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OCTOBER 3, 2023
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CIVIL DIVISION

General Docket

Betimes Inc. vs Conti Jamie S.; GD-23-011060; MDJ Transcript; Notice of Judgment Mailed; 10140.72; Atty(s): Pro Se

Upper St. Clair Township vs Unknown Trustees of 653 Circle Drive Land Trust; GD-23-011061; Sci Fa sur Tax Lien; Certificate of Location; 2285.07; Atty(s): McCabe Michael G.

West Deer Township vs Bryar William J.; GD-23-011062; Sci Fa sur Tax Lien; Certificate of Location; 1921.55; Atty(s): McCabe Michael G.

Betimes Inc. vs Guaman Gerorio L.; GD-23-011063; MDJ Transcript; Notice of Judgment Mailed; 11733.47; Atty(s): Pro Se

Allegheny County, City of Pittsburgh, City of Pittsburgh School District vs Jackson David, Jackson Jr. Donald; GD-23-011064; Sci Fa sur Tax Lien; Certificate of Location; 19856.87; Atty(s): McCabe Michael G.

Crafton Borough vs Barton John, Barton Melinda; GD-23-011065; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3149.10; Atty(s): McCabe Michael G.

Capital One N.A. vs Voulamandis Steven J.; GD-23-011066; MDJ Transcript; Notice of Judgment Mailed; 5974.45; Atty(s): Polas Bryan J.

Crafton Borough vs Koh Myung-Hee, Yang Peter Wook; GD-23-011067; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1692.00; Atty(s): McCabe Michael G.

Capital One N.A. vs Nekos Justin E.; GD-23-011068; MDJ Transcript; Notice of Judgment Mailed; 4756.22; Atty(s): Polas Bryan J.

Crafton Borough vs Lechmanik Kathryn Mary; GD-23-011069; Sci Fa sur Tax Lien; Certificate of Location; 1312.96; Atty(s): McCabe Michael G.

Capital One Bank (USA) N.A. vs Michel Aubrie E.; GD-23-011070; MDJ Transcript; Notice of Judgment Mailed; 4389.59; Atty(s): Polas Bryan J.

JHPDE Finance I LLC vs Utter Justin S.; GD-23-011071; MDJ Transcript; Notice of Judgment Mailed; 2660.33; Atty(s): Polas Bryan J.

Pittsburgh Water & Sewer Authority, Farley Conor D. vs Miez Richard, Miez Lorraine; GD-23-011072; Municipal Lien; Municipal Lien; 1017.82; Atty(s): Moussa Monica Samir, Farley Conor D.

Capital One Bank (USA) N.A. vs Justice Michael M.; GD-23-011073; MDJ Transcript; Notice of Judgment Mailed; 1917.80; Atty(s): Polas Bryan J.

Pittsburgh Water & Sewer Authority vs Elder Franklin, Elder Linda; GD-23-011074; Municipal Lien; Municipal Lien; 394.56; Atty(s): Moussa Monica Samir, Farley Conor D.

CIVIL DIVISION

Arbitration Awards

Portfolio Recovery Associates LLC vs Priore; AR-23-001934; P-atty: Robert N. Polas, Jr.; D-atty: Frederick A. Sproull; Award for Defendant and against Plaintiff. Dated 09/26/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40174

Lobos Management vs Bogucki; LT-23-000799; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$5,308.00-\$3,688.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$1,620.00 water bill. Dated 09/28/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40180

Zubasic vs Kirk; LT-23-000811; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$1,834.00-\$1,200.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) \$634.00 sewage. Dated 09/28/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40178

LOBOS Management vs Hill; LT-23-000848; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,210.00-\$3,625.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$585.00 NSF payments. Dated 09/28/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40178

Lucas vs Aikman; LT-23-000867; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for possession. Dated 09/28/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40178

SJ Group/Lumos Management vs Branch; LT-22-000268; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$4,466.61-\$3,875.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$591.41 utilities and legal fees. Dated 09/28/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40179

ORPHANS' COURT

Petitions & Motions

Judge Lawrence J. O'Toole
Margot W. Paterson: deceased; Consent order of court for transfer of assets; Atty: G. A. Smith; 5551 of 2022.

Judge Joseph K. Williams, III
Blanche Hester: deceased; Petition to grant letters after 21 years; Atty: J. Baker; 6206 of 2023.

Ulku Camlibel: deceased; Order of court setting conference December 6, 2023 at 1:00 p.m.; Atty: P. St. Tienne Wolff; 6730 of 2016.

Marie F. Reilly: power of attorney; Order of court; Atty: B. A. Fulciniti; 6453 of 2023.

Mary G. Marci: deceased; Order of court rescheduling conference December 6, 2023 at 1:30 p.m.; Atty: A. Papa; 2116 of 2022.

Judge Michael F. Marmo
James S. Weaver, Jr.: deceased; Petition for settlement; Atty: J. C. Tetlow; 6203 of 2023.

Andrew F. Sopko: deceased; Petition for leave to settle survival action; Atty: L. E. Balzarini; 4078 of 2022.

Esther D. West: deceased; Order of court continuing status conference to December 15, 2023 at 1:30 p.m.; Atty: G. Kalmeyer; 3260 of 2022.

Guffey Irrevocable Grantor Trust: trust; Petition is withdrawn without prejudice; Atty: A. M. Kuzma; 6482 of 2023.

Jocelyn C. Lehman: trust; Order of court selecting mediator; Atty: G. P. Hunt; 6534 of 2022.

Audrey R. O'Black: deceased; Order of court scheduling status conference October 5, 2023 at 1:30 p.m.; Atty: D. A. Bellisario; 1883 of 2020.

Rinelda Susan Sopko: deceased; Order of court to have closing date; Atty: B. S. Johns; 5644 of 2015.

Judge Michael E. McCarthy
John A. Kunsak: deceased; Consent order of court; Atty: N. G. Chatha; 8005 of 2022.

Phyllis J. Serrano: deceased; Petition and order to terminate contract. Hearing November 28, 2023 at 10:00 a.m.; Atty: J. G. Arch; 7211 of 2019.

Nancy Susan Grant: deceased; Petition and order for rule to appeal. Returnable December 5, 2023. Conference December 5, 2023 at 10:00 a.m.; Atty: B. A. Fulciniti; 9197 of 2021.

Lidia Acierno: deceased; Emergency motion and order for continuance of hearing; Atty: P. A. Ellis; 1723 of 2023.

Judge Lawrence J. O'Toole
Pearl M. Poole: deceased; Order of court clearing title and all liens; Atty: P. B. Lewis; 927 of 2019.

BANKRUPTCY COURT

Western District

April Lynne Copney; ARMSTRONG-PA; 23-21946; Atty: Corey J. Sacca; Chapter: 7; Filed 09/13/2023; Judge Deller

James F. Thomas, II; WASHINGTON-PA; 23-21947; Atty: Jana S. Pail; Chapter: 13; Filed 09/13/2023; Judge Deller

Edward M. Rossetti; ALLEGHENY-PA; 23-21948; Atty: Joseph E. Fieschko, Jr.; Chapter: 13; Filed 09/13/2023; Judge Melaragno

Brian Patrick Tressler; SOMERSET-PA; 23-70315; Atty: Pro Se; Chapter: 13; Filed 09/13/2023; Judge Deller

Phyllis Ellen Agnello; CLARION-PA; 23-10470; Atty: Daniel P. Foster; Chapter: 13; Filed 09/14/2023; Judge Melaragno

Trisha Marie Baker; VENANGO-PA; 23-10471; Atty: Daniel P. Foster; Chapter: 13; Filed 09/14/2023; Judge Melaragno

Daniel J. Fenyo; CRAWFORD-PA; 23-10472; Atty: Daniel P. Foster; Chapter: 13; Filed 09/14/2023; Judge Melaragno

Tawica Rae Nicholson; ERIE-PA; 23-10473; Atty: Kenneth Steidl; Chapter: 13; Filed 09/14/2023; Judge Melaragno

Trent Allan Adams and Michelle Emily Adams; MERCER-PA; 23-10474; Atty: Daniel P. Foster; Chapter: 13; Filed 09/14/2023; Judge Melaragno

Joseph John Gibel; WASHINGTON-PA; 23-21949; Atty: David A. Rice; Chapter: 7; Filed 09/14/2023; Judge Bohm

Jonathan Bailey; FAYETTE-PA; 23-21950; Atty: Salene Mazur Kraemer, Glenn R. Bartifay; Chapter: 13; Filed 09/14/2023; Judge Melaragno

Brandon R. Hart and Brittany D. Hart; FAYETTE-PA; 23-21951; Atty: Corey J. Sacca; Chapter: 7; Filed 09/14/2023; Judge Taddonio

Michelle L. Glunt; ALLEGHENY-PA; 23-21952; Atty: Matthew M. Brennan; Chapter: 7; Filed 09/14/2023; Judge Taddonio

Dannie D. Wilson; WESTMORE-LAND-PA; 23-21953; Atty: David J. Romito; Chapter: 7; Filed 09/14/2023; Judge Taddonio

Jeffrey M. Barber and Juliane M. Barber; BUTLER-PA; 23-21954; Atty: Russell A. Burdelski; Chapter: 13; Filed 09/14/2023; Judge Bohm

Renee D. Tokar; ALLEGHENY-PA; 23-21955; Atty: Kenneth Steidl; Chapter: 13; Filed 09/14/2023; Judge Melaragno

Abraham P. Bevilacqua and Tera A. Bevilacqua; ALLEGHENY-PA; 23-21956; Atty: Amy L. Zema; Chapter: 13; Filed 09/14/2023; Judge Bohm

Kevin M. Breinig; ALLEGHENY-PA; 23-21957; Atty: David J. Romito; Chapter: 7; Filed 09/14/2023; Judge Bohm

Kate R. Knight; BUTLER-PA; 23-21958; Atty: Shawn N. Wright; Chapter: 13; Filed 09/14/2023; Judge Bohm

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Denne Samantha J. vs Commonwealth of PA Department of Transportation; GD-23-011075; Motor Vehicle Accident; Complaint; Atty(s): Chiurazzi Wayne M, Benedetti Sarah M.

Capital One Bank (USA) N.A. vs Hannan Harley J.; GD-23-011076; MDJ Transcript; MDJ Transcript of Judgment; 1930.62; Atty(s): Polas Bryan J.

Crafton Borough vs Peluso Angelo A.; GD-23-011077; Sci Fa sur Tax Lien; Certificate of Location; 1075.44; Atty(s): McCabe Michael G.

Pittsburgh Water & Sewer Authority vs Penn Ave Renaissance III LP; GD-23-011078; Municipal Lien; Municipal Lien; 1811.54; Atty(s): Moussa Monica Samir, Farley Conor D.

Crafton Borough vs Popivchak Jaimee L.; GD-23-011079; Sci Fa sur Tax Lien; Certificate of Location; 3260.25; Atty(s): McCabe Michael G.

Pittsburgh Water & Sewer Authority vs Hays Boro; GD-23-011080; Municipal Lien; Municipal Lien; 342.92; Atty(s): Moussa Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs MVHP-Revnak P LLC; GD-23-011081; Municipal Lien; Municipal Lien; 466.52; Atty(s): Moussa Monica Samir, Farley Conor D.

Crafton Borough vs Takac Gregory M; GD-23-011082; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1286.62; Atty(s): McCabe Michael G.

Capital One Bank (USA) N.A. vs Mahaffey Sherry A.; GD-23-011083; MDJ Transcript; Notice of Judgment Mailed; 4770.30; Atty(s): Polas Bryan J.

Pittsburgh Water & Sewer Authority vs Equitable Heating Co; GD-23-011084; Municipal Lien; Certificate of Location; 1840.60; Atty(s): Moussa Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Ethan Lofts LLC; GD-23-011085; Municipal Lien; Municipal Lien; 751.79; Atty(s): Moussa Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Jost Kevin; GD-23-011086; Municipal Lien; Certificate of Location; 5003.46; Atty(s): Moussa Monica Samir, Farley Conor D.

Crafton Borough vs Yalla LLC; GD-23-011087; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1549.67; Atty(s): McCabe Michael G.

Pittsburgh Water & Sewer Authority vs Brighton Row LLC; GD-23-011088; Municipal Lien; Certificate of Location; 306.97; Atty(s): Moussa Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Rogers William, Rogers Dana; GD-23-011089; Municipal Lien; Certificate of Location; 306.97; Atty(s): Moussa Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Thinnas Donald; GD-23-011090; Municipal Lien; Municipal Lien; 306.97; Atty(s): Moussa Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Kossis Paul, Kossis Miriam, Kalson Jeannette, Kalson Harry; GD-23-011091; Municipal Lien; Municipal Lien; 306.97; Atty(s): Moussa Monica Samir, Farley Conor D.

Steel Valley School District, Munhall Borough vs Salopek Jr. Anthony P, Fleming Jill S; GD-23-011092; Sci Fa sur Tax Lien; Certificate of Location; 3207.75; Atty(s): Ries Jeffrey D

Pittsburgh Water & Sewer Authority vs Abrams Family Associates; GD-23-011093; Municipal Lien; Certificate of Location; 337.69; Atty(s): Moussa Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Nothin But Juice Properties LLC; GD-23-011094; Municipal Lien; Certificate of Location; 1821.03; Atty(s): Moussa Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Scott Debra; GD-23-011095; Municipal Lien; Certificate of Location; 253.69; Atty(s): Moussa Monica Samir, Farley Conor D.

Kevan James P, Kevan Pamela W vs Kevan James M, Kevan Kelly L; GD-23-011096; Contract - Other; Praeipce for Writ of Summons; Atty(s): Kaczynski William C

Haberfield Sharon vs Thornhill Robert A., 412 Exotics LLC, Jones Ebony; GD-23-011097; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Watt Ian

Pittsburgh Water & Sewer Authority vs Pickering Richard; GD-23-011098; Municipal Lien; Certificate of Location; 422.56; Atty(s): Moussa Monica Samir, Farley Conor D.

Midland Funding LLC vs Merkel Thomas; GD-23-011099; MDJ Transcript; Notice of Judgment Mailed; 888.62; Atty(s): Cawley Jonathan Paul

Emsworth Borough vs Jacobs Lisa A.; GD-23-011100; Sci Fa sur Tax Lien; Certificate of Location; 1246.11; Atty(s): McCabe Michael G.

Midland Credit Management Inc. vs Wilson Desmond; GD-23-011101; MDJ Transcript; Notice of Judgment Mailed; 1017.88; Atty(s): Cawley Jonathan Paul

Macek Laura vs Warga Joseph; GD-23-011102; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Coppola Vincent A

Crafton Borough vs Pittinaro-Lemmon Doreen A, Sprague Jr. Ricky L; GD-23-011103; Sci Fa sur Tax Lien; Certificate of Location; 5095.61; Atty(s): McCabe Michael G.

Jefferson Capital Systems LLC vs Darien Lynnnda C; GD-23-011104; MDJ Transcript; Notice of Judgment Mailed; 2645.55; Atty(s): Polas Bryan J.

Traugott Katharine vs Rusak Jayden R, McKinney Sharon A; GD-23-011105; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Inman Christopher C., Kontos George M

Lyman A'yonna vs Khan Ahmad; GD-23-011106; MDJ Transcript; Notice of Judgment Mailed; 2492.25; Atty(s): Pro Se

North Allegheny School District vs Alvarado Jorge A, Alvarado Xochitl; GD-23-011107; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 12094.54; Atty(s): Maiello Lawrence J., Cerce Jennifer L.

Pittsburgh Water & Sewer Authority vs Navarro Corporation; GD-23-011108; Municipal Lien; Municipal Lien; 204.77; Atty(s): Moussa Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Scatena Gina, Scatena Linda M; GD-23-011110; Municipal Lien; Municipal Lien; 204.77; Atty(s): Moussa Monica Samir, Farley Conor D.

McKeesport Urban Holdings 1 LLC vs Knight Roshanda; GD-23-011112; Equity; Motion; Atty(s): Turner Denise R.

Boulassaid Jamal, Assili Amina vs Smith Patricia; GD-23-011113; Motor Vehicle Accident; Complaint; Atty(s): Reiter Marc J

Pittsburgh Water & Sewer Authority vs New Bethel Missionary Baptist Church; GD-23-011114; Municipal Lien; Certificate of Location; 204.77; Atty(s): Moussa Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Patterson Helen; GD-23-011115; Municipal Lien; Certificate of Location; 204.77; Atty(s): Moussa Monica Samir, Farley Conor D.

Duquesne Light Company vs AAE Holdings Inc.; GD-23-011116; Other Tort; Praeipce for Writ of Summons; Atty(s): Sease Connor P., Park Jennifer S.

West Mifflin Area School District, West Mifflin Borough vs Escajada Investments; GD-23-011117; Sci Fa sur Tax Lien; Certificate of Location; 23424.75; Atty(s): Ries Jeffrey D

Flynn Patricia D. vs LGAR Health & Rehabilitation Center, LGARPA Corp; GD-23-011118; Medical/Hospital Liability; Praeipce for Writ of Summons; Atty(s): Troyan Mark D, Leckenby Timothy C.

Blackburn Benjamin Ian; GD-23-011119; Miscellaneous Petition; Order of Court; Atty(s): Pro Se

Huerta Jefferson vs Rain Remodeling and Restoration Inc., Rain George, L & M Brothers Inc., Mayancela Luis, John Doe 1, John Doe 2, John Doe 3, John Doe 4, John Doe 5, John Doe 6, John Doe 7, John Doe 8, John Doe 9, John Doe 10; GD-23-011120; Other Tort; Complaint; Atty(s): Hanratty Bryan M.

Key Point Real Estate vs Cohen William, Reschke Valerie; GD-23-011121; MDJ Transcript; Notice of Judgment Mailed; 6789.35; Atty(s): Beier Maximilian F.

Hickman Joshua Anton; GD-23-011122; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Elizabeth Forward School District vs Unknown Heirs of Mary Jane Lorber deceased; GD-23-011123; Sci Fa sur Tax Lien; Certificate of Location; 4138.53; Atty(s): Maiello Lawrence J., Cerce Jennifer L.

Capital One N.A. vs Allas Sara E.; GD-23-011124; MDJ Transcript; Notice of Judgment Mailed; 2447.80; Atty(s): Polas Bryan J.

Ryan Drew, Muldrow Nicolette; GD-23-011125; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Capital One N.A. vs Drummond Nicole A.; GD-23-011126; MDJ Transcript; Notice of Judgment Mailed; 2872.13; Atty(s): Polas Bryan J.

Seltzer Amy, Ellis James, Neumann David vs Bambocci Anthony, Tarbert Christopher, Tarbert Brandienne; GD-23-011127; Petition to Confirm Arb. Award; Petition Initiating Case; Atty(s): DePaul Louis A., Betts William A

Commonwealth of PA Department of Labor & Industry vs Beta Bites LLC; GD-23-101382; Unemployment Compensation Lien; Unemployment Compensation Lien; 1421.77

Keybank NA vs Loris Annamaria; MG-23-000878; Mortgage Foreclosure; Complaint; Atty(s): Connelly Karin Baltimore

Wessex Group vs Field Roselynn O.; MG-23-000879; Mortgage Foreclosure; Complaint; Atty(s): Shnyder Jennie C.

Capital One N.A. vs Tran Khahn M.; GD-23-011128; MDJ Transcript; Notice of Judgment Mailed; 2332.37; Atty(s): Polas Bryan J.

Capital One N.A. vs Reed Michael L.; GD-23-011129; MDJ Transcript; Notice of Judgment Mailed; 4980.35; Atty(s): Polas Bryan J.

Jefferson Capital Systems LLC vs Terry Ashley; GD-23-011130; MDJ Transcript; Notice of Judgment Mailed; 2645.55; Atty(s): Polas Bryan J.

Dickson Dejuan vs Housing Authority City of Pittsburgh; GD-23-011132; Miscellaneous Notice; Petition to Proceed IFP; Atty(s): Pro Se

Steel Valley School District vs Le Dung Quoc; GD-23-011133; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 22694.07; Atty(s): Ries Jeffrey D

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

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Hilltop Housing vs Raye; LT-22-001874; P-atty: Denise R. Turner; D-atty: Eileen D. Yacknin; Award for Defendant on Plaintiff's claim for possession. Dated 09/28/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40180

Vencato Homes LLC vs Pharr; LT-23-000437; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 09/28/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$8,533.47 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 307 Cedar Drive, Moon Twp., PA 15108. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

SBDS Limited vs Velar; LT-23-000620; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 09/28/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,015.79 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1107 Franklin Ave., No. 2, Pittsburgh, PA 15221. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Kotuce vs Williams; LT-23-000634; P-atty: Pro Se; D-atty: Mary Ellen Droll; Award for Plaintiff on claims: for possession based on end of lease term and breach of lease condition, other than non-payment of rent and on Defendant's counterclaim. Award for Defendant on Plaintiff's claim for damages. Dated 09/28/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40180

Meysers Management Co. vs Crawford; LT-23-000699; P-atty: Pro Se; D-atty: Kenneth G. Scholtz; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$6,810.00-\$4,810.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$2,000.00 legal fees. Dated 09/28/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40179

TJW Realty vs Allen; LT-23-000768; P-atty: Pro Se; D-atty: Shannon Scabora; Award for Plaintiff on claim for possession based on non-payment of rent and end of lease term. Dated 09/28/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40179

Lumos Real Estate LLC, SJ Group LLC vs Hunter, et al; LT-23-000779; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff against both Defendants for damages in the amount of \$2,712.32 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/28/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40179

COURT NOTICES

Pennsylvania Supreme Court

IN RE: REACCREDITATION OF THE NATIONAL BOARD OF TRIAL ADVOCACY AS A CERTIFYING ORGANIZATION FOR CIVIL TRIAL ADVOCACY AND CRIMINAL TRIAL ADVOCACY

NO. 239 DISCIPLINARY RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 26th day of September, 2023, upon consideration of the recommendation of the Pennsylvania Bar Association Review and Certifying Board, the National Board of Trial Advocacy is hereby reaccruited as a certifying organization for civil trial advocacy and criminal trial advocacy for a period of five years, commencing June 1, 2024.

23-03839

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS Honorable Daniel D. Regan

Beginning October 3, 2023, 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:

- Tuesday, October 3, 2023 at 11:00 a.m.**
- Wednesday, November 1, 2023 at 12:00 p.m.**
- Tuesday, December 5, 2023 at 11:30 a.m.**

23-03710

Court of Common Pleas of Allegheny County

JUVENILE COURT

MOTIONS SCHEDULE October 2023

- October 2** - Judge McCrady
- October 3** - Judge McCrady
- October 4** - Judge McCrady
- October 5** - Judge McCrady
- October 6** - Judge McCrady
- October 9** - Holiday
- October 10** - Judge Spurgeon
- October 11** - Judge Spurgeon
- October 12** - Judge Spurgeon
- October 13** - Judge Spurgeon
- October 16** - Judge Middleman
- October 17** - Judge Middleman
- October 18** - Judge Middleman
- October 19** - Judge Middleman
- October 20** - Judge Middleman
- October 23** - Judge Sizemore
- October 24** - Judge Sizemore

- October 25** - Judge Sizemore
- October 26** - Judge Sizemore
- October 27** - Judge Sizemore
- October 30** - Judge Cozza
- October 31** - Judge Cozza

23-03549

Court of Common Pleas of Allegheny County

UPDATED 9/25/2023

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

October 2023

- October 2** - McCrady, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM
- October 3** - Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
- October 4** - Hens-Greco, J. in Courtroom 320 at 10:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- October 5** - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
- October 6** - No Motions
- October 9** - Court Holiday
- October 10** - Middleman, J. in Courtroom 320 at 9:30 AM and McGough, J. in Courtroom 425 at 2:00 PM
- October 11** - Wagner, J. in Courtroom 425 at 2:00 PM
- October 12** - Sizemore, J. in Courtroom 320 at 9:30 AM and Korbek, J. in Courtroom 425 at 2:00 PM
- October 13** - No Motions
- October 16** - Woodruff, J. in Courtroom 320 at 10:00 AM and Eaton, J. Emergency Only
- October 17** - Spurgeon, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
- October 18** - Cozza, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- October 19** - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
- October 20** - No Motions
- October 23** - McGough, J. in Courtroom 425 at 2:00 PM
- October 24** - Wagner, J. in Courtroom 425 at 2:00 PM
- October 25** - Korbek, J. in Courtroom 425 at 2:00 PM

- October 26** - Eaton, J. in Courtroom 425 at 2:00 PM
- October 27** - No Motions
- October 30** - McCrady, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- October 31** - Costa, 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 Korbek, 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**

23-03569

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, OCTOBER 30, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, DECEMBER 11, 2023**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
23-03547

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning October 5, 2023, 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, October 5, 2023 at 9:00 a.m.**
- Thursday, November 2, 2023 at 8:30 a.m.**
- Thursday, December 7, 2023 at 9:00 a.m.**

23-03244

Wonder if your decisions, legal advice or other professional actions are ethical?

Members can get consultation on their legal actions and potential actions through the ACBA Professional Ethics Hotline.

All calls are confidential.

See ACBA.org/OfficerAssignments for details.

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Friday
October 6, 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 Beth A. Lazzara
Courtroom 313

CR-0002034-23; Cornelius McDonald; Robbery - demand money from financial institution; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Criminal Division Allegheny County Public Defender's Office**

Arbitration
Trial List

City-County Building
Room 702
9:00 a.m.

Friday
October 6, 2023

AR-23-002267; Portfolio Recovery Associates LLC vs Scott; P-atty: **Robert N. Polas Jr.**; D-atty: **Gregory T. Artim**

AR-23-002251; Williams vs Plummer; P-atty: **Pro Se**

AR-23-002247; ODK Capital LLC vs Denton, et al; P-atty: **Andrew Loewy**

AR-23-002239; Kashuba vs Ausbrooks; P-atty: **Pro Se**; D-atty: **Pro Se**

AR-23-002228; JPMorgan Chase Bank N.A. vs Warner; P-atty: **Julie E. Goodchild**

AR-23-001943; Buckley, et al vs Winslow; P-atty: **Laura E. Balzarini**; D-atty: **Kristina E. Cahill**

AR-23-001752; Rohrich Toyota vs Denham, et al; P-atty: **Robert J. Behling**

AR-23-000729; Zmijanac, et al vs Evans Roofing and Gutters Inc.; P-atty: **Robert D. Sebastian**; D-atty: **Anthony L. Rosner**

AR-23-000561; Portfolio Recovery Associates LLC vs Vlabel; P-atty: **Robert N. Polas Jr.**; D-atty: **Travis A. Gordon**

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Pittsburgh Legal
Community

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

[ACBA.org/calendar](https://www.acba.org/calendar)

Summary
Appeals Branch

Judge Wrenna L. Watson
City-County Building
Room 821

Friday
October 6, 2023

Hearings

SA-0000939-23; Comm. of PA vs Brittany Lynne Beauford; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000940-23; Comm. of PA vs Brittany Lynne Beauford; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000834-23; Comm. of PA vs Latisha Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000836-23; Comm. of PA vs Latisha Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000936-23; Comm. of PA vs Casie Marie Donnelly; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000675-23; Comm. of PA vs Andre Montel Ellis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001590-22; Comm. of PA vs Joseph Eyerman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000922-23; Comm. of PA vs Tyaire Hawkins; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000937-23; Comm. of PA vs Calvin Joiner; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000636-23; Comm. of PA vs Madison Rose Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000921-23; Comm. of PA vs William Kushner; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000687-23; Comm. of PA vs Thomas J. Meising; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000790-23; Comm. of PA vs Endrit S. Shoshi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000934-23; Comm. of PA vs Madena J. Sims; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000944-23; Comm. of PA vs Michael Stark; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000771-23; Comm. of PA vs Ronald James Towers; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000744-23; Comm. of PA vs Joseph L. Washington III; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000941-23; Comm. of PA vs Steve E. Wright; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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:

Archbald, Jr., Robert W. a/k/a Robert W. Archbald a/k/a Robert N. Archbald a/k/a Robert W. Archbold, deceased, of Pittsburgh, PA. No. 06533 of 2023. Margaret A. Archbald, Extrx., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

23-03779 Oct 3, 10, 17, 2023

Bobula, Winifred B. a/k/a Winifred S. Bobula, deceased, of Churchill, PA. No. 06437 of 2023. Joel D. Bobula, Extrx., c/o Mary M. Halechko, Esq., Halechko Law Center, P.C., 3301 William Penn Highway, Suite 2, Pittsburgh, PA 15235.

23-01843w Oct 3, 10, 17, 2023

Carlson, Marion E. a/k/a Marion Elizabeth Carlson, deceased, of Verona, PA. No. 05858 of 2023. Christine C. Smith, Extrx., 45 Vantage Drive, Orangeville, PA 17859 or to David C. James, Esq., Harding, Hill & Turowski, LLP, 38 West Third Street, Bloomsburg, PA 17815.

23-03789 Oct 3, 10, 17, 2023

Carr, Joan M. a/k/a Joan Carr, deceased, of Penn Hills, PA. No. 06562 of 2023. John R. Halloran, Admr., 105 Brandywine Drive, Irwin, PA 15642 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.

23-03797 Oct 3, 10, 17, 2023

Dudash, Leonarda, deceased, of Coraopolis, PA. No. 6679 of 2023. Nicholas L. Dudash, Extrx., 10 Schuler Lane,

Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01841w Oct 3, 10, 17, 2023

Hornok, Emery J. von Baron a/k/a Emery J. Hornok, deceased, of Natrona Heights, PA. No. 6383 of 2023. Sherry Lynn Vassilaros, Extrx., 1372 Silk Oak Drive, Hollywood, FL 33021 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

23-03795 Oct 3, 10, 17, 2023

Kane, James N., deceased, of Scott Township, PA. No. 02314 of 2023. Jay P. Kane, Extrx., 196 Bryna Lane, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-03783 Oct 3, 10, 17, 2023

Kiefer, Richard M. a/k/a Richard Michael Kiefer, deceased, of Pittsburgh, PA. No. 03864 of 2023. Timothy Michael Kiefer, Extrx., 1029 Rue Grand Vue Street, Pittsburgh, PA 15220 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

23-03794 Oct 3, 10, 17, 2023

Kolupajlo, Cynthia I., deceased, of Shaler Township, PA. No. 6033 of 2022. Shannon Kolupajlo, Extrx., 10040 Grubbs Road, Wexford, PA 15090 or to Dorothy J. Petrancosta, Esq., P.O. Box 423, Glenshaw, PA 15116.

23-01838w Oct 3, 10, 17, 2023

Luck, Jr., John L., deceased, of Bridgeville, PA. No. 05884 of 2023. Angela Vogel, Admr., 23 Hahn Road West, Canonsburg, PA 15317 or to John M. Smith, Esq., Smith Butz, LLC, 125 Technology Dr., Petrance, Esq., P.O. Box 423, Glenshaw, PA 15116.

23-03792 Oct 3, 10, 17, 2023

Lynch, Marion T., deceased, of Pittsburgh, PA. No. 06685 of 2023. Kevin Lynch, Extrx., P.O. Box 637, Ligonier, PA 15658 or to R. Douglas deNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

23-01837w Oct 3, 10, 17, 2023

Mroch, Jr., Raymond J., deceased, of Ross Township, PA. No. 06112 of 2023. Angela P. Comas, Admr., 139 Meadow Drive, Bridgeville, PA 15017 or to Mark Stadler, Esq., Burns White LLC, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.

23-03793 Oct 3, 10, 17, 2023

Podolak, David A., deceased, of Turtle Creek, PA. No. 04326 of 2023. Edwin

Notice to the Members of the
ALLEGHENY COUNTY BAR ASSOCIATIONRequest for letters of interest to serve on the
Neighborhood Legal Services Board of Directors

The Allegheny County Bar Association is accepting letters of interest from members of the Bar Association who are interested in serving on the Neighborhood Legal Services (NLS) Board of Directors. The NLS Board meets a minimum of six times per year. Meetings begin at 4:00 p.m. and are held virtually or at the NLS Offices located on Penn Ave., Pittsburgh, Pa.

There is one (1) position available for appointment by the Board of Governors of the ACBA. The term is for 8 months. The successful appointee will be eligible for re-appointment for a full three (3) year term as of June 30, 2024.

Interested Bar Association members are asked to email a letter of interest along with a resume to David A. Blaner, ACBA Executive Director at dblaner@acba.org by Friday, October 27, 2023.

Podolak, Admr., 5277 Ranchview Drive, Pittsburgh, PA 15236 or to David McGowan, Esq., The McGowan Law Firm LLC, BYN Mellon Bank Building, 500 Grant Street, Suite 2900, Pittsburgh, PA 15219.
23-01840w Oct 3, 10, 17, 2023

Rauber, Patricia A., deceased, of Pittsburgh, PA. No. 06474 of 2023. Michael A. Rauber, Extr., 3303 Elma Street, Pittsburgh, PA 15227 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.
23-03778 Oct 3, 10, 17, 2023

Robertson, Norman, deceased, of Plum Borough, PA. No. 6496 of 2023. Meg L. Burkardt, Extr. and Atty., Meg L. Burkardt, Esq., GBR Law, 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
23-03796 Oct 3, 10, 17, 2023

Schultz, Bernard a/k/a Bernard V. Schultz, deceased, of Collier Township, PA. No. 06116 of 2023. Rose Marie Schultz, Extr., 200 Railroad Avenue, Apt. #110, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
23-03782 Oct 3, 10, 17, 2023

Sedory, Laverne J. a/k/a Laverne Jean Sedory, deceased, of Swissvale, PA. No. 06313 of 2023. Richard Thomas Sedory, Extr., 8907 Abrell Walk Court, Charlotte, NC 28226 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.
23-03787 Oct 3, 10, 17, 2023

Sholder, Judith Ann, deceased, of Chalfant, PA. No. 06318 of 2023. Brianna Harshberger, Admr., 319 Homer Drive,

Turtle Creek, PA 15145 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.
23-03780 Oct 3, 10, 17, 2023

Slinsky, Patricia A. a/k/a Patricia Ann Slinsky, deceased, of Dravosburg, PA. No. 06460 of 2023. Gary A. Slinsky, Admr. c.t.a., 142 North Clay St., Dravosburg, PA 15034 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.
23-03781 Oct 3, 10, 17, 2023

Thompson, Andrew, deceased, of Pittsburgh, PA. No. 06680 of 2023. Andrew A. Thompson, Extr., 1904 St. Ives, Pittsburgh, PA 15212 or to Beth Tarasi, Esq., Tarasi & Tarasi P.C., 510 3rd Avenue, Pittsburgh, PA 15219.
23-01836w Oct 3, 10, 17, 2023

Watt, Charles W., deceased, of Pittsburgh, PA. No. 06691 of 2023. John Schwartzmiller, Extr., 2201 Benson Avenue, Pittsburgh, PA 15216 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
23-01842w Oct 3, 10, 17, 2023

Anthos, Margaret, deceased, of Allison Park, PA. No. 5447 of 2023. Harry Anthos, Extr., 100 Santa Rita Lane, Butler, PA 16001 or to Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317.
23-03655 Sep 26; Oct 3, 10, 2023

Archev, Mary Frances, deceased, of Pleasant Hills, PA. No. 6098 of 2023. Rickey L. Archev, Admr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.
23-03668 Sep 26; Oct 3, 10, 2023

Astfalk, Mary Ann a/k/a Mary Ann Yurchak, deceased, of Carnegie, PA. No. 03092 of 2023. Stacey Astfalk, Co-Extr. and Rae Ann Shah, Co-Extr., 1154 Murray Hill Ave., Pittsburgh, PA 15217.
23-03657 Sep 26; Oct 3, 10, 2023

Baker, James W., deceased, of Penn Hills, PA. No. 04916 of 2023. Terri L. Baker, Admr., 617 Springdale Dr., Penn Hills, PA 15235 or to Daniel Joseph, Esq., George & Joseph, 2300 Freeport Rd., Suite 10, New Kensington, PA 15068.
23-03651 Sep 26; Oct 3, 10, 2023

Beccari, Louis Gary, deceased, of Pittsburgh, PA. No. 6174 of 2023. Susan Wood, Extr., 104 Penbryn Road, Pittsburgh, PA 15237 or to John A. Halley, Esq., 9380 McKnight Road, Suite 106, Pittsburgh, PA 15237.
23-03650 Sep 26; Oct 3, 10, 2023

Burg, Ruth, deceased, of Pittsburgh, PA. No. 06231 of 2023. Silvia Chakany, Admr., 1641 Pinehurst Court, Pittsburgh, PA 15237 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.
23-03660 Sep 26; Oct 3, 10, 2023

Dschuhan, Val Walter a/k/a Val W. Dschuhan a/k/a Val Dschuhan, deceased, of Leetsdale Borough, PA. No. 03824 of 2023. William T. Bohatch, Admr., c/o Steven Kochezat, Esq., 763 Merchant St., Ambridge, PA 15003.
23-03652 Sep 26; Oct 3, 10, 2023

Dunlap, Anna N., deceased, of Pittsburgh, PA. No. 05654 of 2023. Timothy M. Dunlap, Extr., 12 Grandview Circle, Canonsburg, PA 15317 or to Benjamin M. Cox, Esq., and William J. Yaeger, Jr., Esq., Herndon, Morton, Herndon & Yaeger, 83 Edgington Lane, Wheeling, WV 26003.
23-01795w Sep 26; Oct 3, 10, 2023

Fammartino, Louis Keith, deceased, of Pittsburgh, PA. No. 07924 of 2021. Warner Mariani, Admr., Poerio & Walter, Inc., 411 Seventh Avenue, Suite 1400, Pittsburgh, PA 15219.
23-01798w Sep 26; Oct 3, 10, 2023

Fanzo, Virginia R. a/k/a Virginia Rose Fanzo, deceased, of Penn Hills, PA. No. 06365 of 2023. Anthony E. Fanzo, Jr., Extr., 473 N. De Gaulle Court, Aurora, CO 80018 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
23-03648 Sep 26; Oct 3, 10, 2023

Greene, Dawn L., deceased, of Pittsburgh, PA. No. 04022 of 2022. Jennifer Greene f/k/a Jennifer Popovich, Admr., c/o James M. Herb, Esq., Herb & Winters Law, 464 Perry Hwy., Pittsburgh, PA 15229.
23-03663 Sep 26; Oct 3, 10, 2023

Havrilla, Ruth M., deceased, of Hampton Twp., PA. No. 6401 of 2023. William J. Havrilla, Admr., 4112 Buckboard Trail, Allison Park, PA 15101 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044.
23-03664 Sep 26; Oct 3, 10, 2023

Kerr, Donna Lee a/k/a Donna L. Kerr, deceased, of Baldwin, PA. No. 5597 of 2023. Alaina M. Winters, Admr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.
23-03666 Sep 26; Oct 3, 10, 2023

Kolb, Frederick, deceased, of Pittsburgh, PA. No. 04322 of 2023. Jena Kolb, Extr., c/o Shawn N. Wright, Esq., Law Office of Shawn N. Wright, 7240 McKnight Rd., Pittsburgh, PA 15237.
23-01799w Sep 26; Oct 3, 10, 2023

Kownacki, Mary Ann, deceased, of Scott Township, PA. No. 05806 of 2023. Karen A. Kownacki, Admr., 319 Cedar Ridge Dr., Apt. 305, Pittsburgh, PA 15205 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
23-03665 Sep 26; Oct 3, 10, 2023

Muckian, Raymond P., deceased, of Carnegie, PA. No. 06417 of 2023. Diane Arcoletti, Extr., 3 Old Farm Road, Carnegie, PA 15106 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.
23-03653 Sep 26; Oct 3, 10, 2023

Nadik, Gertrude Laura a/k/a Gertrude Nadik, deceased, of North Fayette Township, PA. No. 05963 of 2023. Raymond Nadik, Extr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.
23-03647 Sep 26; Oct 3, 10, 2023

Remele, Carl Patrick, deceased, of Pittsburgh, PA. No. 06503 of 2023. Margaret A. Remele Erwine, Co-Extr., 127 Rebecca Drive, Pittsburgh, PA 15237 and Edith Beth Grill, Co-Extr., 1325 Orchlee Street, Pittsburgh, PA 15212 or to Sean J. Carmody, Esq., Carmody & Ging, LLC, 801 Vinal Street, 3rd Floor, Pittsburgh, PA 15212.
23-01797w Sep 26; Oct 3, 10, 2023

Rieber, Carol A., deceased, of Upper St. Clair, PA. No. 06089 of 2023. Keith J. DiGiorno, Extr., 4041 Sir James Drive, McDonald, PA 15057 or to John M. Smith, Esq., Smith Butz, LLC, 125 Technology Dr., Ste. 202, Bailey Center I, Southpointe, Canonsburg, PA 15317.
23-03646 Sep 26; Oct 3, 10, 2023

Rock, Cecilia M., deceased, of McCandless Township, PA. No. 06378 of 2023. Maryann B. Reed, Extr., 9572 Toft Court, Pittsburgh, PA 15237 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.
23-03654 Sep 26; Oct 3, 10, 2023

Rush, Thomas W., deceased, of Verona, PA. No. 6255 of 2023. Sally A. Esposito, Extr., 2532 Sir Tristram Lane, Lewisville, TX 75056 or to Meg L. Burkardt, Esq., GBR Law, 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
23-03672 Sep 26; Oct 3, 10, 2023

Santoro, Margaret a/k/a Margarette Inez Santoro, deceased, of Pleasant Hills, PA. No. 6009 of 2023. Lawrence C. Bigante, Admr., c/o Briana C. Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.
23-03667 Sep 26; Oct 3, 10, 2023

Scates, Carol E., deceased, of Pittsburgh, PA. No. 06022 of 2023. Stephanie Scates, Admr., c/o Elizabeth A. Beroes, Esq., Beroes Law Center, P.C., 4054 Penn Ave., Pittsburgh, PA 15224.
23-03673 Sep 26; Oct 3, 10, 2023

Schomburger, Josephine D., deceased, of McCandless, PA. No. 6416 of 2023. Heather A. Cipriani, Co-Admr. and Hope A. Schomburger, Co-Admr., 9134 Lancelot Drive, Pittsburgh, PA 15237 or to Aleksandra J. Kocelko, Esq., 454 Perry Highway, West View, PA 15229.
23-03671 Sep 26; Oct 3, 10, 2023

Schwerin, Robert M., deceased, of Monroeville, PA. No. 06409 of 2023. Kenneth R. Mrazik, Co-Extr. and Elizabeth A. Mrazik, Co-Extr., 142 McKenzie Drive, Pittsburgh, PA 15235 or to Louis C. Blauth, Jr., Esq., 304 Ross Street, Suite 703, Pittsburgh, PA 15219.
23-03649 Sep 26; Oct 3, 10, 2023

Baker, Margaret W. a/k/a Margaret Waddell Baker, deceased, of Richland

OFFICE OF THE CIRCUIT EXECUTIVE
United States Third Circuit

601 Market Street
22409 United States Courthouse
Philadelphia, Pennsylvania 19106-1790
Margaret A. Wiegand
Circuit Executive
Tel: (215) 597-0718
Fax: (215) 597-8656

VACANCY ANNOUNCEMENT
FEDERAL PUBLIC DEFENDER
IN THE WESTERN DISTRICT OF PENNSYLVANIA

Chief Judge Michael A. Chagares of the United States Court of Appeals for the Third Circuit announces the application process for the Federal Public Defender in the Western District of Pennsylvania.

Qualifications for the Position of Federal Public Defender

An applicant should have the following qualifications:

- (1) a member in good standing in the bar of each state in which the candidate is admitted to practice;
- (2) a minimum of five years criminal practice experience, preferably with significant federal criminal trial experience, which demonstrates an ability to provide zealous representation of consistently high quality to criminal defendants;
- (3) the ability to effectively administer the office;
- (4) a reputation for integrity; and
- (5) a commitment to the representation of those unable to afford counsel.

Qualified candidates will be considered equally and without regard to race, sex, religious affiliation, national origin, age or disability.

Federal Public Defenders may not engage in the private practice of law and are subject to full background investigations and to judiciary financial disclosure requirements.

Term and Salary

A Federal Public Defender is appointed to a four-year term pursuant to 18 U.S.C. § 3006A, and compensation is currently set at \$183,500 per annum. The position will be available after June 28, 2024.

To Apply

The application process is entirely automated. **No paper applications will be accepted.** Applications must be submitted electronically by **12:00 noon, Eastern Standard Time, October 20, 2023.** To apply, go to www.ca3.uscourts.gov for more information or call the Circuit Executive's Office at 215-597-0718.

Interviews

To the extent that the Selection Committee determines them to be necessary, interviews of candidates will be held (location and date to be determined). Final interviews will be with the Court of Appeals in Philadelphia (date to be determined).

Deadline

All applications are to be received by **12:00 noon, Eastern Standard Time, October 20, 2023.**

Township, PA. No. 03681 of 2023. Amanda McBride, Admrx. c.t.a., c/o Brian F. Levine, Esq., Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101.

23-03593 Sep 19, 26; Oct 3, 2023

Berkovitz, Jack, deceased, of Pittsburgh, PA. No. 06418 of 2023. Darlene R. Berkovitz, Extr., 166 North Drive, Pittsburgh, PA 15238 or to Mitchell J. Moximchalk, Esq., K&L Gates, LLP, K&L Gates Center, 210 Sixth Avenue, Pittsburgh, PA 15222.

23-01753w Sep 19, 26; Oct 3, 2023

Fontanese, Catherine Lorraine, deceased, of Clairton, PA. No. 05066 of 2023. Donna J. Fontanese, Extr., 48 Cinnamon Creek, Boerne, TX 78006 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.

23-03582 Sep 19, 26; Oct 3, 2023

Fulmer, Harold L., deceased, of Aleppo, PA. No. 05202 of 2023. Harry L. Stephens, Admr., 1012 N. Arroyo Street, Ridgecrest, CA 93555 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

23-03597 Sep 19, 26; Oct 3, 2023

Kraer, Blase, deceased, of Pittsburgh, PA. No. 05331 of 2023. Dale Kraer, Extr., 1601 Oak Avenue Ext., Turtle Creek, PA 15145 or to John D. Finnegan, Esq., Bresnahan Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.

23-03588 Sep 19, 26; Oct 3, 2023

Kraer, Cindy Lou, deceased, of Pittsburgh, PA. No. 05802 of 2023. Dale Kraer, Extr., 1601 Oak Avenue Ext., Turtle Creek, PA 15145 or to John D. Finnegan, Esq., Bresnahan Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.

23-03587 Sep 19, 26; Oct 3, 2023

Matrasica, Thomas M., deceased, of Pittsburgh, PA. No. 06273 of 2023. Bethany Stewart, Extr., 3477 South Park Road, Bethel Park, PA 15102 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

23-03586 Sep 19, 26; Oct 3, 2023

Mazzocco, Ann M. a/k/a Ann Mary Mazzocco, deceased, of Pittsburgh, PA. No. 03117 of 2015. Harry Mazzocco, Jr., Admr., 2626 Pioneer Avenue, Pittsburgh, PA 15226 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

23-03580 Sep 19, 26; Oct 3, 2023

Novak, Sean, deceased, of New Kensington, PA. No. 05542 of 2023. Joseph Luke Novak, Extr., 401 Barking Rd., New Kensington, PA 15068 or to Raymond W. Bitar, Sr., Esq., Bitar Law Firm PLLC, Feldarelli Square, 2300 Freepport Rd., Ste. 10, New Kensington, PA 15068.

23-03584 Sep 19, 26; Oct 3, 2023

Peretic, Janet M., deceased, of North Braddock, PA. No. 06215 of 2023. Teresa Ann Cronin, Extr., 746 Pine Valley Drive, Pittsburgh, PA 15239 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

23-03579 Sep 19, 26; Oct 3, 2023

Platt, Sr., Raymond J. a/k/a Raymond J. Platt a/k/a Raymond James Platt, Sr., deceased, of Ross Township, PA. No. 05526 of 2023. Thomas Platt, Extr., c/o James M. Herb, Esq., Herb & Winters Law, 464 Perry Hwy., Pittsburgh, PA 15229.

23-03581 Sep 19, 26; Oct 3, 2023

Reed, Mildred J., deceased, of Pittsburgh, PA. No. 01827 of 2023. Dennis W. Reed, Extr., c/o Thomas M. Junker, Esq., Bucey &

Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.

23-01750w Sep 19, 26; Oct 3, 2023

Schipani, Victoria P., deceased, of Moon Township, PA. No. 2544 of 2022. Patrick L. Schipani, Extr., 2516 Minton Drive, Coraopolis, PA 15108 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.

23-01751w Sep 19, 26; Oct 3, 2023

Stout, Leonora M., deceased, of Pittsburgh, PA. No. 06124 of 2023. Debra F. Fynch, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

23-03585 Sep 19, 26; Oct 3, 2023

Washabaugh, Frank L., deceased, of Findlay Township, PA. No. 06205 of 2023. Marlene F. Washabaugh, Extr., c/o Jeffrey R. Hunt, Esq., Goehring, Rutter & Boehm, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219.

23-03595 Sep 19, 26; Oct 3, 2023

Wozniak, Edward Mitchell a/k/a Edward M. Wozniak, deceased, of White Oak, PA. No. 06142 of 2023. Susan M. Wozniak, Co-Extr., 9461 Pembroke Circle, North Huntingdon, PA 15642 and Maria Alexandra Wozniak, Co-Extr., 2201 Pleasant Drive, White Oak, PA 15131 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

23-03583 Sep 19, 26; Oct 3, 2023

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
GD-23-010844

Rhonda J. Sudina and Cheryl D. Pierce, Plaintiffs vs The Township of Pine, Wyble Grubbs (Deceased), All Known Heirs Of Wyble Grubbs (Deceased), All Unknown Heirs Wyble Grubbs (Deceased), And All Claiming Right, Title Or Interest From Or Under Wyble Grubbs (Deceased), Defendants.

Quiet Title Action regarding that certain parcel of real property situated in Pine Township, Allegheny County, Pennsylvania, having an address of 390 McKinney Road, Wexford, PA 15090, and being known as Allegheny County Parcel ID No. 1349-H-6.

To: Defendants Wyble Grubbs (Deceased), All Known Heirs of Wyble Grubbs (Deceased), All Unknown Heirs of Wyble Grubbs (Deceased), and All Claiming Right, Title or Interest From or Under Wyble Grubbs (Deceased):

NOTICE

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and filing your defenses or objections in writing with this 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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building
436 7th Avenue, 4th Floor
Pittsburgh PA 15219
Telephone: (412) 261-5555

Plaintiffs' Attorney: Frank Kosir, Jr., Meyer Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222, 412-456-2825.

23-03821 Oct 3, 2023

Articles of Incorporation Nonprofit Corporation

Mindi M. Albert, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on June 26, 2023, with respect to a nonprofit corporation, Strickland Global Leadership Institute, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-03819 Oct 3, 2023

Articles of Incorporation Professional Corporation

Jessica A. Ellel, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Ethereal Skin Medical Spa, P.C.

23-03788 Oct 3, 2023

Fictitious Name Registration

Jacqueline McBride, Esq., Yukevich Marchetti Fischer & Zangrilli, P.C., 200 First Avenue, Suite 100, Pittsburgh, PA 15222. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Forward Shady Apartments, with its principal office or place of business at 5841 Forward Avenue, Pittsburgh, PA 15217. The names and addresses of all persons who are parties to the registration are: Forward Housing Corporation, 5841 Forward Avenue, Pittsburgh, PA 15217.

23-01839w Oct 3, 2023

Notice of Revocable Trust Pursuant to 20 Pa.C.S. § 7755(c)

Notice is hereby given of the administration of the Sheatsley Family Revocable Living Trust dated June 11, 2002, as amended April 16, 2020, and as amended October 13, 2022. Larry L. Sheatsley, grantor of the trust, of the Municipality of Bethel Park, County of Allegheny, Commonwealth of Pennsylvania, died August 6, 2023. All persons having claims against Larry L. Sheatsley are requested to make known the same to the trustee or attorney named below. All persons indebted to Larry L. Sheatsley are requested to make payment without delay to the trustee or attorney named.

Mark A. Sheatsley, Trustee
2666 Bethel Crest Drive
Bethel Park, PA 15102

or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, Attys., 2212 Murray Avenue, Pittsburgh, PA 15217.

23-03790 Oct 3, 10, 17, 2023

Notice

To: Cheyanne Jamille Bronzell
Premier Auto Body, LLC., has filed a Petition to obtain a Certificate of Title to an Abandoned Motor Vehicle to wit a 2015 Nissan Sentra, VIN number 3N1AB7AP7FY376229, left by you at their

place of business. If you wish to defend this action against you, you must file an answer, at the Allegheny County Court of Common Pleas, within 20-days of this notice. If you fail to file an answer a default judgment will be filed against you in this matter. A copy of the Petition is filed at GD-22-012837 in the Allegheny County Court of Common Pleas.

23-03820 Oct 3, 2023

Trust Notice

Patricia A. Misklow, Deceased, of McKees Rocks, Allegheny County, Pennsylvania, died April 16, 2023.

Prior to her death, she established the Patricia A. Misklow Irrevocable Trust dated February 4, 2000 as amended on January 10, 2002, October 4, 2004 and October 7, 2010 appointing Daniel A. Carlins as Trustee.

No personal representative has been appointed. Notice is hereby given to all persons indebted to the Patricia A. Misklow Irrevocable Trust dated February 4, 2000 as amended on January 10, 2002, October 4, 2004 and October 7, 2010 to make immediate payment and to those having claims against it to present them to:

Daniel A. Carlins, Trustee of the Patricia A. Misklow Irrevocable Trust dated February 4, 2000 as amended on January 10, 2002, October 4, 2004 and October 7, 2010 in c/o James R. Baker, Esquire, Sikov and Love, P.A., 310 Grant Street, Suite 1110, Pittsburgh, PA 15219.

23-03596 Sep 19, 26; Oct 3, 2023

Voluntary Dissolution Business Corporation

James Sanders, Esq., 96 S. George Street, Suite 520, York, PA 17401. Notice is hereby given by Mackin Home Care, 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.

23-03798 Oct 3, 10, 2023

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Employment

FEDERAL PUBLIC DEFENDER VACANCY—WESTERN DISTRICT OF PENNSYLVANIA. Refer to www.ca3.uscourts.gov for detailed announcement. Due date: Noon (EST), October 20, 2023.