

The Pittsburgh Legal Journal

WEDNESDAY

JULY 26, 2023

Vol. 149 - No. 140

The official newspaper for the publication of all public notices in Allegheny County

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Commonwealth of PA Department of Revenue vs Manalo Maria; GD-23-101034; Commonwealth Tax Lien; Personal Income Tax; 10373.15

Commonwealth of PA Department of Revenue vs Comprehensive Care Advisors Llc; GD-23-101035; Commonwealth Tax Lien; Business Taxes; 10573.19

Commonwealth of PA Department of Revenue vs Kuntz Christian M; GD-23-101036; Commonwealth Tax Lien; Personal Income Tax; 10356.44

Commonwealth of PA Department of Revenue vs Nix Six Incorporated; GD-23-101037; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 10592.84

Commonwealth of PA Department of Revenue vs Milanovich Nicholas; GD-23-101038; Commonwealth Tax Lien; Personal Income Tax; 10340.36

Commonwealth of PA Department of Revenue vs Las Palmas LLC; GD-23-101039; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 10638.47

Commonwealth of Pennsylvania Department of Revenue vs Argyros Vangie; GD-91-002373; Commonwealth Tax Lien; Satisfaction; Atty(s): Pro Se

Commonwealth of Pa Dept. of Revenue vs Argyros Vangie; GD-92-009933; Commonwealth Tax Lien; Satisfaction; Atty(s): Pro Se

United States of America vs Zhang Xiaodong; GD-23-008541; Federal Criminal Judgment; Federal Criminal Judgment; 93577.20; Atty(s): Bradley Jill Locnikar

LVNV Funding LLC vs Blair Monte; GD-23-008609; MDJ Transcript; Notice of Judgment Mailed; 1660.57; Atty(s): Carfagno Christopher B.

United States of America vs Washington Bernard; GD-23-008615; Federal Criminal Judgment; Federal Criminal Judgment; 50100.00; Atty(s): Bradley Jill Locnikar

Capital One Bank USA N.A. vs Waters Zachary J.; GD-23-008621; MDJ Transcript; Notice of Judgment Mailed; 7206.38; Atty(s): Polas Bryan J.

Capital One Bank USA N.A. vs Gallagher Michael; GD-23-008622; MDJ Transcript; Notice of Judgment Mailed; 6551.57; Atty(s): Polas Bryan J.

Capital One N.A. vs Florek Emily M.; GD-23-008623; MDJ Transcript; Notice of Judgment Mailed; 2579.98; Atty(s): Polas Bryan J.

Smith Matthew S. vs Giant Eagle Markets Inc.; GD-23-008624; Motor Vehicle Accident; Praecipe for Writ of Summons; Atty(s): Leger Jr. Andrew J.

CIVIL DIVISION

New Arbitration Suits

Citibank N.A. vs Underwood Patricia; AR-23-003532; Contract - Credit Card; Exhibits; 2716.09; Atty(s): Pomy Matthew Weston

Discover Bank vs Mazer Concetta; AR-23-003536; Contract - Credit Card; Exhibits; 2482.06; Atty(s): Pomy Matthew Weston

BCG Equities LLC vs Quinn Tracey; AR-23-003539; Contract - Debt Collection; Exhibits; 2640.15; Atty(s): Tsarouhis Demetrios H.

BCG Equities LLC vs Nichols Lynn C.; AR-23-003543; Contract - Debt Collection; Exhibits; 6082.64; Atty(s): Tsarouhis Demetrios H.

BCG Equities LLC vs Highsmith Symphony Rayvon Valencia; AR-23-003544; Contract - Debt Collection; Exhibits; 9276.75; Atty(s): Tsarouhis Demetrios H.

Discover Bank vs Skoncey Elizabeth; AR-23-003546; Contract - Credit Card; Exhibits; 2042.23; Atty(s): Pomy Matthew Weston

DNF Associates LLC vs Russell Eva; AR-23-003547; Contract - Credit Card; Exhibits; 2101.56; Atty(s): Tsarouhis Demetrios H.

Mull Amy vs Credit Collection Services; AR-23-003548; Other Tort; Exhibits; Atty(s): Gordon Travis A.

Jones Carmella vs Geyer Jr. Francis S.; AR-23-003549; Motor Vehicle Accident; Complaint; Atty(s): Hollis Todd J

Mort Christopher, Mort Michelle vs Mercedes Benz US LLC; AR-23-003550; Contract - Other; Complaint; Atty(s): Abeel Jr. Timothy J.

Ormond Catherine L. vs Grange Insurance Company; AR-23-003531; Other Tort; Defendant's Appeal of MDJ; Atty(s): Weiner Michael A.

Wilke & Associates LLP vs Viszlaz David, The Tantan IRA Fund I LLC; AR-23-003533; Contract - Debt Collection; Defendant's Appeal of MDJ; 2901.19; Atty(s): Pro Se

Wilke & Associates LLP vs Viszlaz David, Viszlaz Heather; AR-23-003534; Contract - Debt Collection; Defendant's Appeal of MDJ; 4713.69; Atty(s): Pro Se

Wilke & Associates LLP vs Viszlaz David, Viszlaz Properties LP; AR-23-003535; Contract - Debt Collection; Defendant's Appeal of MDJ; 2848.29; Atty(s): Pro Se

Wilke & Associates LLP vs Viszlaz David, 420 Brierly Lane LP; AR-23-003538; Contract - Debt Collection; Defendant's Appeal of MDJ; 4409.69; Atty(s): Pro Se

P. a minor A. vs Walmart Inc., Walmart Stores Inc.; AR-23-003540; Other Tort; Confidential Information Form; Atty(s): Balzarini Laura E

ORPHANS' COURT

Letters

Marion Francis Cackowski, deceased; Admr: Kathleen Zimmerman, Ancillary Admrx. c.t.a.; Atty: Molly M. Creenan; 04840 of 2023.

Thomas Mark Vey, deceased; Paul K. Vey, Admr.; Atty: G. Robert Cooper; 04844 of 2023.

Martin Xavier Mozzocchi, deceased; Christopher M. Mozzocchi, Admr.; Atty: James E. Miscavage; 04845 of 2023.

J. Bruce Pogyor, deceased; Cynthia M. Pogyor, Admrx.; Atty: Kerry R. McCann; 04853 of 2023.

John E. Sroka, deceased; Dolores J. Macellaro, Admrx.; Atty: Jerome C. Schaub, Jr.; 04858 of 2023.

Julius Lamar Robinson, Jr., deceased; Jayme Robinson, Admrx.; Atty: Adam Anderson; 04860 of 2023.

Betty White-Jeffrey, deceased; Carol L. Greer, Co-Admrx., Nicole L. White, Co-Admrx.; 04862 of 2023.

Leonard Louis Edgar Knoblock, deceased; Julie Knoblock, Admrx.; Atty: Timothy Allan Schoonover; 04864 of 2023.

Stanton Thomas Story, deceased; Pearlina S. Story, Admrx.; 04865 of 2023.

Helen Kennedy, deceased; Robert D. Kennedy, Admr.; Atty: Kevin F. Israel; 04876 of 2023.

Gloria Dicenzo, deceased; Renee M. Curry, Admrx.; Atty: Joseph J. Pass; 04890 of 2023.

Ruth Elizabeth Schnur, deceased; Diane C. Michaels, Admrx.; Atty: Andrew M. Kuzma; 04909 of 2023.

Michael J. Mattern, deceased; Heather L. Pessy, Admrx.; Atty: Charles B. Hadad; 04910 of 2023.

Eric M. Kortz, deceased; Phillip L. Clark, Admr.; Atty: Phillip L. Clark, Jr.; 04928 of 2023.

Charlotte M. Joyce, deceased; Brian P. Joyce, Admr.; Atty: Alan I. Farber; 04929 of 2023.

Suzanne E. D'Incau, deceased; Gregory C. Moore, Admr.; Atty: Gregory C. Moore; 04943 of 2023.

Darlene Freyer, deceased; Natasha Ley, Admrx.; Atty: Craig S. O'Connor; 04944 of 2023.

Michael J. Horid, deceased; Helen K. Gallen, Admrx.; Atty: Andrew M. Gross; 04950 of 2023.

Thomas W. Sullivan, Jr., deceased; Jean Sullivan, Admrx.; Atty: Karen S. Timko; 04985 of 2023.

Marian C. Tate, deceased; Thomas Hartman, Admr.; Atty: James F. Nowalk; 04992 of 2023.

Stephen J. Mathew, deceased; Robert L. Garber, Admr.; 04131 of 2008.

BANKRUPTCY COURT

Eastern District

Keon Frank; BUCKS-PA; 23-11974; Atty: Carol B. McCullough, Paul H. Young; Chapter: 13; Filed 07/05/2023; Judge Chan

Christopher Desrocher and Gina McGee; MONTGOMERY-PA; 23-11975; Atty: Paul H. Young; Chapter: 13; Filed 07/05/2023; Judge Coleman

Yolanda N. Fulton-Boyer; PHILADELPHIA-PA; 23-11976; Atty: Henry Alan Jefferson; Chapter: 13; Filed 07/05/2023; Judge Mayer

Naimah Jasmine Muchison; PHILADELPHIA-PA; 23-11977; Atty: Pro Se; Chapter: 13; Filed 07/05/2023; Judge Chan

Stephanie M. Green-Petit; DELAWARE-PA; 23-11978; Atty: Paul H. Young; Chapter: 13; Filed 07/05/2023; Judge Chan

Lavern Oliver; PHILADELPHIA-PA; 23-11979; Atty: Georgette Miller; Chapter: 13; Filed 07/05/2023; Judge Coleman

Jeffrie Meehan; NORTHAMPTON-PA; 23-11980; Atty: Scott M. Wilhelm; Chapter: 13; Filed 07/05/2023; Judge Mayer

Judith G. Yatron; BERKS-PA; 23-11981; Atty: Byron M. Yatron; Chapter: 7; Filed 07/05/2023; Judge Mayer

Stephen Bledsoe; DELAWARE-PA; 23-11982; Atty: Michael A. Cataldo; Chapter: 7; Filed 07/05/2023; Judge Coleman

Tina Marie Cadwallader; BERKS-PA; 23-11983; Atty: John Everett Cook; Chapter: 13; Filed 07/05/2023; Judge Mayer

James B. Wall; PHILADELPHIA-PA; 23-11984; Atty: Brad J. Sadek; Chapter: 13; Filed 07/06/2023; Judge Chan

Stephen Krewson; MONTGOMERY-PA; 23-11985; Atty: Michael A. Cibik; Chapter: 13; Filed 07/06/2023; Judge Mayer

Joel Ortiz; LANCASTER-PA; 23-11986; Atty: Alaine V. Grbach; Chapter: 7; Filed 07/06/2023; Judge Mayer

Marylou Mattioli; PHILADELPHIA-PA; 23-11987; Atty: Siana Newman; Chapter: 7; Filed 07/06/2023; Judge Coleman

Gabrielle A. Reeves; PHILADELPHIA-PA; 23-11988; Atty: Brad J. Sadek; Chapter: 7; Filed 07/06/2023; Judge Chan

Gary Robert Laubenheimer, Sr.; BERKS-PA; 23-11989; Atty: Joseph L. Quinn; Chapter: 7; Filed 07/06/2023; Judge Mayer

Matthew Anthony Bloss; NORTHAMPTON-PA; 23-11990; Atty: Pro Se; Chapter: 13; Filed 07/06/2023; Judge Mayer

Kelly Julie Ann Hahn; LANCASTER-PA; 23-11991; Atty: Nicholas G. Platt; Chapter: 13; Filed 07/06/2023; Judge Mayer

Peggy McDaniels Heir to Estate of Elijah McDaniels; PHILADELPHIA-PA; 23-11992; Atty: David B. Spitofsky; Chapter: 13; Filed 07/06/2023; Judge Chan

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Capital Bank N.A. vs Bernesser Timothy J.; GD-23-008625; MDJ Transcript; Notice of Judgment Mailed; 11031.46; Atty(s): Polas Bryan J.

Capital One N.A. vs Cross Monique N.; GD-23-008626; MDJ Transcript; Notice of Judgment Mailed; 1747.17; Atty(s): Polas Bryan J.

Ally Bank vs Garcia Dariel Hernandez; GD-23-008628; Replevin; Complaint; 64060.62; Atty(s): DeNardo Christopher A

Walker Tabatha vs Lampire Biological Lab Inc.; GD-23-008629; Other Tort; Praecepte for Writ of Summons; Atty(s): Nalducci Walter

Stowe Township vs Thompson Lyomme; GD-23-008630; Sci Fa sur Tax Lien; Certificate of Location; 3426.96; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Pinnacle Accounting and Finance LLC vs Dynamics Inc; GD-23-008631; Contract - Other; Complaint; 65136.66; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

Deer Lakes School District vs Hloznik Sr. Gary Thomas; GD-23-008632; Sci Fa sur Tax Lien; Certificate of Location; 16398.52; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

LVNV Funding LLC vs Tracey Susan Marie; GD-23-008633; MDJ Transcript; Notice of Judgment Mailed; 3818.93; Atty(s): Morris Gregg L, Rutkowski Mychal T.

Surterra Holdings Inc. vs Medical Bloom Inc., Goodblend Pennsylvania LLC; GD-23-008634; Miscellaneous Petition; Petition Initiating Case; Atty(s): Allegretto Alessandra P., Horn Joshua

Okon Debra, Okon Donald vs UPMC Passavant, University of Pittsburgh Physicians, Radomski D.O. Marek A.; GD-23-008635; Medical/Hospital Liability; Complaint; Atty(s): Hartman Dallas M., Sullivan Patrick Leahy

Brown Bridget vs Rieke Tyler M., Rieke Gregory E.; GD-23-008636; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

Jorrie Jim vs Charles Craig, et al, Calderas Jr. Julian, AL Global Services LLC, Espada Logistics & Security Group LLC, Espada Caribbean LLC, Straehla Arty, Kinsey Ken, Jorrie Jennifer Gay, Mammoth Energy Services Inc.; GD-23-008637; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Cassnoff Barry A.

Pennsylvania Turnpike Commission vs Glenwood and Dravosburg Electric Street Rail Company, Risher Elmira P., Snodgrass Sarah C., Risher John M., Crump Stephen S., Risher Mary J.; GD-23-008638; Declaration of Taking; Certificate of Location; Atty(s): Wratcher Robert J

Briek Melissa vs Washington Alphonso, Washington Noelle, Erie Insurance Exchange; GD-23-008639; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

Spekhout Gwendolyn, Spekhout Johan vs Community Options Inc.; GD-23-008640; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Daley Robert F.

Citizens Bank NA vs Flaherty Amanda, Occupants; GD-23-008641; Ejectment; Certificate of Location; Atty(s): Nixon Chelsea A.

McGann & Chester LLC; GD-23-008642; Miscellaneous Petition; Petition Initiating Case; Atty(s): Filek Jr. R. Rudy

Davis Cydni vs Primary Aim LLC; GD-23-008643; Employment Dispute - Other; Complaint; Atty(s): Bahorich Justin Michael, Ward Joshua P.

Marian Domenic vs Conagra Brands Inc., Conagra Brands Canada Inc.; GD-23-008644; Product Liability; Praecepte for Writ of Summons; Atty(s): Kelley G. Clinton

LVNV Funding LLC vs Evans Melissa; GD-23-008645; MDJ Transcript; Notice of Judgment Mailed; 6536.64; Atty(s): Morris Gregg L, Rutkowski Mychal T.

Hollo Jennie Elizabeth; GD-23-008646; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Goodwin Sr. Donald W., Goodwin Debra L. vs Williams Jonathon J.; GD-23-008647; Contract - Debt Collection; Praecepte for Writ of Summons; Atty(s): Wagers Elisabeth H

West Mifflin Area School District, West Mifflin Borough vs Burdick Harvey J., Burdick Dolores A.; GD-23-008649; Sci Fa sur Tax Lien; Certificate of Location; 13061.48; Atty(s): Ries Jeffrey D

Lawrence Dorothy vs Johnstein Kalina L; GD-23-008650; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): McClain Thomas J

Jordan LeJune vs Manorcure Health Services - Pittsburgh, Promedica Skilled Nursing And Rehabilitation, Heartland of Pittsburgh PA LLC, HCR Manorcure LLC, HCR LI Healthcare LLC, HCR III Healthcare LLC, HCR Manorcure Services LLC, Promedica Health System Inc., HCR Healthcare LLC; GD-23-008651; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Martin David A.

Grebosky Susan vs Paradise Paws LLC; GD-23-008652; Other Tort; Praecepte for Writ of Summons; Atty(s): Nalducci Walter

Jones Ashley vs WQSD Management LLC, Stratigos Harry; GD-23-008653; Employment Dispute - Other; Complaint; Atty(s): Ward Joshua P.

Williams David vs Fatigati M.D. Mario, Fatigati Nailin & Associates; GD-23-008654; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Donahue James F.

Cooper Stefan vs Lancia Melissa Ann; GD-23-008656; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I.

West Mifflin Area School District, West Mifflin Borough vs Woods Frank A, Woods Anna V; GD-23-008657; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 32156.57; Atty(s): Ries Jeffrey D

Erie Insurance Exchange vs Galanz America Limited Company; GD-23-008659; Product Liability; Praecepte for Writ of Summons; Atty(s): Geis Jr. Dennis J.

Duckstein Contracting Inc. vs Ewing David; GD-23-008661; Contract - Other; Complaint; Atty(s): Erbstein Deborah R.

Commonwealth of PA Department of Labor & Industry vs Tp Pittsburgh; GD-23-101040; Unemployment Compensation Lien; Unemployment Compensation Lien; 1341.30

Commonwealth of PA Department of Labor & Industry vs N Zampini Counseling LLC; GD-23-101041; Unemployment Compensation Lien; Unemployment Compensation Lien; 1520.68

Commonwealth of PA Department of Revenue vs Advanced Infrastructure Solutions LLC; GD-23-101042; Commonwealth Tax Lien; Business Taxes; 1241.47

Commonwealth of PA Department of Revenue vs Schmidt Robert; GD-23-101043; Commonwealth Tax Lien; Personal Income Tax; 10282.69

Commonwealth of PA Department of Revenue vs Urban Trail Coffee Company; GD-23-101044; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 9977.02

Commonwealth of PA Department of Revenue vs Petrone Jeremy D, Halfhill Jenny E; GD-23-101045; Commonwealth Tax Lien; Personal Income Tax; 10318.74

Lakeview Loan Servicing LLC vs Macias Anita F; MG-23-000653; Mortgage Foreclosure; Complaint; Atty(s): Graham Christine L, Gairo Margaret, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Foley Joseph I.

U.S. Bank, National Association vs Slogan Stevie L.; MG-23-000654; Mortgage Foreclosure; Complaint; Atty(s): Connolly Karin Baltimore

PNC Bank National Association vs Nahas Michael A; MG-23-000655; Mortgage Foreclosure; Confidential Information Form; 40290.65; Atty(s): Linn Geraldine M.

Truist Bank vs Collins Stefaniya; MG-23-000656; Mortgage Foreclosure; Complaint; Atty(s): Graham Christine L, Gairo Margaret, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Foley Joseph I.

State Farm Mutual Automobile Insurance vs Watkins Jason; GD-23-008648; Confession of Judgment; Notice of Judgment & Documents; Atty(s): McElhane Travis L, Adkins Meghan

Capital One N.A. vs Brown Kevin D.; GD-23-008655; Exemption of Record; Notice of Judgment Mailed; 3131.76; Atty(s): Ratchford Michael

Godfrey Heather; GD-23-008658; Petition for Change of Name; Petition to Change Name; Atty(s): Pro Se

L9 Holdings Limited vs Eubanks Roben R., McMillion Stacey L.; GD-23-008662; MDJ Transcript; Notice of Judgment Mailed; 5456.30; Atty(s): Fiscus Matthew A.

L9 Holdings Limited vs Pitzarella Kayla M.; GD-23-008663; MDJ Transcript; Notice of Judgment Mailed; 5406.70; Atty(s): Fiscus Matthew A.

S.J. Group LLC/Lumos Management vs Keenan Michael; GD-23-008664; MDJ Transcript; Notice of Judgment Mailed; 2353.42; Atty(s): Pro Se

Lumos Management/SJ Group LLC vs Edison Yolanda; GD-23-008665; MDJ Transcript; Notice of Judgment Mailed; 8042.65; Atty(s): Pro Se

SJ Group LLC/Lumos Management vs Natalie Tyler; GD-23-008666; MDJ Transcript; Notice of Judgment Mailed; 7293.98; Atty(s): Pro Se

SJ Group/Lumos Management vs Michael Jennifer; GD-23-008667; MDJ Transcript; Notice of Judgment Mailed; 5481.19; Atty(s): Pro Se

S.J. Group LLC/Lumos Management vs Band Marilyn, Wilk Roger; GD-23-008668; MDJ Transcript; Notice of Judgment Mailed; 3996.98; Atty(s): Pro Se

Baldauff James, Baldauff Gloria vs Hammond James; GD-23-008669; MDJ Transcript; Notice of Judgment Mailed; 3129.75; Atty(s): Pro Se

Reid Garrett R., Reid Margaret vs Yuricha Michael V.; GD-23-008670; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Murray Patrick W, Stewart Jonathan M

SJ Group LLC / Lumos Management vs Stephens James; GD-23-008671; MDJ Transcript; Notice of Judgment Mailed; 4062.38; Atty(s): Pro Se

Palazzolo Patricia C. vs Allegheny County Airport Authority; GD-23-008672; Other Tort; Complaint; Atty(s): Homyak Mark J

Tri Boro Federal Credit Union vs Woodson Latryce, Woodson Sr. Michael; GD-23-008673; MDJ Transcript; Notice of Judgment Mailed; 2925.52; Atty(s): Pro Se

Plum Borough School District vs Plum Borough Education Association PSEA/NEA; GD-23-008674; Miscellaneous Petition; Petition Initiating Case; Atty(s): Dice Dayne F.

Established 1853

The Pittsburgh Legal Journal is published five days each week, except for holidays

400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219
412-261-6255 | www.PittsburghLegalJournal.org

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The Pittsburgh Legal Journal assumes no responsibility for failure to report any matter inadvertently omitted or withheld from it.

COURT NOTICES

**Pennsylvania
Supreme Court**

IN RE: AMENDMENT OF RULES 102, 201, 204, 205, 208, 212, 216, 217, 218, 219, 221, 301, 321, 401, 402, 403, 501, 502, 503, 512, 514, 521, 531 AND 532 OF THE PENNSYLVANIA RULES OF DISCIPLINARY ENFORCEMENT AND RULE 1.17 OF THE RULES OF PROFESSIONAL CONDUCT

**NO. 235 DISCIPLINARY
RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 19th day of July, 2023, upon the recommendation of the Disciplinary Board of the Supreme Court of Pennsylvania, which followed the proposal to amend Pa.R.D.E. 102, 201, 204, 205, 208, 212, 216, 217, 218, 219, 221, 301, 321, 401, 402, 403, 502, 521, 531 and 532 and Pa.R.P.C. 1.17, having been published for comment in the Pennsylvania Bulletin, 52 Pa.B. 942 (February 12, 2022), and the recommendation of the Pennsylvania Lawyers Fund for Client Security, which followed the proposal to amend Pa.R.D.E. 501, 502, 503, 512, 514, 521, 531, and 532, having been published for comment in the Pennsylvania Bulletin, 52 Pa.B. 4392 (August 6, 2022):

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rules 102, 201, 204, 205, 208, 212, 216, 217, 218, 219, 221, 301, 321, 401, 402, 403, 501, 502, 503, 512, 514, 521, 531 and 532 of the Pennsylvania Rules of Disciplinary Enforcement and Rule 1.17 of the Rules of Professional Conduct are amended.

This **ORDER** shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective September 1, 2023, except that changes to the annual attorney registration form reflected in Pa.R.D.E. 219(c) shall become effective May 1, 2024 in conjunction with the commencement of the 2024-2025 attorney registration period.

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

23-02894

**Court of Common Pleas
of Allegheny County**

**Orphans' Court Judges Motions
Schedule for the Month of
August 2023**

Week of

August 7 - Judge Williams
August 14 - Judge McCarthy
August 21 - Judge Marmo
August 28 - Judge O'Toole

23-02718

**Court of Common Pleas
of Allegheny County**

JUVENILE COURT

**MOTIONS SCHEDULE
August 2023**

August 1 - Judge Spurgeon
August 2 - Judge Spurgeon
August 3 - Judge Spurgeon
August 4 - Judge Spurgeon
August 7 - Judge Middleman
August 8 - Judge Middleman
August 9 - Judge Middleman
August 10 - Judge Middleman
August 11 - Judge Middleman
August 14 - Judge Woodruff
August 15 - Judge Woodruff
August 16 - Judge Woodruff
August 17 - Judge Woodruff
August 18 - Judge Woodruff
August 21 - Judge McCrady
August 22 - Judge McCrady
August 23 - Judge McCrady
August 24 - Judge McCrady
August 25 - Judge McCrady
August 28 - Judge Sizemore
August 29 - Judge Sizemore
August 30 - Judge Sizemore
August 31 - Judge Sizemore

23-02732

**Court of Common Pleas
of Allegheny County**

**FAMILY DIVISION MOTIONS
SCHEDULE FOR THE MONTH OF**

August 2023

August 1 - Costa, J. in Courtroom 425 at 2:00 PM
August 2 - Bubash, J. in Courtroom 425 at 2:00 PM
August 3 - Wagner, J. in Courtroom 425 at 2:00 PM
August 4 - No Motions
August 7 - Sizemore, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM

August 8 - Bush, J. in Courtroom 320 at 10:00 AM

August 9 - Hens-Greco, J. in Courtroom 320 at 10:00 AM and Korbel, J. in Courtroom 425 at 2:00 PM

August 10 - McGough, J. in Courtroom 425 at 2:00 PM

August 11 - No Motions

August 14 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

August 15 - Middleman, J. in Courtroom 320 at 9:30 AM

August 16 - Bubash, J. in Courtroom 425 at 2:00 PM

August 17 - Costa, J. in Courtroom 425 at 2:00 PM

August 18 - No Motions

August 21 - Woodruff, J. in Courtroom 320 at 10:00 AM; McCrady, J. in Courtroom 224 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM

August 22 - Spurgeon, J. in Courtroom 320 at 10:00 AM

August 23 - Cozza, J. in Courtroom 320 at 10:00 AM and Wagner, J. in Courtroom 425 at 2:00 PM

August 24 - McGough, J. in Courtroom 425 at 2:00 PM

August 25 - No Motions

August 28 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

August 29 - Korbel, J. in Courtroom 425 at 2:00 PM

August 30 - Costa, J. in Courtroom 425 at 2:00 PM

August 31 - Wagner, J. in Courtroom 425 at 2:00 PM

000 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 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

23-02734

COURT SCHEDULES

Criminal Division

**Allegheny County Courthouse
9:00 a.m.**

**Monday
July 31, 2023**

All parties and witnesses in the cases listed below should report directly in the Courtroom of the Trial Judge assigned to the case on the date indicated at the time previously ordered. The failure of the Defendant to appear as ordered will result in the forfeiture of bail and the issuance of an arrest warrant.

**Judge Bruce R. Beemer
Courtroom 510**

CR-0001514-23; Raheem Spamonta Garden; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin David Okun**

CR-0001515-23; Kevin Garth; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Christine Tamburro**

CR-0001524-23; Lindsey R. Garth; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David D. Pardini**

CR-0007493-22; William Randal Hughes; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir Sarna**

CR-0006151-21; Malaka Unique Kelly; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian Patrick McDermott**

CR-0001680-23; Kwon Lee Lester; Robbery-Inflct Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0002757-23; Kwon Lee Lester; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0001615-23; Thomas Lee Little II; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0001387-23; Xavier Devontae McCroy; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0006579-22; Jaclyn Movitch; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Ohara Hamlin;** D-atty: **Jacob Wesley Wyland**

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legal administrator?**

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CR-0001516-23; Jade C. Schall; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0009196-22; Shilynn Aniqu Williams; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0002572-23; Brian Danial Donahue; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

CR-0000499-23; Jacob Andrew Fisher; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0001995-23; Jacob Andrew Fisher; Intim Wit/Vit - Refrain From Report; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian Patrick McDermott**

CR-0001303-23; Jamar Devon Gray; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0001758-23; Carranza Raynard Knight; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Edward Hudak**

CR-0007822-22; Karima Michalak; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **John Paul Senich Jr.**

CR-0001156-23; Terrell Jamar Wright Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0002431-23; Tramaine Young; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

**Judge Kelly Bigley
Courtroom 525**

CR-0008875-22; Charles W. Davis Jr.; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0000569-23; John Clifton Fears; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0013504-18; Carleen A. Rivers; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0009042-22; Tulsi Thapa; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

CR-0009043-22; Tulsi Thapa; DUI: Highest Rte of Alc (BAC .16+) 4th Off & Sub; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

CR-0000557-23; Quinnie Walker III; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Shawn Michael Stevenson**

**Judge Edward J. Borkowski
Courtroom 514**

CR-0001229-23; Hanif Ibn Kevin Green; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ryan Matthew Tuter**

CR-0005567-22; Kelly Lewis; Fail to Verify Address/Be Photographed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0002522-23; Kelly Lewis; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0006433-21; Desaubn Watson; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Anthony Ori**

**Judge Susan F. Evashavik Dilucente
Courtroom 530**

CR-0005241-21; Mark Jaquese Andrews; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0002384-22; Jhamire Barnett; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0001766-23; Timara N. Brown; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey Stephen Weinberg**

CR-0008679-17; Cheniell Carey; Fraud Obt Foodstamps/Assistance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0002836-23; Bobbie Evans; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0005681-21; Hiral Patel; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**Judge Thomas Flaherty
Courtroom 324**

CR-0002244-23; Shawn Daniels; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0001017-23; Amanda Christine Ewing; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002050-23; Isaac Leon Fant; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0002191-23; Taylor Rush; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

CR-0001590-23; Dwaine La Shaw Smith Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009932-19; Tariq Kalem Taylor; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Edward Ovens**

CR-0009043-18; Edward James Waterman; Bad Checks; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

**Judge Elliot Howsie
Courtroom 533**

CR-0002642-23; Tiara S. Coffey; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0007933-21; Carlo Owens; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Gary Evan Gerson**

CR-0006657-21; Tyion Simmons-McClain; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ryan Matthew Tuter**

**Judge Beth A. Lazzara
Courtroom 313**

CR-0004644-21; Darrell James; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0004646-21; Darrell James; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Mullin**

**Judge Anthony M. Mariani
Courtroom 316**

CR-0000866-23; Zachary William Bruni; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian William Sichko**

CR-0000097-23; Tyier S. Cook; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0000613-23; Kevin Derrick Crew; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Meron Eshete Murphy**

CR-0000683-23; Kevin Derrick Crew; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

CR-0008931-22; Deonta Cunningham; Robbery Of Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0000101-23; Terrell Lance Williams; Accident Involv Damage Attended Vehicle/ Prop; ADA: **Alexander Young Wilkinson
Judge Jennifer Satler
Courtroom 527**

CR-0006114-22; Erik Ryane Calleros; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007011-22; Frederick Roy Fattman; Homicide By Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Alexander H. Lindsay Jr.**

CR-0006115-22; Jacob Gereshenski; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Churchill Veres**

CR-0007360-22; Kenneth Gilbert Hayward Jr.; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0003576-22; Cash Bryant Jones; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

CR-0000425-23; Cash Bryant Jones; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

CR-0009195-22; Jamie Lynn Makowski; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0006302-22; Jaivon Stuvaints; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

CR-0002259-22; Donnilee Vietmeire; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

CR-0004834-22; Donnilee Vietmeire; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

**Judge Wrenna L. Watson
Courtroom 521**

CR-0005631-22; Ronald Andrew Beasley Jr.; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0000798-22; Darren P. Kolas; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

Department of Court Records

**Wills and Orphans' Court Division
Allegheny County,
Pennsylvania.
Frick Building, Fl. 17**

The following fiduciaries have filed their accounts in the Office of the Clerk of the Orphans' Court Division. The accounts will be presented to the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania, for confirmation nisi at

**9:30 a.m.
Monday
July 3, 2023**

Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Monday, August 21, 2023 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

2905-2022; Brimner, Robert L.; Acct: Arnold H. Caplan, Extr.; Acct-atty: **Arnold H. Caplan**

4801-2022; Fulmer, Philip M. a/k/a Philip Cole a/k/a Phillip M. Cole; Acct: Darrin Cole, Admr.; Acct-atty: **Michael W. Nalli**

1860-2021; Fulmer, Alice C.; Acct: Jewish Family & Children's Service, Guardian; Acct-atty: **Gary J. Gushard**
3871-2022; Gross, Stephen G.; Acct: Richard A. Gross, Admr.; Acct-atty: **Jeffrey J. Lochner**

3651-2020; Haser, Lorraine Elizabeth; Acct: Cheryl Shuler, Guardian; Acct-atty: **Max C. Feldman**

9164-2021; Loeffler, James; Acct: Robert M. Loeffler, Admr.; Acct-atty: **John Paul Spina**

3754-2022; O'Shea, Catherine; Acct: Robert O'Shea, Extr.; Acct-atty: **Kylee M. Clark**

6096-2017; Patterson, Joan; Acct: Joseph S. Bielecki, Extr.; Acct-atty: **Joseph S. Bielecki**

663-2019; Puel, Ruth; Acct: River Communities Fiduciary Services, Inc., Guardian; Acct-atty: **Michelle A. Ross**
2762-2022; Pugliano, Joseph; Acct: Dr. Libby Moore, Guardian; Acct-atty: **Stephanie T. Kramer**

1126-2017; Stalnaker, Paul Domenic; Acct: Aligned Partners Trust Company, Guardian; Acct-atty: **Heidi Rai Stewart**

Deeds of Trust

7018-2010; Yount, Betty Lou; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Kristen M. Del Sole**

Department of Court Records

**Wills and Orphans' Court Division
Allegheny County,
Pennsylvania.
Frick Building, Fl. 17**

The following fiduciaries have filed their accounts in the Office of the Clerk of the Orphans' Court Division. The accounts will be presented to the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania, for confirmation nisi at

**9:30 a.m.
Monday
August 7, 2023**

Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Monday, August 21, 2023 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

2049-2021; Cohen, Ronald; Acct: Debra Lynn Hartzell, Extr.; Acct-atty: **Slade R. Miller**

4540-2021; Dvorak, Dolores M.; Acct: Mary Dolores Dvorak, Extr.; Acct-atty: **Harold A. English**

5839-2022; Goga, Dolores J.; Acct: Victoria G. Kritikos, Extr.; Acct-atty: **Linda C. Plum**

8014-2022; Harper, Karen Sue a/k/a Karen Harper; Acct: Judith A. Harper, Extr.; Acct-atty: **Ashley M. Elias**

3159-2020; Johnson, Mary M.; Acct: Donald W. Borneman, Extr.; Acct-atty: **Christopher F. Farrell**

2049-2022; Kakareka, Alice J.; Acct: Marilyn Kunka and Judith McLane, Co-Extr.; Acct-atty: **Robert H. Gustine**

5198-2020; Kazalas, Annette Mae; Acct: Theodore J. Kazalas, Extr.; Acct-atty: **Mallory L. Sikora**

4517-2020; Ligons, Charles R.; Acct: Monica Ligons, Admr.; Acct-atty: **Jon M. Lewis**

4898-2022; Matesic, Betty B.; Acct: Cynthia Lang, Extr.; Acct-atty: **Slade R. Miller**

3121-2023; Morris, George W.; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Kristen M. Del Sole**

6080-2020; Nightingale, Marcie; Acct: Myra Aronson, Guardian; Acct-atty: **James R. Mall**

3146-2022; Rosenberger, Jr., Atlee Earl; Acct: Cindy M. Rosenberger, Admr.; Acct-atty: **Ashley M. Elias**

6347-2018; Smart, Tra'von D.; Acct: Tammeka Dennison, Admr.; Acct-atty: **Walter J. Nalducci**

2729-2017; Wakim, Kimberly Luff; Acct: Wayne Talbott Luff, Extr.; Acct-atty: **James K. Goldberg**

Deeds of Trust

3260-2023; O'Brien, James Patrick; Acct: Daniel M. Catanzaro, Trustee; Acct-atty: **F. Brian Dodson**

4841-2023; Perlow Family Foundation; Acct: Rodney W. Fink and Charles S. Perlow, Petitioners; Acct-atty: **Daniel A. Seibel**

422-2023; Raymond Family; Acct: Eric Rossi and Gary Raymond, Co-Trustees; Acct-atty: **Michelle A. Ross**

1707-1992; Zytnick, Allan; Acct: Sheldon Zytnick, Trustee; Acct-atty: **Jordan Lee Strassburger**

BANKRUPTCY COURT

Eastern District

(Continued from Page 1, Column 4)

Kenneth B. Fullenwellen; PHILADELPHIA-PA; 23-11993; Atty: David B. Spitofsky; Chapter: 13; Filed 07/06/2023; Judge Mayer

William L. Holmes; PHILADELPHIA-PA; 23-11994; Atty: David B. Spitofsky; Chapter: 13; Filed 07/06/2023; Judge Chan

Nicole Ellis; PHILADELPHIA-PA; 23-11995; Atty: Stephen Matthew Dunne; Chapter: 13; Filed 07/06/2023; Judge Coleman

David Lee Goodhart, Jr.; BERKS-PA; 23-11996; Atty: Joseph L. Quinn; Chapter: 7; Filed 07/06/2023; Judge Mayer

1505 Lehigh LLC; KINGS-NY; 23-11997; Atty: John R.K. Solt; Chapter: 11; Filed 07/06/2023; Judge Chan

Kenneth Robert Derr; LEHIGH-PA; 23-11998; Atty: Kevin K. Kercher; Chapter: 13; Filed 07/06/2023; Judge Mayer

Joseph Anthony; DELAWARE-PA; 23-11999; Atty: Brad J. Sadek; Chapter: 13; Filed 07/07/2023; Judge Coleman

Kacribe N. Williams; PHILADELPHIA-PA; 23-12000; Atty: Brad J. Sadek; Chapter: 13; Filed 07/07/2023; Judge Chan

Julia G. O'Connor; MONTGOMERY-PA; 23-12001; Atty: Mark M. Medvesky; Chapter: 7; Filed 07/07/2023; Judge Mayer

Diane N. O'Brien; LEHIGH-PA; 23-12002; Atty: Michael J. McCrystal; Chapter: 7; Filed 07/07/2023; Judge Mayer

LEGAL ADS

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

Estate Notice

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

DeFazio, Theresa C., deceased, of Baldwin, PA. No. 05314 of 2019. Nicholas J. DeFazio, Extr., 5110 Jamie Drive, Pittsburgh, PA 15227 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236. 23-02875 Jul 26; Aug 2, 9, 2023

Elliott, Juanita M. a/k/a Juanita Marie Elliott, deceased, of Crafton Borough, PA. No. 04949 of 2023. J. Marie Flanagan, Extr., c/o Wendy D. Heleen, Esq., GRB Law, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782. 23-02867 Jul 26; Aug 2, 9, 2023

Engles, Doris D., deceased, of Pittsburgh, PA. No. 02239 of 2022. Clifford Graham, Extr., 2108 Superior Street, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102. 23-02874 Jul 26; Aug 2, 9, 2023

Holmes, Judith L. a/k/a Judy Holmes, deceased, of Glassport, PA. No. 4924 of 2023. Robert Goldbaugh, Extr., 132 S. Pitt St., Apt. 2, Mercer, PA 16137 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037. 23-02876 Jul 26; Aug 2, 9, 2023

Kenaan, Ruth A. a/k/a Ruth Kenaan, deceased, of Shaler Township, PA. No. 04360 of 2023. Sean W. Kenaan, Co-Extr., 189 Warren Road, Warrendale, PA 15086 and Daniel A. Kenaan, Co-Extr., 303 Fox



NEIGHBORHOOD
LEGAL SERVICES

Presents an In Person Seminar

Landlord/Tenant Mediation Advice Project CLE Seminar

Wednesday, August 2 | 12:00 - 2:30 PM



2 PPG Place, Suite 400, Pittsburgh, PA 15222

(2 substantive, .5 ethics credits)

Speakers: Judy Hale, NLS Pro Bono Manager and Adam DiBuo, NLS Managing Attorney for Housing

Complimentary lunch will be offered. If you have any dietary restrictions, please email MarascoJ@nlsa.us.



Register at bit.ly/Aug2NLSCLE or scan the QR code.

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at ACBA.org/LivingWill.

Meadows Court, Glenshaw, PA 15116 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.
23-02869 Jul 26; Aug 2, 9, 2023

Leopold, Barbara L., deceased, of Bethel Park, PA. No. 03965 of 2023. Wesley Paul Leopold, Extr., 3200 Forest Rd., Bethel Park, PA 15102 or to J. Deron Gabriel, Esq., 445 Fort Pitt Blvd., Suite LL 500, Pittsburgh, PA 15219.
23-02878 Jul 26; Aug 2, 9, 2023

MacLeod, Susan K., deceased, of Munhall, PA. No. 04706 of 2023. David B. MacLeod, Extr., 4477 Woodhill Drive, Munhall, PA 15120 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.
23-02868 Jul 26; Aug 2, 9, 2023

Marino, Lisa a/k/a Lisa A. Marino, deceased, of Munhall, PA. No. 04751 of 2023. Jesse Lee Cantley, Extr., 2498 Fayette Street, McKeesport, PA 15132 or to David M. Charles, Esq., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.
23-01390w Jul 26; Aug 2, 9, 2023

Notaro, Janet Sperling a/k/a Janet S. Notaro, deceased, of Sewickley, PA. No. 04973 of 2023. Shelly Notaro Born, Extr., 2502 Campmeeting Road, Sewickley, PA 15143 or to David L. Harnish, Esq., D. L.

Harnish & Associates, LLC, Brooktree Office Park, 7500 Brooktree Road, Suite 118, Wexford, PA 15090.
23-02865 Jul 26; Aug 2, 9, 2023

Peck, Minnie A., deceased, of Fawn Township, PA. No. 05047 of 2023. Melvin W. Peck, Admr., c/o Charles T. Clark, Esq., 210 Fifth Ave., Tarentum, PA 15084.
23-02873 Jul 26; Aug 2, 9, 2023

Quantz, James Edward, deceased, of Elizabeth Township, PA. No. 04849 of 2023. Christine Wittman, Extr., 562 Rolling Green Drive, Bethel Park, PA 15102 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.
23-02870 Jul 26; Aug 2, 9, 2023

Schmitt, Shirley J., deceased, of Pittsburgh, PA. No. 05150 of 2023. Karen L. Lindner, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.
23-01388w Jul 26; Aug 2, 9, 2023

Skrzyniarz, Robert, deceased, of Pittsburgh, PA. No. 02568 of 2023. Nancy Clark, Extr., 259 Cider Ct., Severna Park, MD 21146.
23-01389w Jul 26; Aug 2, 9, 2023

Barbieri, Barbara A., deceased, of Penn Hills, PA. No. 05004 of 2023. Paul Christopher Barbieri, Extr., 1014 Chislett

Street, Pittsburgh, PA 15206 or to Gusty Sunseri, Esq., 1290 Freeport Road, Pittsburgh, PA 15238.
23-01344w Jul 19, 26; Aug 2, 2023

Cammarata, Theresa E. a/k/a Theresa H. Cammarata, deceased, of Pittsburgh, PA. No. 04939 of 2023. Albert G. Hromulak, Jr., Extr., 1422 Powers Run Road, Pittsburgh, PA 15238 or to Gusty Sunseri, Esq., 1290 Freeport Road, Pittsburgh, PA 15238.
23-01343w Jul 19, 26; Aug 2, 2023

Caswell, Paul G., deceased, of Pittsburgh, PA. No. 04704 of 2023. Laurie Caswell Rosenberg, Extr., 1501 Baylor Avenue, Rockville, MD 20850 or to William G. Merchant, Esq., Papernick & Gefsky, LLC, 301 Grant Street, 34th Floor, Pittsburgh, PA 15219.
23-01352w Jul 19, 26; Aug 2, 2023

DiPietrantonio, Pasquale a/k/a Pat Peters, deceased, of McKees Rocks, PA. No. 05021 of 2023. Glenn A. Peters, Extr., 1090 Fiddleback Drive, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
23-01349w Jul 19, 26; Aug 2, 2023

Lawson, Mabel Juliet, deceased, of West Mifflin, PA. No. 04427 of 2022. Kathi R. Elliott, Extr., 5543 Hays Street, Pittsburgh, PA 15206 or to E. Vernon Parkinson, Esq., Parkinson Law Offices, PLLC, 900 Lowry Avenue, Suite D, Jeannette, PA 15644.
23-01353w Jul 19, 26; Aug 2, 2023

Marino, Rita C., deceased, of Rita Clare Marino, PA. No. 04634 of 2023. Andrew L. Tomko, Extr., 1612 N. Middlecrest Drive, Glenshaw, PA 15116 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.
23-02804 Jul 19, 26; Aug 2, 2023

Nichols, Betty Ann, deceased, of Pittsburgh, PA. No. 04681 of 2023. Dean Nichols, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
23-01351w Jul 19, 26; Aug 2, 2023

Sharpless, Lorraine, deceased, of Pittsburgh, PA. No. 03844 of 2023. Janet Sharpless, Admr., 7335 McClure Avenue, Apt. 1, Pittsburgh, PA 15218.
23-01350w Jul 19, 26; Aug 2, 2023

Stephens, Marlin G. a/k/a Marlin Gerard Stephens, deceased, of Pittsburgh, PA. No. 02966 of 2023. Mary Teresa Stephens a/k/a Chrissy Stephens, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.
23-02801 Jul 19, 26; Aug 2, 2023

Stock, Robert a/k/a Robert L. Stock, deceased, of Pittsburgh, PA. No. 04767 of 2023. Yarone Zober, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
23-01347w Jul 19, 26; Aug 2, 2023

Tate, Marian C., deceased, of Pittsburgh, PA. No. 04992 of 2023. Thomas W. Hartman, Admr. c.t.a., 3922 Meadowbrook Boulevard, Pittsburgh, PA 15227 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.
23-01346w Jul 19, 26; Aug 2, 2023

Turnbull, David S., deceased, of Pittsburgh, PA. No. 06760 of 2022. Dianne E. Joseph, Admr., 312 Mt. Tabor Rd., Coal Center, PA 15423 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.
23-01348w Jul 19, 26; Aug 2, 2023

Wilden, Marythe L., deceased, of Pittsburgh, PA. No. 03825 of 2023. Susan P.

Wilden, Extr., 720 Market St., Leechburg, PA 15656 or to Raymond W. Bitar, Sr., Esq., Bitar Law Firm, PLLC, Feldarellin Square, 2300 Freeport Rd., Ste. 10, New Kensington, PA 15068.
23-02802 Jul 19, 26; Aug 2, 2023

Barbour, George Edward, deceased, of Bridgeville, PA. No. 04612 of 2023. Edward W. Barbour, Extr., 500 Crawford Street, #217, Houston, TX 77002 or to Michael J. Henny, Esq., Law Offices of Michael J. Henny, Guff Tower, Suite 2828, 707 Grant Street, Pittsburgh, PA 15219.
23-02723 Jul 12, 19, 26, 2023

Barbour, Gloria C. a/k/a Gloria Jean Barbour a/k/a Gloria Jean Cross Barbour, deceased, of Bridgeville, PA. No. 00156 of 2023. Edward W. Barbour, Extr., 500 Crawford Street, #217, Houston, TX 77002 or to Michael J. Henny, Esq., Law Offices of Michael J. Henny, Guff Tower, Suite 2828, 707 Grant Street, Pittsburgh, PA 15219.
23-02722 Jul 12, 19, 26, 2023

Bonadio, Frank L., deceased, of White Oak, PA. No. 04504 of 2023. Joyce A. McDonald, Admr., 1114 Glass Street, White Oak, PA 15131 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.
23-02720 Jul 12, 19, 26, 2023

Bower, Doris F. a/k/a Doris Bower a/k/a Doris Fay Bower, deceased, of Bethel Park, PA. No. 03887 of 2023. Katrina D. Baker, Extr., 271 Arrowhead Lane, Eighty-Four, PA 15330 or to Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.
23-02729 Jul 12, 19, 26, 2023

Chuchla, Kathleen D., deceased, of North Versailles, PA. No. 04586 of 2023. Carol M. Leach, Extr., 4035 Cape Code Drive, Pittsburgh, PA 15239 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.
23-02726 Jul 12, 19, 26, 2023

Evans, Gerald John a/k/a Jerry Evans, deceased, of Pittsburgh, PA. No. 04638 of 2023. John G. Gerulis, Extr., 4748 Lougean Ave., Pittsburgh, PA 15207 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA 15241.
23-02725 Jul 12, 19, 26, 2023

Hester, Willie J. a/k/a Willie James Hester, deceased, of Pittsburgh, PA. No. 03508 of 2023. Debra Pratt, Extr., 600 Gettysburg Street, Pittsburgh, PA 15221 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.
23-02728 Jul 12, 19, 26, 2023

Jones, Barry Fred a/k/a Barry F. Jones a/k/a Barry Jones, deceased, of White Oak, PA. No. 04353 of 2023. Theresa L. Jones, Admr., 1020 Logan Road, Apartment A1, North Versailles, PA 15137 or to Jerome L. Tierney, Esq., 10531 Center Hwy., N. Huntingdon, PA 15642.
23-02730 Jul 12, 19, 26, 2023

Ohrman, Amy Marie a/k/a Amy Ohrman a/k/a Amy M. Ohrman, deceased, of Natrona Heights, PA. No. 04672 of 2023. Howard Derbaum, Admr., 2613 Buchanan Street, Natrona Heights, PA 15065 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
23-02727 Jul 12, 19, 26, 2023

Reed, Garry A., deceased, of Port Vue, PA. No. 04505 of 2023. Craig P. Reed, Admr., 1138 Portsmouth Drive, Port Vue, PA 15133 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.
23-02721 Jul 12, 19, 26, 2023



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Roberta, Rosemary P., deceased, of North Versailles, PA. No. 04463 of 2023. James R. Roberta, Extr., 431 Elizabeth Street, North Versailles, PA 15137 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

23-02731 Jul 12, 19, 26, 2023

Sauter, Albert M., deceased, of Scott Township, PA. No. 04115 of 2023. Michelle Burke, Extr., 2511 S. 3rd Street, Steelton, PA 17113 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.

23-02724 Jul 12, 19, 26, 2023

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given to the following persons, their heirs, successors or assigns, and to all persons whatsoever, that the City of Pittsburgh by John Miller, Assistant City Solicitor, 328 City County Building has petitioned the Court for Orders quieting title to the following tax acquired real estate, pursuant to Act No. 171, approved December 11, 1984.

GD-2023-007303

City of Pittsburgh vs Pam Bittner; Richard Bittner; WM Specialty Mortgage, LLC; their heirs, successors, assigns and respondents.

19th Ward, Pittsburgh

0 Belasco Avenue. W Liberty 2nd Plan 273 Lot 30 x 100 Belasco Ave. Block & Lot 35-F-92. Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 20, Pages 116 and 117.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02901

GD-2023-007304

City of Pittsburgh vs Derrick T. Plummer; Redevelopment Authority of Allegheny County; National Tax Funding LP; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

6826 Kelly St. Lot 26.87 x 135.12 Kelly St. NR. Dallas Ave. Block & Lot 125-L-58. Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02902

GD-2023-007306

City of Pittsburgh vs Amana, Inc.; Capital Interchange Corporation; GLS Capital, Inc.; Redevelopment Authority of Allegheny County; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

4718 Monongahela St. Lot 16.05 x avg. 112.51 x 16.57 rr Monongahela St. Block & Lot 56-B-233.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02903

GD-2023-007309

City of Pittsburgh vs Brandin Jackson; Allegheny County Court Records-Criminal Division; Caulis Negris LLC; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh

2725 Perrysville Ave. Mansfield Plan .25 ft of 6 pt 7 lot 20.25 x 187 in all Perrysville Ave. Block & Lot 77-P-269. All roads, public or private, affecting the premises. Rights of the public and others entitled thereto, in and to the use of that portion of the premises within the bounds of Perrysville Avenue and Ellis Street. All matters that may appear in the Mayfield Plan of Lots, as recorded in the

Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 12, Pages 186 and 187.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02904

GD-2023-007311

City of Pittsburgh vs Paul Fisher; Marie Fisher; Fisher & Fisher Rentals LLC; Urban Redevelopment Authority of Pittsburgh; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

7403 Idlewild Street. Homewood Driving Park Plan 278. Lot 25 x 93 Idlewild Street between Collier and Braddock. Block & Lot 174-K-4. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 17, Pages 48 and 49.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02905

GD-2023-007313

City of Pittsburgh vs Eric Kaminski; Beneficial Consumer Discount Company; Caulis Negris, LLC; their heirs, successors, assigns and respondents.

20th Ward, Pittsburgh

215 Fairview Ave. 144 pt 143 Lot 28 x 100 in all Fairview Ave. cor Marena St. Block & Lot 20-S-55. Subject to all matters shown on the Plan as recorded in the Department of Real Estate Office of Allegheny County, Pennsylvania in Plan Book Volume 3, Page 220.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02906

GD-2023-007314

City of Pittsburgh vs Carl A. Werner; Marie Werner; their heirs, successors, assigns and respondents.

23rd Ward, Pittsburgh

23 Salter Wy. Verina Iten Plan Pt. 43 Lot 22 x avg 60.87 Salter Wy. Block & Lot 24-F-76. Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Vol. 2 Page 130.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02907

GD-2023-007317

City of Pittsburgh vs Donald N. Turner; Caulis Negris LLC; National Tax Funding L.P.; United States of America; United States Attorney; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

7317 Monticello St. Homewood Driving Park Plan 649 Lot 25 x 93 Monticello St. 3 Sty Brk Apt Hse 7317. Block & Lot 174-F-114. All roads public and private affecting premises and the rights of others therein.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-02908

Whereupon the Court granted a rule on the aforesaid persons, and all persons, whatsoever, to appear and show cause within thirty days from this notice why the title of the City of Pittsburgh to the aforesaid real estate should not be adjudicated and decreed valid and indefeasible as against all mortgages, ground-rents, rights, title, interest in or claims against the aforesaid real estate, and to further show cause why the sale of the said real estate should not be made free and clear of all the aforesaid claims whatsoever.

John Miller
Assistant City Solicitor
City of Pittsburgh
Jul 26, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-012810. In re: Petition of Matthew Baker Kowaleski, for change of name to Merritt Baker Kowaleski. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, August 21, 2023, 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.

23-01391w Jul 26, 2023

Notice

Petition for Determination of Title to 5120 Rosecrest Dr., Pittsburgh, PA 15201 (81-M-244). Estate of Hassie Mae Nelson, deceased, filed by Vikki Hearld at No. 02-23-4891, Orphans Court. Daniel L. Haller, Esq., Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222.

23-02877 Jul 26; Aug 2, 9, 2023

Notice of Public Sale

Notice is hereby given that EZ Storage at 2654 Mosside Blvd., Monroeville, PA 15146 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on August 9th, 2023 at 11:30 a.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card and cash to the highest bidder. A 10% buyer's premium will be charged and a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Tenant - Unit #
Johnson, Nue - 319A
Lynch, John - 935

23-02879 Jul 26; Aug 2, 2023

Notice of Public Sale

Notice is hereby given that EZ Storage at 810 Trumbull Drive, Pittsburgh, PA 15205 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on August 9th, 2023 at 1:30 p.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card or cash to the highest bidder. A 10% buyer's premium will be charged and \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Unit - Tenant Name
243 - Nance Ramon
262 - Charles Fenchel Assoc.
3004 - Mark Jameson
3017 - Jason Yim
5003 - Zachary Hamilton
5056 - Alicia Young
7005 - Deborah Jones

23-02880 Jul 26; Aug 2, 2023

Notice of Public Sale

Notice is hereby given that EZ Storage at 1003 Ross Park Mall Drive, Pgh., PA 15237 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on August 9, 2023 at 9:30 a.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card or cash to the highest bidder. A 10% buyer's premium will be charged and \$100 cleaning deposit per unit. All Sales are final. Seller reserves the right to withdraw the property at anytime before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Unit - Name
223A - Melissa Saitta
223B - Melissa Saitta
431A - Jason Zuber
824D - Maurita Smith

23-02881 Jul 26; Aug 2, 2023

Notice of Action in Mortgage Foreclosure

Allegheny County
Court of Common Pleas
Number: GD-23-007884

Bank of New York Mellon Trust Company, N.A. as trustee for Mortgage Assets Management Series I Trust, Plaintiff v. Jeffrey Kearns, Known Surviving Heir of Carol A. Kearns, Jeremy Kearns, Known Surviving Heir of Carol A. Kearns, Justin Kearns, Known Surviving Heir of Carol A. Kearns, and Unknown Surviving Heirs of Carol A. Kearns, Defendants

TO: Unknown Surviving Heirs of Carol A. Kearns. Premises subject to foreclosure: 5706 Butler Street, Pittsburgh, Pennsylvania 15201. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service, Allegheny County Bar Association, 400 Koppers Building, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219, (412) 261-5555. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010.

23-02920 Jul 26, 2023

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