, II, John Lee a/k/a J. Lee O'Nan a/k/a J. Lee O'Nan, II a/k/a John L. O'Nan a/k/a John L. O'Nan, II, deceased, of Pittsburgh, PA. No. 02725 of 2024. Stewart S. O'Nan, Extr., 1028 Mifflin Ave., Pittsburgh, PA 15221.

24-01605 May 3, 10, 17, 2024

Piel, Rose M., deceased, of Whitehall, PA. No. 01799 of 2024. Mary E. Arelt, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.

24-01613 May 3, 10, 17, 2024

Ryan, Jr., James B., deceased, of McKeesport, PA. No. 02035 of 2024. Kathleen R. Seibert, Extr., 61 Duncan Station Road, McKeesport, PA 15135 or to James Benedek, Esq., Zacharia Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-00855w May 3, 10, 17, 2024

Trant, Mary E. a/k/a Mary Elizabeth Trant, deceased, of Ross Township, PA. No. 02286 of 2024. Ronald J. Trant, Extr., 132 Wedgewood Drive, Pittsburgh, PA 15229 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-01609 May 3, 10, 17, 2024

Williams, Marilyn A., deceased, of Glenshaw, PA. No. 02497 of 2024. Harold A. English, Extr. and Atty., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

24-01604 May 3, 10, 17, 2024

Zacour, Eleanor L., deceased, of Pittsburgh, PA. No. 02855 of 2024. Randolph G. Zacour, Extr., 304 Coleman Dr., Monroeville, PA 15146 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-00849w May 3, 10, 17, 2024

#### Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on May 12, 2024, with respect to a nonprofit corporation, Charles Wesley Music Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-00939w May 17, 2024

#### Bankruptcy Notice

In Re: Karla C.D. McNamara  
Bankruptcy Case No. 20-20625-JAD  
155 McCartney Lane, Baden, Allegheny

County, Pennsylvania 15005; Parcel ID 1494-L-0000; includes approximately 27.4850 acres of land

Initial Offer: \$625,000.00

Date of Sale: June 4, 2024 @ 10:00 a.m.

Objections Due: May 28, 2024

Contact: Donald R. Calaiaro, Esquire, 412-232-0930

Higher and better offers will be considered at hearing from Qualified Bidders.

24-01867 May 17, 2024

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-003775. In re: Petition of Jerry Michael Dardashty, for change of name to Jerry Michael Harris. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, June 5, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-01803 May 17, 2024

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-005011. In re: Petition of Suman Yonghang, parent(s) and Legal guardian(s) of Shipora Rai for change of name to Shipora Yonghang. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, June 5, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-01843 May 17, 2024

#### Notice of Trust Administration

Notice Is Hereby Given of the administration of The Kroker Family Revocable Living Trust dated November 20, 2018, pursuant to 20 Pa.C.S. § 7755(c). Joseph F. Kroker, Settlor of the Trust, died on December 29, 2023, late of Moon Township, Allegheny County, Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to: Rebecca L. Brobeck-Mulik-Trustee, 114 Boggs Avenue, Moon Township, PA 15108 or Chad F. McMillen, Esq. McMillen, Urick, Tocci & Jones 2131 Brodhead Road Aliquippa, PA 15001 Attorney for Trust

24-01610 May 3, 10, 17, 2024

#### Notice of Trust

Anna May Berger, late of Pittsburgh, Allegheny, Pennsylvania, deceased, having created The Berger Family Living Trust dated December 15, 2008, appointed Lori A. Cavaliere, as Successor Trustee, and notice is hereby given to all persons indebted to said trust to make immediate payment and to those having claims against the same to present them to the undersigned, duly authenticated for settlement. Anna May Berger, Deceased Late of Pittsburgh, Allegheny, PA Trustee: Lori A. Cavaliere Attorney: Nora C. Peace, Esquire Pittsburgh Estate Law, P.C. 1501 Mt. Royal Blvd. Glenshaw, PA 15116

24-01625 May 3, 10, 17, 2024



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### Voluntary Dissolution Business Corporation

Brian M. Albert, Esq., 2545 Railroad Street, Pittsburgh, PA 15222. Notice is hereby given by Oxford Fund Management, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-00900w May 10, 17, 2024

### CIVIL DIVISION

#### New Arbitration Suits

(Continued from Page 1, Column 2)

**Bank of America N.A.** vs Traill Crystal; AR-24-002822; Contract - Credit Card; Exhibits; 4112.19; Atty(s): Polas Bryan J.

**Bank of America N.A.** vs Cavanaugh Jason M.; AR-24-002823; Contract - Credit Card; Exhibits; 2946.19; Atty(s): Polas Bryan J.

**CKS Prime Investments LLC** vs Daluisio Eligio; AR-24-002824; Contract - Debt Collection; Exhibits; 10686.94; Atty(s): Tsarouhis Demetrios H.

**Bank of America N.A.** vs Henry Jessica A.; AR-24-002825; Contract - Credit Card; Exhibits; 18028.32; Atty(s): Polas Bryan J.

**Velocity Investments LLC** vs Daluisio Eligio; AR-24-002826; Contract - Debt Collection; Exhibits; 11340.53; Atty(s): Tsarouhis Demetrios H.

**Bank of America N.A.** vs Young Sean A.; AR-24-002827; Contract - Credit Card; Exhibits; 31995.18; Atty(s): Polas Bryan J.

**CKS Prime Investments LLC** vs Parker Sr. Robert; AR-24-002828; Contract - Debt Collection; Exhibits; 4376.76; Atty(s): Tsarouhis Demetrios H.

**Bank of America N.A.** vs Bottorf Angelica D.; AR-24-002829; Contract - Credit Card; Exhibits; 3656.09; Atty(s): Polas Bryan J.

**CKS Prime Investments LLC** vs Boykin Wayne; AR-24-002830; Contract - Debt Collection; Exhibits; 4510.98; Atty(s): Tsarouhis Demetrios H.

**Bank of America N.A.** vs Cirillo Christopher M.; AR-24-002831; Contract - Credit Card; Exhibits; 20608.60; Atty(s): Polas Bryan J.

**Velocity Investments LLC** vs Decker Michelle; AR-24-002832; Contract - Debt Collection; Exhibits; 9845.40; Atty(s): Tsarouhis Demetrios H.

**Bank of America N.A.** vs Nickolls Kathleen A.; AR-24-002833; Contract - Credit Card; Exhibits; 6229.96; Atty(s): Polas Bryan J.

**Bank of America N.A.** vs Reid Julie; AR-24-002834; Contract - Credit Card; Exhibits; 7338.77; Atty(s): Polas Bryan J.

**CKS Prime Investments LLC** vs Barberena Raquel; AR-24-002835; Contract - Debt Collection; Exhibits; 5507.89; Atty(s): Tsarouhis Demetrios H.

**Bank of America N.A.** vs Straight Robert; AR-24-002836; Contract - Credit Card; Exhibits; 5588.64; Atty(s): Polas Bryan J.

**Bank of America N.A.** vs Stanis Brian W.; AR-24-002837; Contract - Credit Card; Exhibits; 4012.47; Atty(s): Polas Bryan J.

**CKS Prime Investments LLC** vs Arrington Erika; AR-24-002838; Contract - Debt Collection; Exhibits; 3803.35; Atty(s): Tsarouhis Demetrios H.

**Bank of America N.A.** vs McCollum Robert A.; AR-24-002839; Contract - Credit Card; Exhibits; 14824.02; Atty(s): Polas Bryan J.

**Velocity Investments LLC** vs Alexandre Annedoryce; AR-24-002840; Contract - Debt Collection; Exhibits; 4374.66; Atty(s): Tsarouhis Demetrios H.

**CKS Prime Investments LLC** vs Birkel Kathleen K.; AR-24-002841; Contract - Credit Card; Exhibits; 1327.20; Atty(s): Tsarouhis Demetrios H.

**CKS Prime Investments LLC** vs Barone Melissa M.; AR-24-002842; Contract - Credit Card; Exhibits; 2755.64; Atty(s): Tsarouhis Demetrios H.

**CKS Prime Investments LLC** vs Hursky Holly; AR-24-002843; Contract - Credit Card; Exhibits; 1127.41; Atty(s): Tsarouhis Demetrios H.

**ACBA Federal Credit Union** vs Taylor Kayla E.; AR-24-002844; Contract - Debt Collection; Exhibits; 6843.38; Atty(s): Urban Matthew D.

**ACBA Federal Credit Union** vs Fleckenstein Stacey; AR-24-002845; Contract - Debt Collection; Exhibits; 4324.15; Atty(s): Urban Matthew D.

**ACBA Federal Credit Union** vs Curenton-Smith Dajah; AR-24-002846; Contract - Debt Collection; Exhibits; 7799.17; Atty(s): Urban Matthew D.

**Millers Capital Insurance Company** vs Dunn Amanda, Dunn Timothy Thomas; AR-24-002847; Motor Vehicle Accident; Complaint; 37997.93; Atty(s): Hennessy Paul J.

**Accelerated Inventory Management LLC** vs Deluca Kristin; AR-24-002848; Contract - Debt Collection; Exhibits; 9572.58; Atty(s): Tsarouhis Demetrios H.

**Accelerated Inventory Management LLC** vs Bergman Maryann; AR-24-002849; Contract - Debt Collection; Exhibits; 6141.22; Atty(s): Tsarouhis Demetrios H.

**Collins Asset Group LLC** vs Finn Scott; AR-24-002850; Contract - Debt Collection; Exhibits; 12598.00; Atty(s): Tsarouhis Demetrios H.

**Barclays Bank Delaware** vs Yoo Soo C; AR-24-002851; Contract - Debt Collection; Exhibits; 8637.93; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

**Accelerated Inventory Management LLC** vs Williams Chelsea, Williams Jordan; AR-24-002852; Contract - Debt Collection; Exhibits; 2871.59; Atty(s): Tsarouhis Demetrios H.

**Scott Donald** vs Warfield Deceased Bernice, Warfield Tamar; AR-24-002877; Contract - Other; Complaint; 224176.78; Atty(s): Reese Jr. Albert G

**Portfolio Recovery Associates LLC** vs Weiss Kristy; AR-24-002853; Contract - Debt Collection; Exhibits; 3058.70; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Levine Catherine; AR-24-002854; Contract - Debt Collection; Exhibits; 2614.58; Atty(s): Polas Jr. Robert N.

**Portfolio Recovery Associates LLC** vs Camarda Michael; AR-24-002855; Contract - Debt Collection; Exhibits; 1990.06; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

**Portfolio Recovery Associates LLC** vs Werner Richard M; AR-24-002856; Contract - Debt Collection; Exhibits; 4872.19; Atty(s): Polas Jr. Robert N., McGuire Brian P., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

### ORPHANS' COURT

#### Petitions & Motions

(Continued from Page 1, Column 3)

#### Judge Lawrence J. O'Toole

**Thomas Swank:** deceased; Order of court hearing for June 21, 2024 at 10:00 a.m.; Atty: T. D. Bowlus; 2072 of 2024.

**Marcella Raso:** deceased; Memorandum opinion and order of court; Atty: J. B. Campese, E. W. Wertman; 5382 of 2022.

**Charles Galtz:** deceased; Motion and order to extend discovery. Conference rescheduled to September 16, 2024 at 10:00 a.m.; Atty: R. M. McClelland; 6730 of 2023.

**Paul Mort:** deceased; Order of court; Atty: G. Reichart, D. Blackwell; 6158 of 2020.

**Donato Patota:** deceased; Order of court. Hearing May 14, 2024 at 11:00 a.m.; Atty: C. A. Papa; 1394 of 2024.

**Anthony Filardi:** deceased; Decree of distribution; Atty: T. M. Mazzocca, B. C. Spina; 3410 of 2022.

**Rose Cimino:** deceased; Order of court scheduling a hearing for May 29, 2024 at 10:00 a.m.; Atty: R. F. Lawry; 3829 of 2016.

**Joanne A. Ligeros:** deceased; Order of court. Hearing June 20, 2024 at 10:00 a.m.; Atty: V. Raszewski, R. K. Schweitzer; 3861 of 2023.

**Bradley Street Trust:** trust; Order of court. Conference July 18, 2024 at 1:30 p.m.; Atty: M. Bole, T. J. Dempsey, Jr.; 7470 of 2022.

**Beverly C. Morrow:** deceased; Petition and order for rule to remove executor. Rule returnable May 24, 2024. Conference May 24, 2024 at 10:00 a.m.; Atty: M. F. Santicola; 302 of 2023.

**Dorothy M. Williams:** deceased; Motion to compel release of final list of asset denied; Atty: K. R. Houser, S. Reeb; 324 of 2022.

**Dorothy Marie Williams:** deceased; Order of court. Hearing September 4, 2024 at 10:00 a.m.; Atty: K. R. Houser, D. M. Flynn, T. J. Dempsey, Jr.; 324 of 2022.

**Helen O. Horsley:** deceased; Emergency petition and order for injunction. Conference May 28, 2024 at 11:00 a.m.; Atty: A. G. Reese, Jr.; 6865 of 2008.

**Jerome J. Aul, Sr.:** power of attorney; Consent order. Conference July 1, 2024 at 10:00 a.m.; Atty: J. B. Derby; 1575 of 2024.

**Dorothy Cheatom:** deceased; Order of court. Hearing June 7, 2024 at 10:00 a.m.; Atty: P. B. Lewis; 7345 of 2022.

**D. G. Bhagwanani:** deceased; Emergency motion and order to schedule conference. Conference May 15, 2024 at 10:30 a.m. in person; Atty: M. M. Taylor; 2514 of 2012.

**Lois Weider:** deceased; Amended decree of distribution; Atty: C. F. Perego; 6735 of 2022.

#### Judge Joseph K. Williams, III

**Barbara T. Ferguson:** deceased; Petition and order to withdraw as counsel; Atty: D. M. Flynn; 6952 of 2022.

**Barbara T. Ferguson:** deceased; Affidavit of service; Atty: D. M. Flynn; 6952 of 2022.

**Leon P. Vogel:** deceased; Order of court; Atty: J. D. Gabriel; 6527 of 2023.

**Barbara Kulasa:** adult; Joint motion and order to extend deadline; Atty: J. T. Papciak; 4178 of 2022.

**Nicole Dawn Doran-Manashirov:** deceased; Consent motion and order to continue conference; Atty: A. G. Reese, Jr.; 2435 of 2023.

**David B. Murray:** deceased; Decree of distribution; Atty: T. Tishman; 6557 of 2021.

**Barbara Kulasa:** adult; Motion to compel. Withdraw denied without prejudice; Atty: J. T. Papciak; 4178 of 2022.

**Raymond Family Trust:** trust; Order of court. Hearing May 6, 2024 canceled. Conference August 12, 2024 at 10:00 a.m.; Atty: A. G. Anderson, M. A. Ross; 422 of 2023.

**Anna A. Giger:** deceased; Response and order of court. Conference June 6, 2024 at 1:30 p.m.; Atty: R. J. Tate; 2606 of 2020.

**Crystal Marie Jacobs:** deceased; Motion and order to release passcode; Atty: Pro Se; 7045 of 2023.

**Donald Edward Stewart:** deceased; Petition and order for rule to strike will. Returnable June 6, 2024. Conference June 6, 2024 at 2:00 p.m.; Atty: J. D. Ries; 2342 of 2024.

**Thomas W. Banks:** deceased; Petition and order for approval of sale of real estate to administrator; Atty: J. Shinavski; 657 of 2024.

**Andrew W. White:** deceased; Decree of distribution; Atty: T. J. Giltinan; 3445 of 2019.

**Frederick Werner:** deceased; Petition and order to open estate 21 years after death; Atty: K. M. Wakefield; 6241 of 1989.

**Jean Ellen Kinlough:** deceased; Motion and order withdraw as counsel; Atty: L. Cohen; 4212 of 2023.

**Kayona R. Charles:** deceased; Emergency motion and order for special relief; Atty: F. L. Robinson, Jr.; 3030 of 2024.

**Francesca M. Colecchia:** deceased; Order of court; Atty: J. P. Schantz, J. K. Goldberg; 3037 of 2021.

**Francesca M. Colecchia:** deceased; Order of court; Atty: J. P. Schantz, J. K. Goldberg; 252 of 2024.

**Francesca M. Colecchia:** deceased; Decree of distribution; Atty: J. P. Schantz, J. K. Goldberg; 3037 of 2021.

**Francesca M. Colecchia:** trust; Decree of distribution; Atty: J. P. Schantz, J. K. Goldberg; 252 of 2024.

**Joe Handley:** deceased; Motion and order to withdraw as counsel; Atty: R. Guy-McCorkle; 7103 of 2022.

**James Edward Salter:** deceased; Motion and order to waive additional bond; Atty: R. Guy-McCorkle; 253 of 2024.

**Anna A. Giger:** deceased; Order of court. Conference June 6, 2024 at 1:30 p.m.; Atty: R. J. Tate, J. R. Hagerman; 2606 of 2020.

**Marcia Ann South Klein:** deceased; Petition for disentanglement. Denied without prejudice; Atty: L. C. Plum; 5151 of 2022.

**Raymond E. Vermillion:** deceased; Petition and order for grant of letters 21 years after death; Atty: K. J. Gallagher; 3012 of 2024.

**Elsie B. Zeuner:** deceased; Order of court. Conference June 4, 2024 at 2:00 p.m.; Atty: B. S. Johns, C. L. Hanna, Pro Se; 26 of 2019.