

## COURT NOTICES

Pennsylvania  
Supreme CourtCIVIL PROCEDURAL  
RULES COMMITTEE  
NOTICE OF PROPOSED RULEMAKINGProposed Amendment of Pa.R.Civ.P.  
1023.1 and 1023.4

The Civil Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.Civ.P. 1023.1 and 1023.4 for the reasons set forth in the publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Karla M. Shultz, Deputy Chief Counsel**  
Civil Procedural Rules Committee  
Supreme Court of Pennsylvania  
Pennsylvania Judicial Center  
PO Box 62635  
Harrisburg, PA 17106-2635  
FAX: 717-231-9526  
civilrules@pacourts.us

All communications in reference to the proposal should be received by **February 29, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Civil Procedural Rules Committee,  
Maureen Murphy McBride  
Chair

To view the proposed rule changes please visit <https://www.pacourts.us/courts/supreme-court/court-opinions>.

23-04885

Court of Common Pleas  
of Allegheny County

## JUVENILE COURT

MOTIONS SCHEDULE  
January 2024

January 1 - Holiday  
January 2 - Holiday  
January 3 - Judge Spurgeon  
January 4 - Judge Spurgeon  
January 5 - Judge Spurgeon  
January 8 - Judge Bush  
January 9 - Judge Bush  
January 10 - Judge Bush  
January 11 - Judge Bush  
January 12 - Judge Bush  
January 15 - Holiday  
January 16 - Judge Woodruff  
January 17 - Judge Woodruff  
January 18 - Judge Woodruff

January 19 - Judge Woodruff  
January 22 - Judge McCrady  
January 23 - Judge McCrady  
January 24 - Judge McCrady  
January 25 - Judge McCrady  
January 26 - Judge McCrady  
January 29 - Judge Sizemore  
January 30 - Judge Sizemore  
January 31 - Judge Sizemore

23-04651

Court of Common Pleas  
of Allegheny CountyFAMILY DIVISION MOTIONS  
SCHEDULE FOR THE MONTH OF

## January 2024

January 1 - Court Holiday  
January 2 - Court Holiday  
January 3 - Bubash, J. in Courtroom 425 at 2:00 PM  
January 4 - Sizemore, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM  
January 5 - No Motions  
January 8 - Woodruff, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM  
January 9 - Spurgeon, J. in Courtroom 320 at 10:00 AM; Bush, J. in Courtroom 424 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM  
January 10 - Wagner, J. in Courtroom 425 at 2:00 PM  
January 11 - Costa, J. in Courtroom 425 at 2:00 PM  
January 12 - No Motions  
January 15 - Court Holiday  
January 16 - Middleman, J. in Courtroom 320 at 9:30 AM and Korbel, J. in Courtroom 425 at 2:00 PM  
January 17 - Bubash, J. in Courtroom 425 at 2:00 PM  
January 18 - Eaton, J. in 814 City-County Building at 2:00 PM  
January 19 - No Motions  
January 22 - McCrady, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM  
January 23 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM  
January 24 - Cozza, J. in Courtroom 320 at 9:30 AM; Hens-Greco, J. in Courtroom 500 at 10:00 AM; and Wagner, J. in Courtroom 425 at 2:00 PM  
January 25 - Costa, J. in Courtroom 425 at 2:00 PM  
January 26 - No Motions  
January 29 - Eaton, J. in 814 City-County Building at 2:00 PM  
January 30 - Korbel, J. in Courtroom 425 at 2:00 PM  
January 31 - Bubash, J. in Courtroom 425 at 2:00 PM  
000 Senior Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbel, 010 President Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Wagner, 018 Judge McCrady, 019 Judge Spurgeon

23-04776

Court of Common Pleas  
of Allegheny CountyOrphans' Court Judges Motions  
Schedule for the Month of January 2024

## Week of

January 1 - Judge O'Toole  
January 8 - Judge Marmo  
January 15 - Judge McCarthy  
January 22 - Judge Williams  
January 29 - Judge O'Toole

23-04774

Court of Common Pleas  
of Allegheny CountyCIVIL DIVISION  
GENERAL ASBESTOS MOTIONS

## Honorable Daniel D. Regan

Beginning January 10, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

Judge Regan will hear general asbestos motions on the following dates and times:

Wednesday, January 10, 2024  
at 11:00 a.m.

Wednesday, February 7, 2024  
at 11:00 a.m.

Wednesday, March 6, 2024 at 11:00 a.m.  
23-04782

Court of Common Pleas  
of Allegheny County

## CIVIL DIVISION

## GENERAL ASBESTOS MOTIONS

## Honorable Arnold I. Klein

Beginning January 11, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

Judge Klein will hear general asbestos motions on the following dates and times:

Thursday, January 11, 2024 at 8:45 a.m.  
Thursday, February 8, 2024 at 9:00 a.m.

Thursday, March 14, 2024 at 8:45 a.m.  
23-04496

Court of Common Pleas  
of Allegheny County

## NOTICE TO ALL LAWYERS

You are hereby notified that **WEDNESDAY, JANUARY 3, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, FEBRUARY 12, 2024**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY**  
CALENDAR CONTROL JUDGE

23-04375

## 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, Tuesday, January 2, 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. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: [SHERIFFALLEGHENYCOUNTY.COM](http://SHERIFFALLEGHENYCOUNTY.COM). The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on TUESDAY, JANUARY 2, 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. WEDNESDAY, JANUARY 3, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JANUARY 8, 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 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 485.

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:

Article XII  
Sheriff's Sales

§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 Record their own Deeds and 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 53 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: "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

79. Timothy M. Gallagher  
GD-21-008640—\$44,983.05  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 156 Sunny Drive, Pittsburgh, Pennsylvania 15236. Deed Book Volume 09480, Page 635. Block and Lot Number 0390-C-00242-0000-00.

### Bethel Park

11. Brian Ferris and Jason Ferris, Known Heirs of Mary A. Ferris  
GD-21-012043—\$20,737.58  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 5021 Orchard Avenue, Bethel Park, PA 15102. Deed Book 10591, Page 94. Block and Lot Number 393-M-151.

88. David M. Ohler and Jana K. Ohler  
MG-23-000435—\$166,763.21  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Bethel Park: Having erected thereon a single-story dwelling being known and numbered as 227 Drake Road, Bethel Park, PA 15102. Deed Book 12596, Page 272, Instrument Number 2005-32045. Block and Lot Number 568-F-169.

### Brackenridge

58. Timothy S. Michaels  
MG-22-000710—\$27,999.87  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 801 9th Avenue, Brackenridge, PA 15014. Deed Book Volume 9802, Page 132. Block and Lot 1224-A-00335-0000-00.

### Carnegie

44. Lisa Crewl a/k/a Lisa Frederick Solely in Her Capacity as Heir of Robert F. Crewl, Jr., Deceased  
GD-23-001312—\$31,877.14  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 507 3rd Avenue, Carnegie, PA 15106. Deed Book 5699, Page 231. Block and Lot Number 102-B-78.

### City of Clairton

39. Georgina A. Rondinelli  
MG-23-000418—\$36,855.88  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward City of Clairton: Having erected thereon a dwelling being known and numbered as 302 Elm Street, Clairton, PA 15025. Deed Book 11120, Page 521. Block and Lot Number 657-P-313.

### Collier

45. Patrick J. Mulligan and the United States of America  
MG-23-000581—\$162,824.77  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 100 Scott Way, Carnegie, PA 15106. Deed Book 14282, Page 81. Block and Lot Number 147-F-34.

### Dormont

77. Crjstina Carole Helebrand, Known Surviving Heir of Lorraine C. Helebrand and Unknown Surviving Heirs of Lorraine C. Helebrand  
MG-22-000224—\$127,756.64  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling being known and numbered as 1107 Illinois Avenue, Pittsburgh, Pennsylvania 15216. Deed Book Volume 11184, Page 442. Block and Lot Number 0097-E-00099-0000-00.

### Elizabeth Borough

7. Curtis Barrett  
GD-22-015457—\$10,746.84  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 118 7th Ave., Elizabeth, PA 15037. Deed Book 17956, Page 91. Block and Lot Number 1133-S-355.

75. Kenneth A. Kolodziej and Lori A. Kolodziej  
GD-23-006358—\$21,490.24  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: (Parcel 1) Having erected thereon a commercial theater building being known and numbered as 207 S. 2nd Avenue, Elizabeth, PA 15037. Deed Book 11668, Page 413. Block and Lot Number 1133-L-172;

(Parcel 2) Having erected thereon a commercial office/apartments over building known and numbered as 121 S. 3rd Avenue, Elizabeth, PA 15037; Deed Book Volume 11939, Page 89. Block and Lot Number 1133-M-312; and (Parcel 3) Being all that vacant land known and numbered as 3rd Avenue, Elizabeth, PA 15037. Deed Book Volume 11939, Page 89. Block and Lot Number 1133-M-316.

### Elizabeth Township

34. Holly Bryan and Jeffrey Pool  
MG-23-000634—\$169,485.42  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 102 Narragansett Drive, McKeesport, PA 15135. Deed Book 16677, Page 471. Block and Lot Number 997-C-166.

50. Hilary A. Spell, Personal Representative of the Estate of James D. McCombs, Deceased  
GD-23-007496—\$45,524.62  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 5834 Meade Street, McKeesport, PA 15135. Deed Book Volume 10479, Page 639. Block and Lot Number 653-L-229.

66. Amanda Clark  
MG-23-000088—\$177,300.41  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 925 Scenery Drive, Elizabeth, Pennsylvania 15037. Deed Book Volume 17752, Page 295. Block and Lot Number 1130-N-00222-0000-00.

### Etna

103. The Unknown Heirs of Daniel Lee Pilszak, Deceased  
GD-22-008727—\$4,724.71  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Parcel #1: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223 f/k/a 17 Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 10746, Page 542. Block & Lot No. 222-P-62.

Parcel #2: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 10746, Page 542. Block & Lot No. 222-P-63.

106. Judith and George Clementson  
GD-08-003174—\$3,728.88  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Ganster Street, Pittsburgh, PA 15223. Deed Book Volume 10094, Page 132. Block & Lot No. 222-P-61.

### Findlay

91. Danielle E. Greaves and Timothy S. Cannon  
MG-19-001357—\$337,023.50  
Nathalie Paul, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a dwelling being known and numbered as 236 Horse Shoe Drive, Clinton, Pennsylvania 15026. Deed Book Volume 17068, Page 499. Block & Lot No. 1320-N-00138-0000-00.

### Forward

56. Anthony F. Piscitelli; and Angela M. Grant a/k/a Angela Marie Grant a/k/a Angela M. Bordini  
MG-23-000349—\$214,507.82  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Being vacant land known as Rainbow Run Rd., Monongahela, PA 15063. Deed Book Volume 17785, Page 107. Block and Lot 2274-S-00270-0000-00.

### Harrison

65. Timothy J. Oddis  
MG-23-000254—\$174,838.60  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

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.

73. 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: Having erected thereon a retail structure with apartments above known as 87 Garfield Street, Natrona Heights, PA 15065. Deed Book Volume 14139, Page 450. Block and Lot 1368-G-336.

78. Christopher L. Rutkowski, Jamie Marie Zingaro Rutkowski a/k/a Jamie Marie Z. Rutkowski; and the Secretary of Housing and Urban Development  
MG-23-000817—\$38,784.60  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1322 8th Avenue, Natrona Heights, PA 15065. Deed Book Volume 14429, Page 513. Block and Lot Number 1368-J-16.

**96. Lisa Ann Winter and Alan B. Winter**  
MG-23-000623—\$121,651.85  
Padgett Law Group  
850-422-2520

All that certain lot or piece of ground situate in the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a two-story dwelling being known and numbered as 1275 11th Avenue, Natrona Heights, PA 15065. Deed Book Volume 18331, Page 189, Instrument Number 2021-4595. Block and Lot Number 1368-E-69.

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### Homestead

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**46. Myra Ann Mott**

MG-22-000791—\$57,756.32  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 1513 West Street, Homestead, Pennsylvania 15120. Deed Book Volume 10685, Page 159. Block and Lot Number 0131-G-00123.

**100. Florenee Davis**

GD-19-001337—\$4,885.09  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story frame house being known as 124 East 15th Avenue, Homestead, PA 15120. Deed Book Volume 8638, Page 189. Block & Lot No. 131-C-272.

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### Indiana

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**27. John B. Smolter**

GD-17-000018—\$2,575.38  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Being thereon vacant residential land known as Hillside Lane, Glenshaw, PA 15116. Deed Book Volume 13472, Page 289. Block & Lot No. 523-B-169.

**28. John B. Smolter**

GD-14-021147—\$2,869.49  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one story brick house being known as 113 Hillside Lane, Glenshaw, PA 15116. Deed Book Volume 13472, Page 289. Block & Lot No. 523-B-158.

**67. Hall Family Trust**

GD-22-009773—\$7,003.89  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a farm being known and numbered as 150 Eisele Road, Cheswick, PA 15024. Deed Book 14945, Page 229. Block and Lot Number 1081-M-229.

**68. Estate of Randal A. Roth and Ronald Roth**

GD-18-011824—\$21,316.32  
Paul J. Giuffre, Esq.  
Giuffre Law Office  
412-781-7900

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

Having erected thereon a residential single family home being known and numbered as 240 Little Deer Creek Road, Cheswick, PA 15024, More fully described in Deed Book Volume 12201, Page 259; and being designated as Block and Lot No. 1084-E-98.

**69. Ronald Roth**

GD-18-011476—\$19,610.98  
Paul J. Giuffre, Esq.  
Giuffre Law Office  
412-781-7900

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon an industrial warehouse being known and numbered as 230 Little Deer Creek Road, Cheswick, PA 15024, More fully described as parcel first in Deed Book Volume 10942, Page 52; and being designated as Block and Lot No. 1084-E-112.

**70. Ronald Roth**

GD-18-011821—\$38,147.31  
Paul J. Giuffre, Esq.  
Giuffre Law Office  
412-781-7900

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Parcel I: Having erected thereon a residential single family home being known and numbered as 253 Little Deer Creek Road, Cheswick, PA 15024, more fully described as parcel second in Deed Book Volume 10942, Page 63; and being designated as Block and Lot No. 1084-A-154; and

Parcel II: Having erected thereon an industrial small shop being known and numbered as 242 Little Deer Creek Road, Cheswick, PA 15024, more fully described as parcel fourth in Deed Book Volume 10942, Page 63; and being designated as Block and Lot No. 1084-E-89.

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### Jefferson Hills

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**21. Joann S. Trumpie a/k/a Joann S. Trumpie Peterman, with Notice to Heirs and Assigns**

GD-22-011650—\$7,001.76  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one and a half story frame house being known as 145 Butternut Street, Clairton, PA 15025. Deed Book Volume 3997, Page 657, Block & Lot 766-R-102.

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### Kennedy

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**52. John E. Jenkins, Heir of Donald M. Jenkins, Deceased; the Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Donald M. Jenkins, Deceased; and the Secretary of Housing and Urban Development**

MG-23-000480—\$196,186.37  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Kennedy Township: Having erected thereon a one story dwelling known and numbered as 32 Green Oak Drive, Coraopolis, PA 15108. Deed Book 35494 and Page 196. Block & Lot No. 156-P-226.

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### Liberty

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**43. John M. Duda, Jr.**

MG-23-000128—\$71,718.81  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2908 Woodrow Street,

McKeesport, PA 15133. Deed Book 13542, Page 429. Block and Lot Number 556-C-296.

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### City of McKeesport

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**9. DNT Property Investments, LLC**

GD-19-015128—\$530,651.00  
John B. Joyce, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport, 8th Ward: Having erected thereon an apartment building known and numbered as 3109-3111 Freeland Street, McKeesport, PA 15132. DBV 15970, PG. 587, B/L #380-R-101.

**10. DNT Property Investments, LLC**

GD-19-015128—\$530,651.00  
John B. Joyce, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport, 8th Ward: Having erected thereon an apartment building known and numbered as 3108-3110 Freeland Street, McKeesport, PA 15132. DBV 15970, PG. 587, B/L 380-R-102.

**97. David Franklin, in His Capacity as Heir of William R. Franklin, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, Associations Claiming Right Title or Interest From or Under William R. Franklin, Deceased**

MG-22-000571—\$60,125.50  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 3516 Mayfair St., McKeesport, PA 15132. Deed Book Volume 12107, Page 506. Block and Lot Number 0381-M-00101-0000-00.

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### Monroeville

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**1. Mauro A. Kisak, Known Heir of Joan E. Kisak, Deceased and Gigi K. Hebrank, Known Heir of Joan E. Kisak, Deceased**

GD-23-006795—\$128,490.96  
Benjamin Hoen, Esq.  
216-739-5100

All the following described real estate situated in the Municipality of Monroeville (formerly the Borough of Monroeville), County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 2328 Haymaker Road, Monroeville, PA 15146. Book 6125, Page 93, Parcel Number 859-D-126.

**24. Debora M. Kruper**

GD-19-002983—\$2,579.73  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two story masonry frame townhouse being known as 101 Meadow Gap Drive, Monroeville, PA 15146. Deed Book Volume 12753, Page 59, Block & Lot 544-L-6-0001.

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### Mt. Oliver

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**42. George Daniel, Sr. a/k/a George A. Daniel**

MG-22-000951—\$26,913.77  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 111 Sherman Street, Pittsburgh, PA 15210. Deed Book 12566, Page 42. Block and Lot Number 14-S-193.

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### Munhall

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**84. Michael A. Bandola and Laura M. Bandola a/k/a Laura Bandola**

MG-20-000037—\$47,647.44  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 716 East 12th Avenue, Homestead, PA 15120 a/k/a 716 12th Avenue, Homestead, PA 15120 a/k/a 716 East 12th Avenue, Munhall, PA 15120 a/k/a 716 12th Avenue, Munhall, PA 15120. Deed Book Volume 12111, Page 233. Block and Lot Number 0130-S-00086-0000-00.

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### Neville

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**54. Michael Ladakos, in His Capacity as Administrator and Heir of the Estate of Karen M. Kanakis; John Ladakos, in His Capacity as Heir of Karen M. Kanakis; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Karen M. Kanakis**

MG-22-000894—\$32,217.47  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Neville: Being a Mobile Home known and numbered as 7113 Grand Avenue Pittsburgh, PA 15225. Deed Book Volume 10274, Page 148. Block and Lot 0273-K-00083-0000-00.

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### North Braddock

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**102. Sarah McWhite**

GD-08-017338—\$4,975.25  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story frame house being known as 1013 4th Street, Braddock, PA 15104. Deed Book Volume 19199, Page 230. Block & Lot No. 301-E-337.

**104. Richard J. Comfort & Guy T. James d/b/a CJ Properties**

GD-16-001997—\$16,308.01  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a one story frame house being known as 1101 4th Street, Braddock, PA 15104. Deed Book Volume 14968, Page 33. Block & Lot No. 301-E-356.

**105. The Unknown Heirs of Charles Paden, Deceased**

GD-16-009270—\$8,235.98  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house being known as 1014 4th Street, Braddock, PA 15104. Deed Book Volume 13432, Page 450. Block & Lot No. 301-E-321.

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### North Versailles

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**90. Carol Puhalla and David Nolf**

GD-23-006187—\$76,752.55  
Powers Kim, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3807 Alice Avenue, North Versailles, Pennsylvania

15137. Deed Book Volume 17260, Page 134, Block and Lot Number 549-C-336.

**99. Michael K. Willis and Patricia R. Willis**  
GD-09-018243—\$7,332.25  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 8567, Page 9. Block & Lot No. 376-L-177.

**101. Charles Norman Carey**  
GD-23-002768—\$5,909.04  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 8307, Page 488. Block & Lot No. 376-L-170.

**107. Willette Thomas Jackson, Executrix of the Estate of Sophia N. Thomas a/k/a Sophie N. Thomas, Deceased and the Unknown Heirs of Willie J. Thomas, Deceased and the Unknown Heirs of Sophia N. Thomas a/k/a Sophie N. Thomas, Deceased**

GD-23-006012—\$5,715.34  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story frame house being known as 2108 Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 3688, Page 119. Block & Lot No. 376-L-178.

**109. Thomas J. Townsend**  
GD-19-005240—\$5,078.32  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant residential land known as 307 Tintsman Avenue, North Versailles, PA 15137. Deed Book Volume 13208, Page 289. Block & Lot No. 456-M-125.

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### Oakdale

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**35. Ernest R. Benard**  
GD-23-002815—\$55,618.35  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakdale: Having erected thereon a dwelling being known and numbered as 11 Robinson Street, Oakdale, PA 15071. Deed Book 12598, Page 23. Block and Lot Number 492-M-389.

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### Oakmont

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**82. Joseph B. Felix a/k/a Joseph Braddon Felix**  
MG-23-000827—\$126,145.46  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a two-story frame dwelling known as 530 Pennsylvania Avenue, Oakmont, PA 15139, Deed Book Volume 17440, Page 310, Block & Lot No. 363-C-73.

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### Penn Hills

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**6. Agnes Karaffa a/k/a Sara Agnes Karaffa, With Notice to Known Heirs and Assigns**  
GD-21-014768—\$11,125.36  
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 5612 Front St., Verona, PA 15147. Deed Book 3247, Page 383. Block and Lot Number 366-S-278.

**12. Stephanie J. Rock and Adam T. Watt**  
MG-19-000793—\$136,317.81  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality (Formerly Township) of Penn Hills: Having erected thereon a dwelling being known and numbered as 170 Spring Grove Road, Pittsburgh, PA 15235. Deed Book Volume DE VL-14410, Page 98, Block and Lot 0448-N-00065-0000-00.

**14. The Unknown Heirs of Donna R. Carter a/k/a Donna Carter, deceased**  
MG-23-000027—\$82,996.40  
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 360 Dorothy Drive, Pittsburgh, PA 15235. Deed Book Volume 11381, Page 498. Block and Lot Number 368-G-307.

**17. Eric Youngblood and Nelvia Seals**  
MG-19-001350—\$98,919.53  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6921 Alcoma Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16575, Page 447. Block and Lot Number 0634-J-00348.

**33. Kathleen E. Griffin and Robert E. Griffin**  
GD-19-001549—\$192,817.87  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 328 Crescent Garden Drive, Pittsburgh, PA 15235. Deed Book Volume 12162, Page 469, Block and Lot 537-R-00209-0000-00.

**49. Phillip G. Vogel, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Ralph W. Vogel, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Suzanne Hill, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Christine Sampsell, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; Marianne Mikitko, Known Surviving Heir of Dennis Vogel a/k/a Dennis M. Vogel; and Unknown Surviving Heirs of Dennis Vogel a/k/a Dennis M. Vogel**

GD-20-000608—\$83,817.69  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 150 Marshall Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 10269, Page 295. Block and Lot Number 370-H-138.

**51. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Lois E. Sharlock a/k/a Lois Elaine Sharlock, Deceased**  
GD-23-008450—\$234,188.70  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick bungalow being known and numbered

as 1121 McCully Drive, Pittsburgh, PA 15235. Deed Book Volume 8446, Page 490. Block and Lot Number 540-K-84.

**55. Rickey Williams and Toya Williams**  
MG-23-000040—\$222,971.60  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 10 Black Oak Dr., Pittsburgh, PA 15235. Deed Book Volume 12211, Page 498. Block and Lot 0538-C-00381-0000-00.

**60. Tyler A. Straus, known Heir of Betty J. Straus, deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Betty J. Straus, deceased**

MG-23-000403—\$103,084.36  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 807 Clearview Drive, Verona, PA 15147. Deed Book Volume 15131, Page 118, Block and Lot 0446-H-00298-0000-00.

**74. Benjamin F. Rouse and Yvonne D. Rouse**  
GD-21-002640—\$9,390.50  
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 7592 Tyler Road, Verona, PA 15147. Deed Book 17348, Page 334. Block and Lot Number 173-H-176.

**85. John Mercalde, in His Capacity as Heir to the Estate of Eugene Mercalde, Deceased; Michael Mercalde, in His Capacity as Heir to the Estate of Eugene Mercalde, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Eugene Mercalde, Deceased**

MG-22-000846—\$151,823.87

Stephen Panik, 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 611 Summit Dr., Verona, PA 15147. Deed Book Volume 13760, Page 347. Block and Lot Number 0446-M-00062-0000-00.

**86. Richard D. Edwards and the United States of America**

GD-23-006778—\$93,006.84  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant commercial land known and numbered as Rodi Road, Pittsburgh, PA 15235. Deed Book 15221, Page 263. Block and Lot Number 450-P-19.

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### Pitcairn

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**40. James J. Laird a/k/a James Joseph Laird c/o River Communities Fiduciary Services, Inc. ("RCFS") in Their Capacity as Plenary Permanent Guardian of the Person, James J. Laird**  
MG-23-000467—\$25,406.25  
KML Law Group, P.C.  
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 1212 North Avenue, Pitcairn, PA 15140. Deed Book 9192, Page 199. Block and Lot Number 746-B-170.

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### Plum

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**61. Vincent Joseph Moliterno, Jr. and Courtney Crissman**  
MG-19-000501—\$129,653.78  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 7194 Leechburg Road, New Kensington, PA 15068. Deed Book Volume 16600, Page 366, Block and Lot 0849-A-00138-0000-00.

**81. Carol A. Ashbaugh**  
MG-18-001346—\$121,230.01  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Plum Borough: Having erected thereon a dwelling being known and numbered as 176 Big Horn Road, Pittsburgh, PA 15239. Deed Book Volume 8437, Page 542, Block and Lot 1102-M-00262-0000-00.

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### Port Vue

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**3. Stacie L. Ammer and the United States of America c/o the U.S. Attorney for the Western District of Pennsylvania**  
MG-18-001084—\$93,049.60  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Port Vue Borough: Having erected thereon a dwelling being known and numbered as 904 Pleasant Avenue, McKeesport, PA 15133 a/k/a 904 Pleasant Avenue, Port Vue, PA 15133. Deed Book Volume 11753, Page 229, Instrument Number 2003-28434. Block and Lot Number 0383-F-00251-0000-00.

**19. Kelly J. Metz**  
MG-19-000907—\$70,049.83  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1326 Barkley Road, McKeesport, Pennsylvania 15133 a/k/a 1326 Barkley Road, Port Vue, Pennsylvania 15133. Deed Book Volume 13966, Page 210. Block and Lot Number 0383-R-00097-0000-00.

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### Richland

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**41. Stacy E. Auther a/k/a Stacy Auther and John F. Auther a/k/a John Auther**  
MG-23-000415—\$98,303.33  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a dwelling being known and numbered as 5959 Heckert Road, Bakerstown, PA 15007. Deed Book 11285, Page 329. Block and Lot Number 2007-H-182.

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### Ross

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**25. Shanell Robinson**  
GD-22-002976—\$26,617.39  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story frame house known as 116 Pinevalley Drive,

Pittsburgh, PA 15229. Deed Book Volume 17600, Page 276, Block & Lot 350-E-160.

**37. John S. Urbanek**  
MG-23-000416—\$111,616.09  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 1724 Renton Avenue, Pittsburgh, PA 15229. Deed Book 11322, Page 401. Block and Lot Number 279-N-111.

**38. Sandra J. Kording a/k/a Sandra J. Mammay and Paul F. Mammay, Jr.**  
MG-21-000052—\$156,947.99  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 162 East Wedgewood Drive, Pittsburgh, PA 15229. Deed Book 7121, Page 553. Block and Lot Number 349-D-6.

**76. Walter C. Smith**  
MG-19-000127—\$195,981.53  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Ross: Having erected thereon a dwelling being known and numbered as 309 Noring Court, Pittsburgh, PA 15237. Deed Book Volume 14133, Page 220. Block and Lot Number 431-C-51.

**94. Scottsdale REI LLC**  
GD-23-010279—\$199,142.29  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a two-story brick dwelling being known and numbered as 74 Union Avenue, Pittsburgh, PA 15202. Deed Book Volume 18714, Page 125, Instrument Number 2021-42072. Block and Lot Number 215-K-300.

### Sewickley

**22. Thomas W. Gatehouse, Jr.**  
GD-23-000493—\$7,102.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a one story frame house being known as 202 Bank Street, Sewickley, PA 15143. Deed Book Volume 11551, Page 481. Block & Lot No. 506-C-98.

### Shaler

**18. Vincent D. Metz**  
MG-22-000507—\$134,756.33  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 123 Lily Drive, Glenshaw, Pennsylvania 15116 a/k/a 123 Lilly Drive, Glenshaw, Pennsylvania 15116. Deed Book Volume 14379, Page 291. Block and Lot Number 0615-P-00036-0000-00.

### Springdale

**20. Eric David Zahner**  
MG-23-000801—\$58,889.05  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling known and

numbered as 737 Garfield Street, Springdale, PA 15144. DBV 14437, PG. 566, B/L #733-A-330.

### Stowe

**15. Steven Szweci, Known Surviving Heir of Henry R. Szweci and Unknown Surviving Heirs of Henry R. Szweci**  
GD-20-001710—\$78,651.55  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 152 William Circle, McKees Rocks, Pennsylvania 15136. Deed Book Volume 6675, Page 55. Block and Lot Number 0111-D-00395-0000-00.

### Tarentum

**87. Susan M. Logue and Kenneth R. Sprouse, Jr.**  
MG-23-000642—\$36,117.23  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Tarentum: Having erected thereon a two-story dwelling being known and numbered as 720 Center Street, Tarentum, PA 15084. Deed Book Volume 10131, Page 395, Instrument Number 1998-020339. Block and Lot Number 1223-P-00144-0000-00.

### Turtle Creek

**108. Gelt Properties, LLC**  
GD-23-002986—\$25,623.21  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Parcel #1: Being thereon vacant residential land known as Airbrake Avenue, Turtle Creek, PA 15145 f/k/a 1509 ½ Airbrake Avenue, Turtle Creek, PA 15145. Deed Book Volume 13591, Page 69. Block & Lot No. 456-H-25.

Parcel #2: Being thereon vacant residential land known as Airbrake Avenue, Turtle Creek, PA 15145 f/k/a 1509 Airbrake Avenue, Turtle Creek, PA 15145. Deed Book Volume 13591, Page 69. Block & Lot No. 456-H-23.

### Upper St. Clair

**59. Cheryl L. Gastineau, as Administratrix of the Estate of Elizabeth K. Campbell; Brendan J. Campbell, in His Capacity as Heir of Elizabeth K. Campbell; Taryn E. Campbell, in Her Capacity as Heir of Elizabeth K. Campbell; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elizabeth K. Campbell**  
MG-19-000591—\$353,774.63  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2510 Edgewood Drive, Pittsburgh, PA 15241. Deed Book Volume 4262, Page 427. Block and Lot 0668-F-00090-0000-00.

### West Deer

**62. Linda White, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William H. White, deceased, William Hunter White, known Heir of William H. White,**

**deceased, Melissa M. Francis, known Heir of William H. White, deceased, Jessica R. White, known Heir of William H. White, deceased, Heather L. White, known Heir of William H. White, deceased**  
MG-19-000635—\$57,221.63  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel 1: Having erected thereon a dwelling being known and numbered as 1028 Mueller Street, Gibsonsia, PA 15044. Deed Book Volume DE 11700, Page 404, Block and Lot 1668-M-00013-0000-00.

Parcel 2: Having thereon vacant land being known as Mueller Street, Gibsonsia, PA 15044. Deed Book Volume DE 11700, Page 404, Block and Lot 1668-S-00209-0000-00.

### White Oak

**16. Michael John Gallo and Wendy Gallo**  
MG-22-000892—\$246,307.26  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1910 Fawcett Avenue, McKeesport, Pennsylvania 15131 a/k/a 1910 Fawcett Avenue, White Oak, Pennsylvania 15131. Deed Book Volume 17358, Page 316. Block and Lot Number 551-E-352.

**93. Georgette Dusetzina; Sylvia Kopay; Judy Kopay Telli, Known Heirs of the Estate of John Kopay, Jr. and the Unknown Heirs, Executors and/or Administrators of the Estate of John Kopay, Jr.**  
MG-23-000730—\$82,445.99  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling known as 226 Carmella Drive, McKeesport, PA 15131. DBV 13305, PG. 154, Block & Lot No. 549-J-254.

### Whitehall

**72. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak**  
MG-16-000765—\$140,710.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

### Wilkins

**31. Jessica Williams, in her capacity as Administratrix and Heir of the Estate of Joseph Patrick Craig**  
MG-22-000779—\$50,002.17  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a single family dwelling being known and numbered as 631 Highland Avenue, Turtle Creek, PA 15145. Deed Book DE-13439, Page 239. Block and Lot 454-N-262.

### Wilkesburg

**4. Deliverance Incorporated**  
GD-22-004162—\$12,990.31  
Jennifer L. Cerce, Esq.  
412-242-4400

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

Having erected thereon a two family dwelling being known and numbered as 1116 South Ave., Pittsburgh, PA 15221. Deed Book 11840, Page 10. Block and Lot Number 233-F-189.

**5. The Unknown Heirs of Fern E. Kuzma, Deceased**  
GD-23-004546—\$10,974.34  
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 107 Beatty St., Pittsburgh, PA 15221. Deed Book 3608, Page 208. Block and Lot Number 233-B-124.

**8. Jenise Caldwell**  
GD-21-012251—\$59,117.66  
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 737 Glenn Ave., Pittsburgh, PA 15221. Deed Book 10331, Page 111. Block and Lot Number 232-J-178.

**29. Rockledge Commons LLC**  
GD-23-001268—\$29,578.88  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a commercial apartment building being known and numbered as 815 North Avenue, Pittsburgh, PA 15221. Deed Book 18606, Page 170. Block and Lot Number 232-N-191.

**30. A.M. Cottica Real Estate LLC**  
GD-23-005225—\$12,590.98  
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 1700 Turner Ave., Pittsburgh, PA 15221. Deed Book 18080, Page 183. Block and Lot Number 296-P-160.

**32. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Patricia L. Frailey, deceased**  
MG-23-000179—\$52,318.32  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a two family dwelling being known and numbered as 917 South Avenue, Pittsburgh, PA 15221. Deed Book Volume 12122, Page 247, Block and Lot 0233-A-00301-0000-00.

### Wilmerding

**47. Diante Fields and Mindy Fields**  
MG-23-000549—\$40,640.25  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 756 Middle Avenue, Wilmerding, PA 15148. Deed Book Volume 18897, Page 49. Block and Lot Number 545-E-284.

### Pittsburgh—11th Ward

**95. Scottsdale REI LLC**  
GD-23-010405—\$443,112.51  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 11th Ward of the City of Pittsburgh: Having erected thereon a two-story dwelling being known and numbered as 1434 North Euclid Avenue, Pittsburgh, PA 15206. Deed Book Volume 18911, Page 183, Instrument Number 2022-15866. Block and Lot Number 0082-H-00191-0000-00.

### Pittsburgh—14th Ward

**98. Robyn Musilek, solely in his capacity as known heir of Bonnie Musilek, deceased and the Unknown Heirs of Bonnie Musilek, deceased and Tracy Musilek, solely in her capacity as known heir of Bonnie Musilek, deceased**

GD-23-002817—\$85,208.34  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 14th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 312 Leblanc Street, Pittsburgh, PA 15218-1011. Deed Book Volume 09598, Page 334. Block and Lot Number 128-S-31.

### Pittsburgh—15th Ward

**92. Patricia V. Lowrey**

MG-22-000763—\$52,934.72  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 30 Nansen Street, Pittsburgh PA 15207, Deed Book 12478 Page 273, Block and Lot 0056-C-00205-0000-00.

### Pittsburgh—19th Ward

**57. Marjorie D. Palmer**

MG-23-000282—\$62,974.99  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 324 Kramer Way, Pittsburgh, PA 15211. Deed Book Volume 10007, Page 429. Block and Lot 0004-R-00151-0000-00.

**83. Michelle Paulina; Shannon Pritchard; William J. Goodboy, Jr., Known Heirs of the Estate of William J. Goodboy, Sr. a/k/a W.J. Goodboy and the Unknown Heirs, Executors and/or Administrators of the Estate of William J. Goodboy, Sr. a/k/a W.J. Goodboy**

MG-23-000714—\$86,519.81  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 19th Ward: Having erected thereon a dwelling known as 229 Merrimac Street, Pittsburgh, PA 15211. DBV 15100, PG. 399, Block & Lot No. 4-A-124.

**89. Mark L. Gualtieri and Maria Macioszek a/k/a Maria E. Gualtieri**

GD-18-004978—\$117,373.67  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 746 Berkshire Avenue, Pittsburgh, PA 15226. Deed Book Volume 14369, Page 449. Block and Lot Number 97-C-196.

### Pittsburgh—20th Ward

**63. Antoine T. Brooks**

MG-22-000998—\$29,033.33  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3124 Banksville Ave., Pittsburgh, PA 15216. Deed Book Volume 12235, Page 322. Block and Lot 0063-F-00045-0000-00.

### Pittsburgh—26th Ward

**48. Leila E. Washington**

MG-22-000955—\$51,782.94  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 208 Bonvue St., Pittsburgh, PA 15214. Deed Book Volume 11905, Page 419. Block and Lot Number 116-A-195.

### Pittsburgh—28th Ward

**64. Brian Laquinta a/k/a Samuel B. Laquinta, in His Capacity as Heir of Gary R. Laquinta; Julie Dixon, in Her Capacity as Heir of Gary R. Laquinta; Lisa Barthelemy, in Her Capacity as Heir of Gary R. Laquinta; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, claiming Right, Title, or Interest, From or Under Gary R. Laquinta**

MG-22-000916—\$135,205.90  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Parcel One: Vacant Land being known as Arnold Street, Pittsburgh, PA 15205. Deed Book Volume 17719, Page 203. Block and Lot 0040-C-00278-0000-00.

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Parcel Two: Having erected thereon a dwelling being known and numbered as 1656 Arnold Street, Pittsburgh, PA 15205. Deed Book Volume 17719, Page 203. Block and Lot 0040-C-00277-0000-00.

**71. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Anthony A. Krivickas, Deceased**

GD-23-008876—\$54,799.16  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward, City of Pittsburgh: Having erected thereon a dwelling house being known and numbered as 1555 Harlow Street, Pittsburgh, PA 15204. Deed Book Volume 6302, Page 337. Block and Lot Number 71-F-58.

### Pittsburgh—29th Ward

**2. Scott D. Haines**

MG-22-000175—\$40,013.86  
Powers Kirn, LLC  
215-942-2090

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 101 Linnview Avenue, Pittsburgh, Pennsylvania 15210. Deed Book Volume 13064, Page 476, Instrument No. 2006-39070, Block and Lot Number 60-C-307.

**13. John Farah, solely in his capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and Monica Covert, solely in her capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and Stephanie Ritter, solely in her capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and T.J. Ritter, solely in his capacity as known heir of Deborah L. Ritter a/k/a Deborah L. Farah, deceased and the Unknown Heirs of Deborah L. Ritter a/k/a Deborah L. Farah**

MG-23-000193—\$78,097.45  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1310 Amanda Street, Pittsburgh, PA 15210. Deed Book Volume 12045, Page 160. Block and Lot Number 60-C-166.

### 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

Dec 7, 2023

Dec 8, 15, 22, 2023

**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:

Benner, Barbara P., deceased, of Allison Park, PA. No. 02882 of 2012. Lauren Romain, Admrx., P.O. Box 2753, Stateline, NV 89449 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

23-02336w Dec 22, 29 2023; Jan 5, 2024

Bennett, Patrice H., deceased, of West Mifflin, PA. No. 08454 of 2023. Ian Bennett, Co-Admr., 175 Old Village Lane, Bethel Park, PA 15102 and Mark Bennett, Co-Admr., 2515 Sharp Avenue, West Mifflin, PA 15122 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-02338w Dec 22, 29 2023; Jan 5, 2024

Brown, Linda H., deceased, of Pittsburgh, PA. No. 7857 of 2023. Heather Milligan, Admrx., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.

23-02345w Dec 22, 29 2023; Jan 5, 2024

Daniels, Jr., Ernest P., deceased, of Pittsburgh, PA. No. 4936 of 2023. Ann Goins, Extr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

23-02339w Dec 22, 29 2023; Jan 5, 2024

Farnsworth, Antoinette a/k/a Antoinette R. Farnsworth, deceased, of Plum, PA. No. 08171 of 2023. Cynthia C. Byers, Extr., 865 Mount Hood Drive, Pittsburgh, PA 15239 or to Brian E. Koeberle, Esq., Koeberle Law Firm, LLC, 2 Penn Center West, Ste. 115, Pittsburgh, PA 15276.

23-04883 Dec 22, 29 2023; Jan 5, 2024

Frender, Nancy R. a/k/a Nancy Rae Frender, deceased, of Whitehall, PA. No. 08312 of 2023. Kathryn A. Shahan, Extr., 126 Hunter's Run Drive, Coraopolis, PA 15108 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.

23-04875 Dec 22, 29 2023; Jan 5, 2024

Friday, Marjorie M., deceased, of Verona, PA. No. 08182 of 2023. Marjorie J. Friday, Co-Extr. and R. William Friday, Co-Extr., 100 Shadow Ridge Drive, Pittsburgh, PA 15238 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.

23-04880 Dec 22, 29 2023; Jan 5, 2024

Geyer, Carl S., deceased, of Pittsburgh, PA. No. 08469 of 2023. Veronica Lynn Geyer, Admrx., 2353 East Beckert Avenue, Pittsburgh, PA 15212 or to Beata I. Gray, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

23-02342w Dec 22, 29 2023; Jan 5, 2024

Griffin, Mary Louise, deceased, of Pittsburgh, PA. No. 08136 of 2023. Paul J.

For legal advertising  
information  
and reservations,  
contact  
412-261-6255 •  
[PLJads@acba.org](mailto:PLJads@acba.org).

Trimbur, Admr., 138 Trimbur Lane, Champion, PA 15622 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.  
23-04884 Dec 22, 29 2023; Jan 5, 2024

Jarold, Richard J., deceased, of Allison Park, PA. No. 08445 of 2023. Gregory Jarold, Extr., 51 Fordham Ave., Pittsburgh, PA 15229.  
23-02335w Dec 22, 29 2023; Jan 5, 2024

Laurina, Ruth A. a/k/a Ruth Laurina, deceased, of Pittsburgh, PA. No. 08346 of 2023. Blake Taylor, Extr., c/o Christine Gale, Esq., Frank, Gale, Bails & Pocrass, P.C., Gulf Tower, 33rd Fl., 707 Grant Street, Pittsburgh, PA 15219-1908.  
23-04874 Dec 22, 29 2023; Jan 5, 2024

McGonigal, Patricia a/k/a Patricia A. McGonigal, deceased, of Bridgeville, PA. No. 08362 of 2023. Dale P. Frayer, Extr. and Atty., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.  
23-04879 Dec 22, 29 2023; Jan 5, 2024

O'Brien, Ann G., deceased, of Pittsburgh, PA. No. 8456 of 2023. Paul Thompson, Extr., 11205 Inlet Dr., Emerald Isle, NC 28594 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.  
23-02340w Dec 22, 29 2023; Jan 5, 2024

Peters, Maria P., deceased, of Kennedy Township, PA. No. 05022 of 2023. Alfred Peters, Extr., 634 Monterey Blvd., Hermosa Beach, CA 90254 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.  
23-04876 Dec 22, 29 2023; Jan 5, 2024

Stefan, John R., deceased, of Pittsburgh, PA. No. 08465 of 2023. David Stefan, Admr., 734 Herron Ave., Apt. 2, Verona, PA 15147 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.  
23-02343w Dec 22, 29 2023; Jan 5, 2024

Suley, Donna M., deceased, of Pittsburgh, PA. No. 08458 of 2023. Terri J. Babyak, Extr., 1060 Grandview Ave., Braddock, PA 15104.  
23-02341w Dec 22, 29 2023; Jan 5, 2024

Trapl, Ian K., deceased, of Collier Township, PA. No. 08231 of 2023. Erika Trapl, Extr., 17701 Fernway Road, Shaker Heights, OH 44122 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.  
23-04881 Dec 22, 29 2023; Jan 5, 2024

Trautwein, Dorothy A., deceased, of Pittsburgh, PA. No. 8174 of 2023. Darlene K. Glorioso, Extr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143-8782.  
23-04882 Dec 22, 29 2023; Jan 5, 2024

Ulrich, Virginia M., deceased, of Pittsburgh, PA. No. 07897 of 2023. Lynn Ann Gendian, Extr., 820 Kolding Avenue, Solvang, CA 93463 or to David W. Tyree, Esq., David W. Tyree, PC, 3371 Babcock Blvd., Pittsburgh, PA 15237.  
23-02347w Dec 22, 29 2023; Jan 5, 2024

Venezia, Delores E., deceased, of Pittsburgh, PA. No. 7767 of 2023. Jennifer A. Walters, Extr., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.  
23-02346w Dec 22, 29 2023; Jan 5, 2024

Ardrey, Esther L., deceased, of Pittsburgh, PA. No. 05118 of 2023. Alfreda Ardrey, Extr., 3318 Camp Street, Pittsburgh, PA 15219.  
23-02307w Dec 15, 22, 29, 2023

Beck, Nancy Louise, deceased, of Pittsburgh, PA. No. 07557 of 2023. Marisa Di Bello, Extr., 1559 Spreading Oak Drive, Pittsburgh, PA 15220 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.  
23-02304w Dec 15, 22, 29, 2023

Birch, Diane L., deceased, of Pittsburgh, PA. No. 7515 of 2023. Frederick D. Birch, Admr., 1552 Ingomar Heights Rd., Pittsburgh, PA 15237 or to Russell G. Roll, Esq., PO Box 325, DuBois, PA 15801.  
23-02310w Dec 15, 22, 29, 2023

Bridson, Marlene A., deceased, of Avalon Borough, PA. No. 07862 of 2023. Sally O'Connor, Co-Extr., 96 Link Avenue, Pittsburgh, PA 15237 and Charles R. Goetz, Co-Extr., 841 California Avenue, Apt. 409, Pittsburgh, PA 15202 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.  
23-04802 Dec 15, 22, 29, 2023

Duke, Jr., Walter E., deceased, of Pittsburgh, PA. No. 7480 of 2023. Roberta Blackwell, Co-Extr. and Ethel Currington, Co-Extr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.  
23-04799 Dec 15, 22, 29, 2023

Durkin, Maureen, deceased, of Monroeville, PA. No. 07842 of 2023. Brian J. Durkin, Extr., 2344 Beallsville Road, Marianna, PA 15345 or to Bernard P. Matthews, Jr., Esq., Meyer, Darragh, Buckler, Bebenek & Eck, PLLC, 40 North Pennsylvania Ave., Ste. 410, Greensburg, PA 15601.  
23-04791 Dec 15, 22, 29, 2023

Fetzick, Joseph Edward, deceased, of O'Hara Twp., PA. No. 7723 of 2023. Anita Fetzick, Extr., 345 Cloverdale Dr., Wexford, PA 15090 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044.  
23-04794 Dec 15, 22, 29, 2023

Fisher, Regina A., deceased, of Pittsburgh, PA. No. 07893 of 2023. George H. Crompton, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.  
23-04801 Dec 15, 22, 29, 2023

Galla, Frank G., deceased, of Verona, PA. No. 07386 of 2023. Joseph Galla, Jr., Extr., 115 Orchard Drive, Sarver, PA 16055 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.  
23-04807 Dec 15, 22, 29, 2023

Gentile, Natalie A., deceased, of Mount Lebanon, PA. No. 6442 of 2023. Daniel L. Wetmore, Extr., c/o Christine Mathews Long, Esq., Anderson Leech & Long, LLC, 429 Fourth Avenue, Suite 1502, Pittsburgh, PA 15219.  
23-04808 Dec 15, 22, 29, 2023

Gloeckl, Joseph L., deceased, of Pittsburgh, PA. No. 8170 of 2023. Sandra Gloeckl, Extr., 3176 Glendale Avenue, Pittsburgh, PA 15227 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.  
23-04806 Dec 15, 22, 29, 2023

Grana, Ann G., deceased, of Glenshaw, PA. No. 8190 of 2023. Mario M. Grana, Extr., 107 Hawk Drive, Glenshaw, PA 15116 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
23-04809 Dec 15, 22, 29, 2023

Java, Elsie J. a/k/a Elsie Java, deceased, of Moon Township, PA. No. 04023 of 2021. Karen A. Davis, Extr., 201 Fern Hollow Rd., Moon Township, PA 15108 or to J. Deron

Gabriel, Esq., 445 Fort Pitt Blvd., Suite LL 500, Pittsburgh, PA 15219.  
23-04803 Dec 15, 22, 29, 2023

Kane, Mary L. a/k/a Mary Louise Martinelli, deceased, of Pittsburgh, PA. No. 05760 of 2023. Elizabeth Ann Mascaro, Admr., 1231 Turnberry Drive, Pittsburgh, PA 15241 or to John R. Kane, Esq., Savinis, Kane & Gallucci, LLC, 436 Seventh Avenue, Suite 700, Pittsburgh, PA 15219.  
23-04795 Dec 15, 22, 29, 2023

Lindner, Norman H. a/k/a Norman Harvey Lindner, deceased, of Jefferson Hills, PA. No. 06493 of 2023. Linda S. Bleil, Extr., 3311 Antler Dr., Gibsonsia, PA 15044.  
23-04798 Dec 15, 22, 29, 2023

McMullen, Edward T., deceased, of Pittsburgh, PA. No. 07779 of 2023. Michael Ihrig, Extr., c/o Colin Adair Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
23-04796 Dec 15, 22, 29, 2023

Medley, Louise, deceased, of McKeesport, PA. No. 08139 of 2023. Ernestine Y. Medley, Admr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
23-04793 Dec 15, 22, 29, 2023

Miller, Norman F., deceased, of Coraopolis, PA. No. 08319 of 2023. Karen Shazer, Extr., 1428 5th Avenue, Coraopolis, PA 15108 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.  
23-02314w Dec 15, 22, 29, 2023

Orosz, Gary M. a/k/a Gary Michael Orosz, deceased, of Whitaker, PA. No. 07976 of 2023. Lynn F. Orosz, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
23-04792 Dec 15, 22, 29, 2023

Oswalt, Gerald S., deceased, of Pittsburgh, PA. No. 1589 of 2023. Mary Louise Amino, Admr., 220 Bloom Road, Punxsutawney, PA 15767 or to John A. Tumolo, Esq., 103 Bluebird Lane, Wexford, PA 15090.  
23-04797 Dec 15, 22, 29, 2023

Pamplin, Jr., Thomas O., deceased, of Pittsburgh, PA. No. 0993 of 2022. Augusta Pamplin, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.  
23-04800 Dec 15, 22, 29, 2023

Pinkerton, Robert E., deceased, of Pittsburgh, PA. No. 7952 of 2023. Gail L. Grimm, Extr., 201 The Oaks Boulevard, Elgin, TX 78621 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.  
23-04804 Dec 15, 22, 29, 2023

Schmitz, Maureen S., deceased, of Pittsburgh, PA. No. 8165 of 2023. Rose Marie Ritter, Extr., 815 North Avenue, Verona, PA 15147 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.  
23-04805 Dec 15, 22, 29, 2023

Sorick, Virginia Dorothy, deceased, of Forward Township, PA. No. 08333 of 2023. Linda D. Olasin, Extr., 12919 Veronica Lane, North Huntingdon, PA 15642 or to Daniel P. Beisler, Esquire, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.  
23-02311w Dec 15, 22, 29, 2023

Carter, Gary, deceased, of Pittsburgh, PA. No. 07131 of 2023. Elaine M. Allen, Co-Extr., 4835 Coleridge Street, Pittsburgh, PA 15201 and Bridgette Wright, Co-Extr., 623

Lincoln Avenue, Apt. 2, East Liberty, PA 15206 or to Devin Hallett Snyder, Esq., Hallett Snyder Law, 518A Allegheny River Blvd., Oakmont, PA 15139.  
23-02261w Dec 8, 15, 22, 2023

Gmter, Kimberly S., deceased, of South Park, PA. No. 07372 of 2023. James A. Gmter, Admr., c/o Caitlin M. Harrington, Esq., Harry S. Cohen & Associates, Two Chatham Center, Suite 985, Pittsburgh, PA 15219.  
23-04683 Dec 8, 15, 22, 2023

Kamerling, Rose Marie a/k/a Rosemarie Kamerling, deceased, of Pittsburgh, PA. No. 07973 of 2023. Christopher W. Kamerling, Admr., 359 Cole Road, Sarver, PA 16055 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.  
23-04724 Dec 8, 15, 22, 2023

Koreny, Joseph, deceased, of West Mifflin, PA. No. 08142 of 2023. Jo-Anne Krey, Extr., 3914 Vistaview St., West Mifflin, PA 15122 or to Christine N. Guthrie, Esq., C.N. Guthrie Law, 1024 Route 519, Suite 400, Eighty Four, PA 15330.  
23-02262w Dec 8, 15, 22, 2023

McMicheaux, Eula M., deceased, of Pittsburgh, PA. No. 07741 of 2023. John Robert Morgan, Admr., 911 Oranmore St., Pittsburgh, PA 15201.  
23-04717 Dec 8, 15, 22, 2023

Nelson, Lindy D. a/k/a Lindy Nelson a/k/a Lynn Diane Nelson, deceased, of McCandless, PA. No. 01319 of 2023. Dawn Nelson Hart, Extr., 8189 Streamside Drive, Pittsburgh, PA 15237 or to Melissa A. Hart, Esq., Hergenroeder Rega Ewing & Kennedy, LLC, 650 Smithfield St., Centre City Tower, Suite 1700, Pittsburgh, PA 15222.  
23-04719 Dec 8, 15, 22, 2023

Rettger, Paul H., deceased, of Pittsburgh, PA. No. 07614 of 2023. Matthew D. Rettger, Extr., 401 Ridgeway Drive, Grand Junction, CO 81507 or to David W. Tyree, Esq., David W. Tyree, PC, 3371 Babcock Blvd., Pittsburgh, PA 15237.  
23-02265w Dec 8, 15, 22, 2023

Rittman, Diana Lynn Faltot a/k/a Diana Lynn Faltot-Rittman a/k/a Dede Rittman, deceased, of McCandless, PA. No. 06756 of 2023. Joshua C. Faltot, Admr., 16596 Walnut Creek Drive, Strongsville, OH 44149 or to Melissa A. Hart, Esq., Hergenroeder Rega Ewing & Kennedy, LLC, 650 Smithfield St., Centre City Tower, Suite 1700, Pittsburgh, PA 15222.  
23-04718 Dec 8, 15, 22, 2023

Scholl, Lois a/k/a Lois E. Scholl a/k/a Lois Elizabeth Scholl, deceased, of Harrison Township, PA. No. 07974 of 2023. Douglas R. Scholl, Extr., 1209 Liberty Avenue, Natrona Heights, PA 15065 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.  
23-04723 Dec 8, 15, 22, 2023

Shick, Anne a/k/a Anne M. Shick, deceased, of Blawnox, PA. No. 07563 of 2023. John Raymond Shick, Extr., 842 Winfield Road, Cabot, PA 16023 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.  
23-04720 Dec 8, 15, 22, 2023

Shores, Kevin Steven, deceased, of Etna, PA. No. 07972 of 2023. William A. Shores, Admr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.  
23-04722 Dec 8, 15, 22, 2023

Stasko, Leslie Ann, deceased, of Pittsburgh, PA. No. 08854 of 2021. Ricky W. Kieffer, Admr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.  
23-04721 Dec 8, 15, 22, 2023

Stierheim, Michelle Maria, deceased, of Oakdale, PA. No. 08144 of 2023. Charles A. Stierheim, Admr., 608 Hankey Farms Drive, Oakdale, PA 15071 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

23-02259w Dec 8, 15, 22, 2023

#### Articles of Incorporation Business Corporation

Jonathan T. Krassenstein, Esq., Krassenstein & Associates P.C., 7500 Brooktree Road, Wexford, PA 15090. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Top Tier Development, Corp.

23-02337w Dec 22, 2023

#### 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 December 18, 2023, with respect to a nonprofit corporation, EMPOWER3D HANDS INC., which has been incorporated under the Nonprofit Corporation Law of 1988.

23-02344w Dec 22, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-012446. In re: Petition of Hannah Rose Klaas, for change of name to Hannah Rose Siford. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 17, 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.

23-04900 Dec 22, 2023

#### Notice of Action in Mortgage Foreclosure

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. MG-23-000258

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, Plaintiff v.

William J. Sangaila-Borlak, in His Capacity as Administrator Pendente Lite and Heir of the Estate of William J. Borlak a/k/a William J. Borlak, Sr.; Claire V. Borlak a/k/a Claire Borlak, in Her Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr.; et al., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under William J. Borlak a/k/a William J. Borlak, Sr. Defendant(s), 734 California Ave., Pittsburgh, PA 15202

Complaint in Mortgage Foreclosure

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-23-000258, seeking to foreclose the mortgage secured on

your property located, 734 California Ave., Pittsburgh, PA 15202.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
Allegheny County Bar Association  
Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Jonathan Etkowicz, Esq. ID No. 208786, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

23-04954 Dec 22, 2023

#### Voluntary Dissolution Business Corporation

Notice is hereby given by R.A. Monzo Construction Company Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-04894 Dec 22, 29, 2023

#### Voluntary Dissolution Business Corporation

John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203. Notice is hereby given by Signal Mountain Communications Incorporated, 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.

23-02308w Dec 15, 22, 2023

#### Voluntary Dissolution Business Corporation

John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203. Notice is hereby given by Quality Sheet Metal Services, 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.

23-02309w Dec 15, 22, 2023

## CIVIL DIVISION

### Arbitration Awards

(Continued from Page 1, Column 2)

**PNC Bank National Association** vs Klein; AR-23-004185; P-atty: Kirsten R. Armstrong, Matthew Edenhofner; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$1,398.00. Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286

**Oskin** vs Steubenville Pike Auto Incorporated, et al; AR-23-004208; P-atty: Daniel Hickton; D-atty: Linda D. Wheeler; Award for Plaintiff/Defendant. Award for Plaintiff on her claim on replevin of the 2012 Hyundai Elantra. Award for Defendants on counterclaim against Plaintiff for \$700.00 and for Defendants on remaining claims. Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40285

**State Farm Mutual Automobile Insurance Company** vs Econo Car and Van Rental System; AR-23-004216; P-atty: Kathleen A. Segmiller; Award stating see award at AR-23-1285. Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286

**Acheson** vs Sarasnick; AR-23-004219; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286A

**Discover Bank** vs Poudyel; AR-23-004224; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$1,260.48. Defendant failed to appear at 10:50 a.m. Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286

**Discover Bank** vs Mannella; AR-23-004227; P-atty: Kirsten R. Armstrong, Matthew Edenhofner; Award Ex Parte. Plaintiffs are awarded \$6,626.73. Defendant failed to appear at 11:05 a.m. Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286

**Discover Bank** vs Weber; AR-23-004228; P-atty: Kirsten R. Armstrong, Matthew Edenhofner; Award for Plaintiff and against Defendant for \$4,500.00. Dated 12/18/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286

**Francis** vs Balisky; GD-14-015682; P-atty: Thomas E. Pandaleon; D-atty: Douglas J. Keil; Award for Plaintiff and against Defendant in the sum of \$7,500.00. Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286B

**Discover Bank** vs Toth; AR-13-004313; P-atty: Ralph Gulko; D-atty: Thomas J. Dausch; Award Ex Parte. Plaintiffs are awarded \$13,609.50. Defendant failed to appear at 10:59 a.m. Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286

**Voelker & Kairys, LLC** vs Lavan; AR-20-001756; P-atty: Jonathan C. Voelker; D-atty: Brandon M. Eberle; Non Jury Verdict Dated 12/15/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,601.07 plus costs. Defendant not appearing. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**PNC Bank, N.A.** vs Byrne; AR-22-000347; P-atty: Jason Emerson Strand, Michael Robert Lipinski; D-atty: Robert D. Klingensmith; Award for Plaintiff in the amount of \$8,552.65. Defendant's counsel was present and does not contest the award being entered as Plaintiff's documents are sufficient. The parties are working on settlement and this award shall not interfere with settlement negotiations. Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286

**Erie Insurance** vs Econo Car and Van Rental System; AR-23-001285; P-atty: Douglas G. Aaron; D-atty: Robert Paul Vincler; Award for Plaintiff/Defendant. Award for Plaintiff Erie Insurance against Defendant Econo Car & Van Rental in the amount of \$4,159.43. Award for Plaintiff Erie Insurance and cross Plaintiff Econo Car (for the benefit of Erie Insurance) in the amount of \$2,772.95 against George Toto. Award for Plaintiff State Farm and against Defendant Econo Car in the amount of \$2,505.97. Award for Defendant Luke Yarborough for \$0.00 on all counts. Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286

**Miyares** vs FCA US, LLC; AR-23-001756; P-atty: Robert M. Silverman; D-atty: Alexandra E. Newcomb; Award for Plaintiff and against Defendant for UTPCPL claim of \$9,870.00 and attorney fees and costs of \$4,034.50 for a total of \$13,904.50. Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40285

**Hernandez** vs BJ's Restaurant, Inc.; AR-23-003007; P-atty: Pro Se; D-atty: Danielle M. Deklewa, John F. Deasy, Michael David Winko; Award for Defendant Dated 12/15/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40286A

**Cobbler World** vs Johnson; AR-23-004024; P-atty: Pro Se; Non Jury Verdict Dated 12/19/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$9,450.00 plus costs. Defendant not appearing. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Brown** vs Hannan; AR-23-004293; P-atty: Pro Se; Award for Plaintiff in the amount of \$1,875.00. Dated 12/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40289

**Discover Bank** vs Horvath; AR-23-004312; P-atty: Kirsten R. Armstrong, Matthew Edenhofner; Award Ex Parte. Plaintiffs are awarded \$14,323.23. Defendant failed to appear at 11:10 a.m. Dated 12/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40289

**Discover Bank** vs Bey; AR-23-004313; P-atty: Kirsten R. Armstrong, Matthew Edenhofner; Award Ex Parte. Plaintiffs are awarded \$1,099.75. Defendant failed to appear at 11:20 a.m. Dated 12/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40289

**Gao** vs Xiao; AR-23-004319; P-atty: Frederick A. Sproull; D-atty: Joseph R. Bock; Award for Plaintiff and against Defendant for \$8,000.00. Dated 12/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40290