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FEBRUARY 9, 2023

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CIVIL DIVISION

General Docket

Midland Credit Management Inc. vs Pompey Gayetta; GD-23-001214; MDJ Transcript; Notice of Judgment Mailed; 1917.39; Atty(s): Shean Dennis E

Midland Credit Management Inc. vs Windgassen Warren; GD-23-001215; MDJ Transcript; Notice of Judgment Mailed; 2031.41; Atty(s): Shean Dennis E

Sewickley Heights Manor Homes Association vs Kasperik Kathleen A.; GD-23-001216; MDJ Transcript; Notice of Judgment Mailed; 4749.06; Atty(s): Rothery Brandon B

Midland Credit Management Inc. vs Sanders Toya; GD-23-001217; MDJ Transcript; Notice of Judgment Mailed; 1476.18; Atty(s): Shean Dennis E

Midland Credit Management Inc. vs Walkowski Daniel Ray; GD-23-001218; MDJ Transcript; Notice of Judgment Mailed; 2541.46; Atty(s): Shean Dennis E

American Express National Bank vs Jones Wakike; GD-23-001219; MDJ Transcript; Notice of Judgment Mailed; 7229.37; Atty(s): Felzer Jordan W.

Pittsburgh Water & Sewer Authority vs Conrail (Main Line Conemaugh); GD-23-001220; Municipal Lien; Municipal Lien; 352.96; Atty(s): Moussa Monica Samir

Capital One Bank USA N.A. vs Hoffman Daniel; GD-23-001221; MDJ Transcript; Notice of Judgment Mailed; 7676.34; Atty(s): Baroska III Robert L.

Pittsburgh Water & Sewer Authority vs PGH Western RR Company; GD-23-001222; Municipal Lien; Municipal Lien; 415.36; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs Conrail; GD-23-001223; Municipal Lien; Municipal Lien; 464.24; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs Pittsburgh -SSW1 Note Owner LLC; GD-23-001224; Municipal Lien; Municipal Lien; 1246.20; Atty(s): Moussa Monica Samir

Fignar Carmella vs Pennsylvania CVS Pharmacy LLC, Just Valley Real Estate LLC; GD-23-001231; Against Property Owner; Complaint; 100000.00; Atty(s): Porta-Clark Cynthia M.

Allegheny County vs Berry Tamika; GD-23-001232; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1451.86; Atty(s): McCabe Michael G.

Allegheny County vs Knapp Helena C; GD-23-001233; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1198.53; Atty(s): McCabe Michael G.

Allegheny County vs South Hills Home Solutions LLC; GD-23-001234; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2943.13; Atty(s): McCabe Michael G.

CIVIL DIVISION

Arbitration Awards

Mazzant, Jr., et al vs Ford Motor Company; AR-22-002775; P-atty: Robert A. Rapkin; D-atty: Rachel Monaghan; Award for Plaintiffs and against Defendant in the amount of \$4,155.00. Award for Plaintiff and against Defendant in the amount of \$2,500.00 for attorney fees. Dated 02/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39911

Depp vs Kirby, et al; AR-22-003293; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant, in the amount of \$1,141.26. Dated 02/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39911A

Guy vs Rossini, et al; AR-22-003368; P-atty: Pro Se; D-atty: E. Vernon Parkinson; Award for Defendant and against the Plaintiff. Dated 02/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39910

Piole vs The Home Depot Inc.; AR-22-004085; P-atty: Pro Se; Award for Defendants and against the Plaintiff. Dated 02/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39910

Perez vs Zarate; AR-22-004094; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$ 6,500.00. Dated 02/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39911

LCS Capital LLC vs Wargo, et al; AR-22-004259; P-atty: Nicholas J. Raker; D-atty: Gregory T. Artim; Award for Defendants (both) and against the Plaintiff. Dated 02/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39910

Discover Bank vs Johnson; AR-22-004264; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded the sum of \$5,262.01. The Defendant failed to appear at 10:31 a.m. Dated 02/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39910

Keefer vs Cartwrights Heating & Cooling LLC; AR-21-003120; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 02/06/2023. And Now, this 6th day of February 2023, a verdict is entered in favor of plaintiff and against defendant(s) in the amount of \$8336.25 plus costs. Defendant(s) not appearing pursuant to Pa.R.C.P. 1303. McVay, J. As Per rule 236 Notice, copies sent to all parties on MM/DD/YYYY.

ORPHANS' COURT

Petitions & Motions

Judge Michael E. McCarthy
James R. Klein: deceased; Order of court. Citation returnable February 28, 2023. Conference February 28, 2023 at 11:00 a.m.; Atty: D. Seibel; 6842 of 2020.

Jerome M. Kwalick: deceased; Petition and order for waiver of additional bond; Atty: J. M. Kulik; 7345 of 2021.

Kathleen Hovey: deceased; Petition and order to unfreeze bank account; Atty: G. M. Zyra; 4962 of 2022.

Mary E. Carney: deceased; Consent motion and order to set aside citation; Atty: M. R. Potochny; 5494 of 2022.

Judge Lawrence J. O'Toole
Caleem Jabbour: deceased; Order of court. Hearing rescheduled to March 9 and 10, 2023 at 10:00 a.m.; Atty: S. A. Hall, W. R. Pelger, C. Seldon; 1692 of 2015.

Charles H. Booth: deceased; Petition and order to appeal Dept. of Revenue Board of Appeals. Rule returnable March 10, 2023. Conference March 10, 2023 at 10:00 a.m.; Atty: G. J. Baurnes, P. R. Giba; 7406 of 2018.

Leddie Claire Emery: deceased; Order of court. Argument February 28, 2023 at 11:00 a.m.; Atty: B. Johns, R. A. Bowman, Pro Se; 4237 of 2018.

Egypt White: deceased; Amended order of court; Atty: S. Thomas; 6160 of 2020.

Bradshaw III Trust: trust; Order of court. Hearing February 13, 2023 at 11:00 a.m.; Atty: T. B. Earhart, M. F. Sylvania; 5095 of 2022.

Ranjana Roy: trust; Order of court. Conference April 28, 2023 at 10:00 a.m.; Atty: H. F. Kunselman, J. F. Meck; 8031 of 2022.

J. Dennis Ryan: deceased; Consent order to continue. Hearing continued to April 27, 2023 at 10:00 a.m.; Atty: B. B. McMorrow, R. Rarie; 1648 of 2021; 7089 of 2021.

Patricia Ann Rocco: deceased; Emergency motion and order to compel and sanction; Atty: M. J. Corsetti; 6963 of 2021.

Andrew Vidra: deceased; Petition and order for small estate; Atty: Pro Se; 8788 of 2021.

Dale F. Sullivan: deceased; Petition and order for small estate not filed; Atty: K. D. Schneider; 4710 of 2021.

Shayne E. Strader: deceased; Order of court; Atty: T. J. Dempsey Jr., Pro Se; 4012 of 2022.

Jacqueline H. Winowich: deceased; Petition and order for citation. Returnable March 1, 2023. Conference March 1, 2023 at 10:00 a.m.; Atty: C. J. Avalli; 4491 of 2021.

BANKRUPTCY COURT

Eastern District

Clervens B. Noel and Marie B. Noel; BERKS-PA; 23-10257; Atty: David S. Gellert; Chapter: 13; Filed 01/27/2023; Judge Mayer

Vincent Matthew Purdy; BERKS-PA; 23-10258; Atty: Joseph L. Quinn; Chapter: 7; Filed 01/27/2023; Judge Mayer

Petru A. Ursoi; BERKS-PA; 23-10259; Atty: Joseph L. Quinn; Chapter: 7; Filed 01/27/2023; Judge Mayer

Donald Washington; NORTHAMPTON-PA; 23-10260; Atty: Paul H. Young; Chapter: 13; Filed 01/27/2023; Judge Mayer

Stephanie Marie Kaas; BERKS-PA; 23-10261; Atty: Joseph L. Quinn; Chapter: 13; Filed 01/27/2023; Judge Mayer

Valerie Garcia; LANCASTER-PA; 23-10262; Atty: Alaine V. Grbach; Chapter: 7; Filed 01/28/2023; Judge Mayer

ABC Capital Realty LLC; PHILADELPHIA-PA; 23-10263; Atty: Paul S. Peters, III; Chapter: 7; Filed 01/29/2023; Judge Frank

Gregory M. Zeok; JEFFERSON-PA; 23-10032; Atty: Kenneth P. Seitz; Chapter: 13; Filed 01/23/2023; Judge Taddonio

Marilyn Lotito; JEFFERSON-PA; 23-10033; Atty: Paul W. McElrath, Jr.; Chapter: 13; Filed 01/23/2023; Judge Taddonio

Stephanie L. Kent; ERIE-PA; 23-10034; Atty: Kenneth Steidl; Chapter: 7; Filed 01/23/2023; Judge Bohm

Alyssa M. Fazzini; WASHINGTON-PA; 23-20125; Atty: Bryan P. Keenan; Chapter: 7; Filed 01/23/2023; Judge Taddonio

Toya I. Worthy; ALLEGHENY-PA; 23-20126; Atty: Kenneth Steidl; Chapter: 13; Filed 01/23/2023; Judge Bohm

Adam D. Clymer; FAYETTE-PA; 23-20127; Atty: Daniel R. White; Chapter: 13; Filed 01/23/2023; Judge Deller

Erwin R. Harris and Angela Burke Harris; ALLEGHENY-PA; 23-20128; Atty: Francis E. Corbett; Chapter: 7; Filed 01/23/2023; Judge Bohm

Tanner W. DeRosa; FAYETTE-PA; 23-20129; Atty: Sarah Elizabeth Connelly; Chapter: 7; Filed 01/23/2023; Judge Taddonio

Barbara C. Lindner; ALLEGHENY-PA; 23-20130; Atty: Kenneth Steidl; Chapter: 13; Filed 01/23/2023; Judge Deller

Marlene Johnson; BEAVER-PA; 23-20131; Atty: Paula J. Cialella; Chapter: 7; Filed 01/23/2023; Judge Taddonio

Ashley M. DeHappart; WESTMORELAND-PA; 23-20132; Atty: Kenneth Steidl; Chapter: 7; Filed 01/23/2023; Judge Taddonio

Kathleen Jordan; ALLEGHENY-PA; 23-20133; Atty: David J. Romito; Chapter: 7; Filed 01/23/2023; Judge Taddonio

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CIVIL DIVISION

General Docket

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Allegheny County vs Daklaven Thomas M., Deklaven Cynthia J.; GD-23-001235; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1870.87; Atty(s): McCabe Michael G.

Allegheny County vs Dudukovich Brian D; GD-23-001237; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 5815.36; Atty(s): McCabe Michael G.

Allegheny County vs Reese Kathryn S., Phillips Casey M.; GD-23-001238; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1962.48; Atty(s): McCabe Michael G.

Allegheny County vs 211 Washington Street Corporation; GD-23-001239; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 2651.29; Atty(s): McCabe Michael G.

Allegheny County vs Kolodiej Kenneth A., Kolodiej Lori A.; GD-23-001240; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1391.66; Atty(s): McCabe Michael G.

Duke Melanie, Duke Jeffrey vs UPMC, UPMC Presbyterian Shadyside Hospital, Denko M.D. Timothy, Chyu M.D. Darrick, Smith C.R.N.A. Courtney, Koshiya M.D. Hitoshi, Plotzker M.D. Alan, Tyson M.D. Patricia, Ibikunle M.D. Sikemi, Gimbel M.D. Alison; GD-23-001241; Medical/Hospital Liability; Complaint; Atty(s): Fardo Noah P

Allegheny County vs Unknown Heirs of Billie Csorba Deceased; GD-23-001243; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1389.70; Atty(s): McCabe Michael G.

Allegheny County vs HP Property Pro LLC; GD-23-001244; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1852.38; Atty(s): McCabe Michael G.

Allegheny County vs Glenfield Supply Company Inc.; GD-23-001245; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 989.74; Atty(s): McCabe Michael G.

Allegheny County vs Gold Shield Enterprises LLC; GD-23-001246; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 2489.61; Atty(s): McCabe Michael G.

Allegheny County vs Unknown Heirs of Katie L. Pegues Deceased, Unknown

Heirs of Alice L. Pegues Deceased, Unknown Heirs of Edna Lorraine Pegues Deceased, Pegues Donald C; GD-23-001248; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 3138.34; Atty(s): McCabe Michael G.

Allegheny County vs Michaels Kimberly A; GD-23-001249; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1267.63; Atty(s): McCabe Michael G.

Zenewicz Thomas, Zenewicz Barbara vs Batchelor Mary C., Batchelor Jason X.; GD-23-001251; Motor Vehicle Accident; Complaint; Atty(s): Brown John W.

Allegheny County vs Lafrankie Daniel D; GD-23-001252; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1226.39; Atty(s): McCabe Michael G.

Pittsburgh Water & Sewer Authority vs Wasiecko Joseph; GD-23-001254; Municipal Lien; Municipal Lien; 195.52; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs East Liberty North Limited Partnership; GD-23-001255; Municipal Lien; Municipal Lien; 368.34; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs Rohrich David; GD-23-001256; Municipal Lien; Municipal Lien; 718.61; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs Bey Callawe; GD-23-001257; Municipal Lien; Municipal Lien; 926.84; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs Benyi Caleb T.; GD-23-001258; Municipal Lien; Municipal Lien; 9256.34; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs Tew John L, Tew Avonell; GD-23-001259; Municipal Lien; Municipal Lien; 7483.60; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs Swallow Jennifer, Thomas Joel; GD-23-001260; Municipal Lien; Municipal Lien; 5323.16; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs Hightower Peggy A.; GD-23-001261; Municipal Lien; Municipal Lien; 3563.84; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs Observatory Hill Development Corp; GD-23-001263; Municipal Lien; Municipal Lien; 2744.73; Atty(s): Moussa Monica Samir

Pittsburgh Water & Sewer Authority vs LNR Renovations Crew LLC; GD-23-001264; Municipal Lien; Municipal Lien; 2696.26; Atty(s): Moussa Monica Samir

Electric Company Inc. vs Hardy World LLC, HW-Penn Ave LLC; GD-23-001266; Contract - Other; Praecipe for Writ of Summons; Atty(s): Palumbi Robert M

Farmers Mutual Insurance Company vs Pennsylvania State Police; GD-23-001267; Miscellaneous Petition; Petition to Issue Subpoena; Atty(s): Forsythe Dale K

Wilksburg Borough School District, Wilksburg Borough vs Rockledge Commons LLC; GD-23-001268; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 14229.74; Atty(s): Cerce Jennifer L.

Bishop Christy vs JML Landscape, McKnight Realty Partners, Grogan Lawn Care; GD-23-001269; Other Tort; Complaint; Atty(s): Boland Michael F.

Wilksburg Borough School District, Wilksburg Borough vs Pho Real Estate LLC; GD-23-001272; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 8640.48; Atty(s): Cerce Jennifer L.

Wilksburg Borough School District, Wilksburg Borough vs Tyler Aaron L., Tyler Mildred; GD-23-001273; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 2651.05; Atty(s): Cerce Jennifer L.

East Allegheny School District, North Versailles Township vs Sullivan Sonia; GD-23-001276; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 8115.59; Atty(s): Mulheren Amanda L

Duquesne Light Company vs Robotany Limited; GD-23-001278; Contract - Debt Collection; Complaint; 424600.09; Atty(s): Boyer Alexandra N.

Commonwealth of PA Department of Labor & Industry vs BCB Holdings Fund; GD-23-100137; Unemployment Compensation Lien; Unemployment Compensation Lien; 2658.09

Commonwealth of PA Department of Labor & Industry vs Steel Mill Saloon LLC; GD-23-100138; Unemployment Compensation Lien; Unemployment Compensation Lien; 12686.87

Commonwealth of PA Department of Labor & Industry vs Spa & Nails Divine In Gibsonia LLC; GD-23-100139; Unemployment Compensation Lien; Unemployment Compensation Lien; 3048.10

Commonwealth of PA Department of Labor & Industry vs Lanepotter Public Benefit Corp; GD-23-100140; Unemployment Compensation Lien; Unemployment Compensation Lien; 6344.38

Commonwealth of PA Department of Labor & Industry vs One Goal Enterprises; GD-23-100141; Unemployment Compensation Lien; Unemployment Compensation Lien; 4250.66

U.S. Bank National Association vs Bream Sandra K, United States of America; MG-23-000076; Mortgage Foreclosure; Complaint; 224657.27; Atty(s): Marks Dana Noelle

Lakeview Loan Servicing LLC vs Pattyn Gregory; MG-23-000077; Mortgage Foreclosure; Confidential Information Form; 112278.16; Atty(s): Linn Geraldine M.

Cach LLC vs Ocel Patricia; GD-23-001225; MDJ Transcript; Notice of Judgment Mailed; 1262.48; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Kaminsk Ronda; GD-23-001226; MDJ Transcript; Notice of Judgment Mailed; 1300.45; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Haigis Chuck; GD-23-001227; MDJ Transcript; Notice of Judgment Mailed; 3583.77; Atty(s): Carfagno Christopher B.

Crown Asset Management LLC vs Goyke Christopher Pr P.; GD-23-001228; MDJ Transcript; Notice of Judgment Mailed; 3840.21; Atty(s): Carfagno Christopher B.

Midland Funding LLC vs Avendano Pedro; GD-23-001229; MDJ Transcript; Notice of Judgment Mailed; 3341.91; Atty(s): Baroska III Robert L.

Duquesne Light Company vs Fredley Darlene; GD-23-001230; MDJ Transcript; Praecipe for Writ of Execution; 3898.29; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

Miller Donald vs Roadstar Paving LLC; GD-23-001236; MDJ Transcript; Notice of Judgment Mailed; 12189.97; Atty(s): Ulven Mark E.

Collins Lucretia Lorraine Ann; GD-23-001242; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Midland Funding LLC vs Porter Marvin F.; GD-23-001247; MDJ Transcript; Notice of Judgment Mailed; 5708.65; Atty(s): Baroska III Robert L.

Bondarenka Anthony vs Manning Jeffery; GD-23-001250; MDJ Transcript; Notice of Judgment Mailed; 4940.53; Atty(s): Bernat Anna Mae

Sabolcik Frank vs Migliori Marco; GD-23-001253; MDJ Transcript; Praecipe for Writ of Execution; 1014.01; Atty(s): Pro Se

Midland Funding LLC vs Southern Nicole M.; GD-23-001262; MDJ Transcript; Notice of Judgment Mailed; 5130.45; Atty(s): Baroska III Robert L.

Traverse Patricia M. vs Dunbar Scott, Dunbar Justin, Dunbar Place LLC, Bar at 1109 Inc., Downing Timothy, William Alexander Properties LLC, Alexander William J., John Doe 1, John Doe 2, Downing David W.; GD-23-001265; Other Tort; Complaint; Atty(s): DelSole Stephen J, Gordon Zachary N.

Huntington National Bank vs Norris Patrick M.; GD-23-001270; DSB (for money commercial); Notice of Judgment & Documents; 473846.91; Atty(s): O'Keefe Jr. John R

Asbury Health Center vs Washington Robert, Beck Mark; GD-23-001271; Contract - Other; Complaint; Atty(s): Zahid Omair

Huntington National Bank vs Norris Ventures LLC; GD-23-001274; DSB (for money commercial); Notice of Judgment & Documents; 473846.91; Atty(s): O'Keefe Jr. John R

Huntington National Bank vs L&N Automotive LLC; GD-23-001275; DSB (for money commercial); Notice of Judgment & Documents; 473846.91; Atty(s): O'Keefe Jr. John R

Xcoal Energy & Resources, GKJE Associates L.P., Thrasher Ernie L. vs Oluma Resources LLC; GD-23-001277; Miscellaneous Petition; Petition Initiating Case; Atty(s): Burger Matthew F, Garfinkel Daniel

Johnson Destiny vs Fox Hill Equities; GD-23-001279; MDJ Transcript; Notice of Judgment Mailed; 4860.77; Atty(s): Pomy Matthew Weston

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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)

Progressive Specialty Insurance Company vs Guzman; AR-22-004270; P-atty: Michael J. Dougherty; Award Ex Parte. Plaintiffs are awarded the sum of \$2,877.20. The Defendant failed to appear at 10:28 a.m. Dated 02/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39910

JMcMahon LLC vs Rivera; LT-22-001682; P-atty: Gusty A. E. Sunseri; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$1,800.00 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). Dated 02/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39911

Absolute Resolutions Investments LLC vs Roberts; AR-22-002140; P-atty: Christopher B. Carfagno; Award Ex Parte. Plaintiffs are awarded the sum of \$16,455.50. Defendant failed to appear at, 10:03 a.m. Dated 02/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39912

Marvin vs Deakin; AR-22-003185; P-atty: Patrick W. Murray; D-atty: Casey J. Hemphill; Award for Plaintiff and against Defendant in the amount of \$5,000.00. Dated 02/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39913

Absolute Resolutions Investment LLC vs Vahle; AR-22-003746; P-atty: Sean Patrick Stevens; Award Ex Parte. Plaintiffs are awarded the sum of \$5,335.86. Defendant failed to appear at 10:10 a.m. Dated 02/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39912

Williams vs ARL Realty 1 LLC, et al; AR-22-004189; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 02/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39913

Jefferson Capital Systems LLC vs Wofford; AR-22-004304; P-atty: Dennis E. Shean; Award Ex Parte for Plaintiff, against Defendant, in the amount of \$12,929.11 plus costs. Defendant not appearing at, 10:06 a.m. Dated 02/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39912

Capital One Bank (USA) N.A. vs Carricato; AR-22-004309; P-atty: Michael Ratchford; Award for Plaintiff and against Defendant in the amount of \$5,650.93. Dated 02/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39912

Frank vs Three Rivers Chrysler Jeep Road; AR-22-004312; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$200.00. Dated 02/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39912

State Farm Mutual Automobile Insurance Company vs Jenkins; AR-21-002093; P-atty: Robert W. Allen; D-atty: James V. Harvey; Award for Plaintiff and against Defendant in the amount of \$26,285.42. Dated 02/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39912

COURT NOTICES

Pennsylvania Supreme Court

IN RE: REESTABLISHMENT OF THE MAGISTERIAL DISTRICTS WITHIN THE 21st JUDICIAL DISTRICT OF THE COMMONWEALTH OF PENNSYLVANIA

**NO. 488
MAGISTERIAL RULES DOCKET**

AMENDED ORDER

PER CURIAM

AND NOW, this 1st day of February, 2023, the Order dated June 14, 2022, that Reestablished the Magisterial Districts of the 21st Judicial District (Schuylkill County) of the Commonwealth of Pennsylvania, is hereby AMENDED as follows: Gilberton Borough and the Altamont Section of West Mahanoy Township shall be included in Magisterial District 21-2-01 and not in Magisterial District 21-3-05. The Order of June 14, 2022 shall remain in effect in all other respects.

23-00447

Court of Common Pleas of Allegheny County

NOTICE

General Motions will NOT be heard on **February 24, 2023.**

23-00505

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

FEBRUARY 2023

February 1 - McGough, J. in Courtroom 425 at 2:00 PM

February 2 - Sizemore, J. in Courtroom 320 at 9:30 AM

February 3 - Korbelt, J. in Courtroom 425 at 10:30 AM

February 6 - McCrady, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM

February 7 - Spurgeon, J. in Courtroom 425 at 10:00 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM

February 8 - Hens-Greco, J. in Courtroom 320 at 9:30 AM and Wagner, J. in Courtroom 425 at 2:00 PM

February 9 - Bush, J. TBD at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM

February 10 - Costa, J. in Courtroom 425 at 10:30 AM

February 13 - McGough, J. in Courtroom 425 at 2:00 PM

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

February 15 - Bubash, J. in Courtroom 425 at 2:00 PM

February 16 - Woodruff, J. in Courtroom 320 at 10:00 AM

February 17 - Wagner, J. in Courtroom 425 at 10:30 AM

February 20 - Court Holiday

February 21 - Henry-Taylor, J. in Courtroom 425 at 10:30 AM

February 22 - Cozza, J. in Courtroom 320 at 9:30 AM and Korbelt, J. in Courtroom 425 at 2:00 PM

February 23 - Costa, J. in Courtroom 425 at 2:00 PM

February 24 - Bubash, J. in Courtroom 425 at 10:30 AM

February 27 - Wagner, J. in Courtroom 425 at 2:00 PM

February 28 - Middleman, J. in Courtroom 320 at 9:30 AM and Eaton, 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 Korbelt, 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

23-00278

Court of Common Pleas of Allegheny County

JUVENILE COURT

MOTIONS SCHEDULE

February 2023

February 1 - Judge Cozza

February 2 - Judge Cozza

February 3 - Judge Cozza

February 6 - Judge Hens-Greco

February 7 - Judge Hens-Greco

February 8 - Judge Hens-Greco

February 9 - Judge Hens-Greco

February 10 - Judge Hens-Greco

February 13 - Judge Spurgeon

February 14 - Judge Spurgeon

February 15 - Judge Spurgeon

February 16 - Judge Spurgeon

February 17 - Judge Spurgeon

February 20 - Holiday

February 21 - Judge Middleman

February 22 - Judge Middleman

February 23 - Judge Middleman

February 24 - Judge Middleman

February 27 - Judge McCrady

February 28 - Judge McCrady

22-05091

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, FEBRUARY 27, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, APRIL 10, 2023**, General Argument and Equity Argument List. No motions for Summary Judgment or Judgment on the Pleadings will be accepted where the case appears on a published trial list, except by Leave of Court for cause shown.

**PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
23-00133**

Court of Common Pleas of Allegheny County

CIVIL DIVISION

**GENERAL ASBESTOS MOTIONS
Honorable Daniel D. Regan**

Beginning January 17, 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, January 17, 2023 at 9:30 a.m.

Wednesday, February 8, 2023 at 9:30 a.m.

Tuesday, March 14, 2023 at 9:30 a.m.

22-05014

Court of Common Pleas of Allegheny County

CIVIL DIVISION

**GENERAL ASBESTOS MOTIONS
Honorable Arnold I. Klein**

Beginning January 12, 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, January 12, 2023 at 8:30 a.m.

Thursday, February 9, 2023 at 9:00 a.m.

Thursday, March 9, 2023 at 8:30 a.m.

22-04936

COURT SCHEDULES

Criminal Division

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

**Tuesday
February 14, 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-0003901-22; Antoine Dutrieville; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0006748-22; Shawn Johnson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0001847-19; Terrance Pollard; Fraud Obt Foodstamps/Assistance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0004584-22; Storm Anthony Mabry; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

**Judge Kelly Bigley
Courtroom 525**

CR-0004707-22; Tonianna Macik; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0006797-22; Rasheida L. Rankin; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0003449-20; Vanque Lynn Stevenson; DUI: High Rte of Alc (Bac.10 - < .16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0000394-19; Rahaja Williams; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

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

CR-0006696-22; Curtis Anthony Barrett; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0005967-22; Deborah N. Campbell; Hinder App/Prosec-Harbor Or Conceal; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **H. Craig Hinkle**

CR-0007498-20; Hasani Savann Jones Jr.; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005110-22; Hasani Savann Jones Jr.; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0005279-22; Hasani Savann Jones Jr.; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0005509-22; Hasani Savann Jones Jr.; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0003110-21; Hasani Savann Jones Jr.; Receiving Stolen Property; ADA: **Matthew Bentley Goddard;** D-atty: **Lee M. Rothman**

CR-0005285-22; Tanille Ashley Maddox; Hinder App/Prosec-Harbor Or Conceal; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joel M. Dresbold**

**Judge Thomas Flaherty
Courtroom 324**

CR-0005822-22; Joseph Brandt; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel William Esterman**

CR-0006237-19; Donte Calvin Ings; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007472-22; Asaunte Jankowski; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0007475-22; Asaunte Jankowski; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**Judge Elliot Howsie
Courtroom 533**

CR-0004523-22; Keshawn Martay Cutler; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

CR-0008862-21; Quinn Scanlon; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

CR-0006965-22; Brandon Sam Thompson Jr.; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

**Judge Beth A. Lazzara
Courtroom 313**

CR-0005438-22; Stella Alcantara; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0007516-22; Arrienne Bratcher; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0007680-21; Earl Davis; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel William Esterman**

CR-0005784-22; Zachary Martin Gonzales; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0007213-22; Nelson Hill; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0004780-22; Russell Lee Johnson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Valsamidis**

CR-0004803-22; Angelo King; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0007261-22; Robert W. Minniefield; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0003915-22; Reswan C. Morgan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0009236-21; James Raymond; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0007133-21; D'Angelo Rockingham; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Jane Krolikowski**

CR-0006765-22; Crystal Shook; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Meron Eshete Murphy**

CR-0006764-22; Janet Shook; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

**Judge Anthony M. Mariani
Courtroom 316**

CR-0003528-22; Antonio Arrington; Poses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004664-22; James Calvin Hamlett; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Heath Edward Leff**

CR-0006483-22; James Calvin Hamlett; Drug Delivery Resulting In Death; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Heath Edward Leff**

CR-0005734-21; Delrico Donnell Shields; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0008490-21; Beth Ann Simoni; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir George Hadeed**

CR-0003526-22; Kashshea Smith; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Meron Eshete Murphy**

CR-0005971-22; Ronald Hutchinson Thornhill; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0006533-22; Alinase Clark; Crim'l Misch-Tamper W/Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael B. Kalocay**

CR-0007048-22; Antonio Taylor; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Art Ettinger**

**Judge Jennifer Satler
Courtroom 527**

CR-0005774-22; Michael Furman; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

CR-0002826-22; Lamar Dashawntay Haden; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

**Judge Randal B. Todd
Courtroom 310**

CR-0005613-21; Charles S. Edwell; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0007653-21; Rashaad T. Fitzgerald; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas N. Farrell**

CR-0003509-22; Recco Lester Shelton; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

CR-0002608-22; Nathan Walters; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

Arbitration Trial List

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

**Tuesday
February 14, 2023**

AR-22-004398; Donovan Real Estate vs Edwards; P-atty: **John P. Donovan**

AR-22-004397; Duquesne Light Company vs Best III; P-atty: **Lauren N. Rulli**

AR-22-004395; Duquesne Light Company vs Pritchett; P-atty: **Lauren N. Rulli;** D-atty: **Kelsey Kennedy**

AR-22-004394; Pittsburgh Firefighter's Credit Union vs Moreno; P-atty: **Matthew D. Urban**

AR-22-004391; OneMain Financial Group LLC vs Toliver; P-atty: **Joshua Borer**

AR-22-004388; OneMain Financial Group LLC vs Robinson; P-atty: **Joshua Borer**

AR-22-004381; Duquesne Light Company vs Hernandez; P-atty: **Lauren N. Rulli**

AR-22-004379; Duquesne Light Company vs Clay; P-atty: **Lauren N. Rulli**

AR-22-004377; Collier Foundation Systems Inc. vs Log Home Repair & Restoration Services Inc.; P-atty: **Mark F. McKenna**

AR-22-004376; Progressive Specialty Insurance Co. vs Williamson; P-atty: **Michael J. Dougherty**

AR-22-002933; Peoples Natural Gas Company LLC vs A. Folino Construction Inc.; P-atty: **Jacob Leyland;** D-atty: **Robert M. Palumbi**

AR-22-002102; Bowen vs Project Penguin Inc., et al; P-atty: **Michael J. Zagari;** D-atty: **Jeffrey C. Catanzarite, Mark J. Golen II**

AR-22-000132; Discover Bank vs Martz; P-atty: **Matthew Weston Pomy;** D-atty: **Jeffrey T. Morris**

Summary Appeals Branch

Judge W. Terrence O'Brien
City-County Building
Room 821

**Tuesday
February 14, 2023**

Hearings

SA-0000388-21; Comm. of PA vs Daniel Derose; P-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Parke Geist**

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:

Bach, Kevin P., deceased, of Carnegie, PA. No. 00107 of 2023. Raymond J. Bach, Admr., 27 Larraine Drive, Pittsburgh, PA 15205 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.
23-00445 Feb 9, 16, 23, 2023

Dantry, Arlene J., deceased, of Morgan, PA. No. 00618 of 2023. John Barrett, Co-Extr. and Lisa Barrett, Co-Extr., 560 Millers Run Road, Morgan, PA 15064 or to Jessica Roberts, Esq., Neighborhood Attorneys, LLC, 8 East Pine Avenue, Washington, PA 15301.
23-00439 Feb 9, 16, 23, 2023

Ennabe, Alia, deceased, of Bethel Park, PA. No. 00777 of 2023. Jose D. Figueroa, Jr., Admr., 115 Breezewood Drive, Venetia, PA 15367 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.
23-00260w Feb 9, 16, 23, 2023

Hollis, Lori, deceased, of Pittsburgh, PA. No. 01922 of 2022. Anna Hollis, Admr., 4051 Penn Ave., Pittsburgh, PA 15224.
23-00265w Feb 9, 16, 23, 2023

Hollis, Michael, deceased, of Pittsburgh, PA. No. 01921 of 2022. Anna Hollis, Admr., 4051 Penn Ave., Pittsburgh, PA 15224.
23-00256w Feb 9, 16, 23, 2023

Hollister, Carol J., deceased, of Pittsburgh, PA. No. 00391 of 2023. David Hollister, Admr., 53 N. Duane Street, Pittsburgh, PA 15205 or to Geoffrey P. Wozman, Esq., 100 Ross St., Ste. 130, Pittsburgh, PA 15219.
23-00437 Feb 9, 16, 23, 2023

Hrezo, Paul T., deceased, of Elizabeth, PA. No. 02026 of 2022. Kimberly Ludwig, Admr., 120 Jefferson Drive, Clairton, PA 15025 or to Jeffrey D. Ries, Esq., 714 Lebanon Road, West Mifflin, PA 15122.
23-00251w Feb 9, 16, 23, 2023

Ivill, Donald J., deceased, of Collier Township, PA. No. 00773 of 2023. Michelle L. Ivill, Extr., 519 Ivy Street, Pittsburgh, PA 15232 or to Anthony M. Tedesco, Esq., Williams Coulson, One Gateway Ctr., 420 Ft. Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
23-00245w Feb 9, 16, 23, 2023

Kosko, Lois, deceased, of Munhall, PA. No. 02647 of 2022. Richard Kosko, Extr., 4509 Francis Street, West Mifflin, PA 15122 or to Jeffrey D. Ries, Esq., 714 Lebanon Road, West Mifflin, PA 15122.
23-00252w Feb 9, 16, 23, 2023

Lovrich, Sr., Ronald G., deceased, of Monongahela, PA. No. 00100 of 2023. Ronald

Lovrich, Jr., Admr., 3993 Lori Circle, Monongahela, PA 15063 or to Jeffrey D. Ries, Esq., 714 Lebanon Road, West Mifflin, PA 15122.
23-00250w Feb 9, 16, 23, 2023

Marunczak, Robert Charles, deceased, of Shaler Township, PA. No. 00611 of 2023. James S. Marunczak, Co-Extr., 202 Ashley Court, Wexford, PA 15090 and John P. Marunczak, Co-Extr., 115 11th Street, Pittsburgh, PA 15229 or to David Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237.
23-00249w Feb 9, 16, 23, 2023

Nort, III, John A., deceased, of Bethel Park, PA. No. 05035 of 2022. Kristen M. Nort, Extr., 3055 South Park Road, Bethel Park, PA 15102 or to Alexander T. McElroy, Esq., Lenington, Gratten, & Associates LLP, 125 Technology Drive, Suite 207, Canonsburg, PA 15317.
23-00259w Feb 9, 16, 23, 2023

Passarelli, Jane Ann, deceased, of Bridgeville, PA. No. 00646 of 2023. Gary D. Swisher, Extr., 309 McGregor Drive, Canonsburg, PA 15317 or to Kevin M. Hanley, Esq., 367 Indian Ridge Drive, Moon Township, PA 15108.
23-00438 Feb 9, 16, 23, 2023

Ross, Robert Lamar, deceased, of Pittsburgh, PA. No. 00515 of 2023. Vivian Ross, Admr., 326 Jucunda Street, Pittsburgh, PA 15210 or to Arthur Lee Whatley, Esq., 5081 Harvest Drive, Murrysville, PA 15668.
23-00440 Feb 9, 16, 23, 2023

Williams, John C. a/k/a John Curtis Williams, deceased, of Green Tree, PA. No. 00606 of 2023. Ashley T. Finello, Extr., 303 Bayberry Lane, Imperial, PA 15126 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
23-00436 Feb 9, 16, 23, 2023

Acon, Rose Marie, deceased, of Gibsonia, PA. No. 00364 of 2023. Dennis M. Acon, Extr., 174 Logan Rd., Valencia, PA 16059.
23-00191w Feb 2, 9, 16, 2023

Cleveland, Ethel Mae, deceased, of Verona, PA. No. 00633 of 2023. April D. Cleveland, Admr., c/o Johanna C. Guehl, Esq., Law Offices of Johanna C. Guehl, 1725 Washington Road, Suite 305, Pittsburgh, PA 15241-1207.
23-00190w Feb 2, 9, 16, 2023

Divers, Mark, deceased, of Munhall, PA. No. 00173 of 2023. Madison Divers, Admr., 1722 Ohio Ave., West Mifflin, PA 15122.
23-00189w Feb 2, 9, 16, 2023

Ewart, Joan Reed, deceased, of Richland Township, PA. No. 08033 of 2022. William Clarke Ewart, Co-Extr., 8512 Country Club Drive, Bethesda, MD 20817 and Alice Ewart McClintic, Co-Extr., 400 W. Fifth Street, Pittsburgh, PA 15238 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.
23-00365 Feb 2, 9, 16, 2023

Friedrich, August J., deceased, of Bethel Park, PA. No. 00306 of 2023. Paul T. Friedrich, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.
23-00188w Feb 2, 9, 16, 2023

Gray, Brian L., deceased, of Pittsburgh, PA. No. 00638 of 2023. Jessica Lang, Admr., 2615 Vancouver Street, Grapeville, PA 15634 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.
23-00185w Feb 2, 9, 16, 2023

Havrilla, Chesteria, deceased, of North Versailles, PA. No. 00398 of 2023. Kenneth Havrilla, Extr., 4290 Hawthorn Drive, South Park, PA 15129 or to Jeffrey D. Ries, Esq., 714 Lebanon Road, West Mifflin, PA 15122.
23-00192w Feb 2, 9, 16, 2023

Martier, Charles J., deceased, of Shaler Township, PA. No. 00631 of 2023. Doreen Martier Solomon, Extr., 1341 Meadowlark Drive, Pittsburgh, PA 15243 or to Michael D'Amico, Esq., D'Amico Law Offices, LLC, 310 Grant Street, Suite 825, Grant Building, Pittsburgh, PA 15219.
23-00186w Feb 2, 9, 16, 2023

Otto, Richard, deceased, of North Fayette, PA. No. 08265 of 2022. Paula Hazel, Extr., c/o Jeffrey D. Ries, Esq., 714 Lebanon Road, West Mifflin, PA 15122.
23-00193w Feb 2, 9, 16, 2023

Peluso, Jean R., deceased, of Pittsburgh, PA. No. 00642 of 2023. Chris A. Peluso, Extr., 2057 Reis Run Road, Pittsburgh, PA 15237 or to Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219.
23-00187w Feb 2, 9, 16, 2023

Pongrance, Paul A., deceased, of Cheswick, PA. No. 00541 of 2023. Paul M. Pongrance, Extr., 601 Pillow Avenue, Cheswick, PA 15024 or to Kenneth Ficerai,

Esq., Mears, Smith, Houser & Boyle, P.C., 127 N. Main St., Greensburg, PA 15601.
23-00184w Feb 2, 9, 16, 2023

Tillman, Mamie, deceased, of Pittsburgh, PA. No. 04216 of 2022. Charles Tillman, Admr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.
23-00356 Feb 2, 9, 16, 2023

Bryce, Shirley Anne Duff a/k/a Anne D. Bryce, deceased, of Upper St. Clair Township, PA. No. 00423 of 2023. Gary A. Bryce, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
23-00151w Jan 26; Feb 2, 9, 2023

Cunningham, Mary Ellen a/k/a Mary E. Cunningham, deceased, of Ben Avon Borough, PA. No. 00050 of 2023. John C. Kimicata, Extr., 179 Lodi Way, Pittsburgh, PA 15201 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
23-00268 Jan 26; Feb 2, 9, 2023

Donovan, Eleanor L., deceased, of Scott Township, PA. No. 07846 of 2022. Michele R. Manning, Extr., 240 Regency Drive, Eighty Four, PA 15330 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.
23-00149w Jan 26; Feb 2, 9, 2023



**COURT OF COMMON PLEAS OF ALLEGHENY COUNTY
5th JUDICIAL DISTRICT OF PENNSYLVANIA
COUNTY OF ALLEGHENY**

POSITION: Conflict Parent Advocate
CLASSIFICATION: Contracted Part-time Position
LOCATION: Family Division, Juvenile Division
440 Ross Street, Pittsburgh, PA 15219
SALARY: \$3,750.00 monthly

SUMMARY: Private attorney representing indigent parents in dependency and termination of parental rights proceedings before judges and hearing officers in Allegheny County Juvenile Court. Dependency materials and training can be provided.

QUALIFICATION REQUIREMENTS:

- Courtroom experience and prior family law practice are preferred.
- Excellent verbal and written communication skills are necessary.

License Requirements

- Admittance to the Pennsylvania Bar.

ESSENTIAL DUTIES & RESPONSIBILITIES:

- Responsible for researching and preparing pleadings.
- Provide representation at hearings.
- Provide thorough counsel to clients.
- Maintain own case files.
- Maintain and provide case lists to Allegheny County Family Division – Juvenile Section.

OTHER DUTIES & RESPONSIBILITIES:

- Must provide in-person courtroom representation when cases are scheduled with assigned judge and hearing officer.
- Attorney permitted to accept parent Dependency representation appointments outside normal courtroom assignment.

HOW TO APPLY: Interested candidates should email resume and cover letter to Assistant Administrator, Kelly Goodrich, Esq. kgoodrich@alleghencycourts.us. The Family Division values a diverse and culturally competent workplace.

EQUAL OPPORTUNITY EMPLOYER

Gumbert, Jr., Harold C., deceased, of Pittsburgh, PA. No. 00280 of 2023. David Edward Gumbert, Extr., 2057 Whited Street, Pittsburgh, PA 15210 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.

23-00148w Jan 26; Feb 2, 9, 2023

Klobuchar, Ann T. a/k/a Ann Klobuchar, deceased, of Ross Township, PA. No. 00157 of 2023. Peter Klobuchar, Extr., 2036 Hudson Lane, Fort Mill, SC 29707 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

23-00270 Jan 26; Feb 2, 9, 2023

Mason, Bertha L. a/k/a Bertha L. Anderson, deceased, of Pittsburgh, PA. No. 05708 of 2008. Abbas Abdullah Aquil, Extr., 1528 Arch St., Pittsburgh, PA 15212 or to Paul A. Ellis, Jr., Esq., P.O. Box 53105, Pittsburgh, PA 15219.

23-00255 Jan 26; Feb 2, 9, 2023

Miller, Dean Leo, deceased, of Pittsburgh, PA. No. 00285 of 2023. Sherry Ann Klowski, Extr., 20 Ridgeway Drive, Pittsburgh, PA 15239 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

23-00269 Jan 26; Feb 2, 9, 2023

Nardi, A. Joseph, deceased, of Monroeville, PA. No. 00279 of 2023. Michael Nardi, Co-Extr., 69 W. 9th Street, Apt. 7F, New York, NY 10011 and Helen Naimark, Co-Extr., 1206 Northwestern Drive, Monroeville, PA 15146 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossidae Boulevard, Monroeville, PA 15146.

23-00145w Jan 26; Feb 2, 9, 2023

O'Brien, John a/k/a John O'Brien a/k/a John Regis O'Brien, deceased, of Pittsburgh, PA. No. 3747 of 2022. Mary Ann Shimko, Extr., 1171 Harvard Avenue, Monroeville, PA 15146 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossidae Boulevard, Monroeville, PA 15146.

23-00144w Jan 26; Feb 2, 9, 2023

Rielly, Sr., William W. a/k/a William W. Rielly, deceased, of Pittsburgh, PA. No. 00138 of 2023. Susanne K. Rielly, Extr., c/o Richard W. Kelly, Jr., Esq., Sherrard, German & Kelly, P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.

23-00267 Jan 26; Feb 2, 9, 2023

Steckel, Jean C., deceased, of Glenshaw, PA. No. 00420 of 2023. Bruce D. Steckel, Extr., 4271 Forest Glen Drive, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-00147w Jan 26; Feb 2, 9, 2023

Articles of Incorporation Nonprofit Corporation

Wesley R. Carter, Esq., 2448 E. 81st Street, Suite 5900, Tulsa, OK 74137. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on December 6, 2022, with respect to a nonprofit corporation, Joyous DeMark Ministries, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

23-00258w Feb 9, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-000414. In re: Petition of Andrew Jeremy Bradburn, for change of name to Wizard Andrew Jeremy Ravensword. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, March 20, 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. Matthew A. Bole, Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220, Ph: 412-391-1014, Attorney for Petitioner.

23-00247w Feb 9, 2023

Fictitious Name Registration

McNees Wallace & Nurick, LLC, Esq., 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166. 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 Body by Cochran North Hills, with its principal office or place of business at 1798 Babcock Blvd., Pittsburgh, PA 15209. The names and addresses of all persons who are parties to the registration are: North Hills Collision, LLC.

23-00433 Feb 9, 2023

Fictitious Name Registration

McNees Wallace & Nurick, LLC, Esq., 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166. 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 Jeff Critchlow Towing, with its principal office or place of business at 1110 Route 908, Natrona Heights, PA 15065. The names and addresses of all persons who are parties to the registration are: Tri-River Transport, Inc.

23-00434 Feb 9, 2023

Fictitious Name Registration

McNees Wallace & Nurick, LLC, Esq., 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166. 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 Critchlow Towing, with its principal office or place of business at 1110 Route 908, Natrona Heights, PA 15065. The names and addresses of all persons who are parties to the registration are: Tri-River Transport, Inc.

23-00435 Feb 9, 2023

Fictitious Name Registration

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 Eric Arnolds Handyman Services, with its principal office or place of business at 5646 Willow Terrace Dr., Bethel Park, PA 15102-3528.

23-00444 Feb 9, 2023

Notice

Agnes Mellinger, deceased, of Clairton, No. 8228 of 2022. Linda M. Fitzpatrick-Podroskey, Petitioner, has filed a Petition to Determine Title to Real Estate at 626 N. 6th St., Clairton, PA 15025, pursuant to 20 PA § 3546, John R. Axtell, Peter B. Lewis, and Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.

23-00432 Feb 9, 16, 23, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-000960. Notice is hereby given to Amy Jo Schmondiuk and all other parties of interest, that a judgment has been entered in the amount of \$10,844.86 for the property located at 671 Ross Street Ext., Wall, Allegheny County, Pennsylvania 15148, known as lot/block 748-F-134. This notice acts as service of the Praecepto to Enter Judgment for Want of an Answer pursuant to the August 16, 2022 Order of Court.

23-00443 Feb 9, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-22-013003
Wilksburg School District and Wilksburg Borough, Plaintiffs,
v.
The Unknown Heirs of Quila Grimes a/k/a Quila Wright Givner, Deceased,
Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 232-L-374, more commonly known as 1210 Bessica Street, Pittsburgh, PA 15221 in the Municipality of Penn Hills.

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 to the relief requested by the Plaintiff. You may lose the 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 Seventh Avenue
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

23-00449 Feb 9, 2023

Notice

In the Court of Common Pleas of Allegheny County, PA, Orphans Court

Begin your day with us at
pittsburghlegaljournal.org.

CLASSIFIED

Miscellaneous

RETIRING ATTORNEY DOWNTOWN – Selling high-quality office furniture and equipment. Fred 412-606-4500.

Division, Estate of Nadine Beard, deceased, Case No. 02-23-00582. Notice is hereby given that on January 26, 2023, a Petition was filed by Quincy Leonard to terminate the interests of the heirs and devisees of Nadine Beard, deceased in the real estate located at 435 Rochelle St., Pittsburgh (30th Ward), PA, 15210 (County Tax Parcel No. 14-N-00207) and to determine that fee simple title be in Quincy Leonard. If no exceptions to the Petition are filed within 30 days of the date of this Notice, Quincy Leonard will seek an Order adjudging that Decedent's title is in him.

23-00450 Feb 9, 16, 23, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division-Equity
No. GD-23-001771
The Township of Harmar, Plaintiff,
vs.
Gerald C. Brill and Dolores Brill, married,
Defendants.

To Defendants: Gerald C. Brill and Dolores Brill, Owners or Reputed Owners With Notice to Heirs and Assigns.

Please be aware that a lawsuit has been filed to have the following described real estate declared a nuisance and to obtain a court order to have the property razed: all that certain lot or parcel of land situate in the Township of Harmar, County of Allegheny and Commonwealth of Pennsylvania, known as 128-129 Cherry Lane Extension, Cheswick, Pennsylvania 15024 and designated as Block and Lot 0530-P-00164-0000-00 in the Department of Real Estate, Office of Deed Registry of Allegheny County, Pennsylvania.

Notice To Defend

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, 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
4th Floor Koppers Building, 436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
Telephone: (412) 261-5555
Email: LRS@acba.org
www.acbalrs.org

By: Craig H. Alexander, Esquire, Solicitor for Hamar Township, 787 Pine Valley Drive, Suite E, Pittsburgh, PA 15239, (412) 310-1599; calexander@dicelaw.com.

23-00506 Feb 9, 2023

Notice of Trust Termination

Advertising Trust Termination due to the death of Sister Martha T. Baier on October 12, 2022.

Claims against said Trust may be filed as follows and sent to:

PNC Bank, National Association
Attn: Sharon L. Whitney
300 Fifth Ave., 31st Floor
Pittsburgh, PA 15222

And/or:
Trace L. Zihmer, Esquire
3244 Washington Road
Suite 210

McMurray, PA 15317
23-00362 Feb 2, 9, 16, 2023

**Notice of Action in
Mortgage Foreclosure**

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
NO.: MG-22-000994

MidFirst Bank, Plaintiff
vs.

Nile P. Frederick, II, as Believed Heir of the Estate of Alice M. Frederick; Katherine S. Frederick, as Believed Heir of the Estate of Alice M. Frederick; Unknown Heirs of the Estate of Alice M. Frederick; Unknown Administrators of the Estate of Alice M. Frederick, Defendants

TO: Unknown Heirs of the Estate of Alice M. Frederick; Unknown Administrators of the Estate of Alice M. Frederick

You are hereby notified that Plaintiff, MidFirst Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. MG-22-000994, seeking to foreclose the mortgage secured by the real estate located at 3939 McClure Avenue, Pittsburgh, PA 15212.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

23-00459 Feb 9, 2023

Notice of Condemnation

Redevelopment Authority of the City of McKeesport

In the Matter of: Condemnations by the Redevelopment Authority of the City of McKeesport of Certain Lands in the Second and Eighth Wards of the City of McKeesport, Allegheny County, PA

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division - In Rem Proceedings Being Properties Of:

1. GD23-886, Anton Gleditsch, His Heirs, Executors, Administrators or Any Other Persons Found to Have an Interest in the Property, with a property address of Private Way, McKeesport, PA 15132, located in the 8th Ward of the City of McKeesport, and

identified as Block/Lot No. 380-D-222 in the Deed Registry Office of Allegheny County.

2. GD23-892, PNC Bank National Association, Successor in Interest to Pittsburgh National Bank, Trustee Under the Will of Maxine H. Tenenbaum for Lisa, Its Heirs, Successors and Assigns or Any Other Persons Found to Have an Interest in the Property, with a property address of Strawberry Alley, McKeesport, PA 15132, located in the 2nd Ward of the City of McKeesport, and identified as Block/Lot No. 308-M-120 in the Deed Registry Office of Allegheny County.

Notice To Condemnees Of Condemnation

In accordance with Section 305 of the Eminent Domain Code of the Commonwealth of Pennsylvania, 26 Pa.C.S.A. Section 3-305, the Redevelopment Authority of the City of McKeesport hereby gives notice that:

1. The Redevelopment Authority of the City of McKeesport filed Declarations of Taking for the above-referenced properties in the Court of Common Pleas of Allegheny County, PA, on the 23rd day of January, 2023, pursuant to the requirements of the Act of May 4, 2006, P.L. 112, No. 34, as amended, 26 Pa.C.S.A. Sections 1-101 et seq., known as the "Eminent Domain Code." The address of the Redevelopment Authority of the City of McKeesport is 502 Fifth Avenue, McKeesport, PA 15132.

2. These condemnations are specifically authorized by Sections 2, 12 and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991, as amended, 35 P.S. Sections 1701 et seq., and 26 Pa.C.S.A. Sections 2-201 et seq.

3. The Board of the Redevelopment Authority of the City of McKeesport by Resolution duly adopted on November 16, 2022, condemned the properties referred to herein and authorized the proper officers of the Redevelopment Authority to execute and file the Declaration of Taking. A record of same may be examined at the Office of the Redevelopment Authority of the City of McKeesport.

4. The purpose of these condemnations is to acquire certain properties, which have been certified as blighted by the Vacant Property Review Committee of the City of McKeesport and the Planning Commission of the City of McKeesport pursuant to Section 12.1 of the Urban Redevelopment Law, to promote the public health, safety, convenience and welfare.

5. The nature of the title acquired hereby is absolute fee simple title to the properties, including all interests in and to the same, whether fee simple or lesser estates, together with all easements, rights-of-way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of January 23, 2022. A plan showing the condemned properties may be inspected at the address of the Condemnor, the Redevelopment Authority of the City of McKeesport, or in the Office of the Department of Real Estate of Allegheny County, PA.

7. Just compensation has been secured by the Bond of the Redevelopment Authority of the City of McKeesport, filed with the Declaration of Taking.

8. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of the City of McKeesport, to appropriate the condemned properties, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, PA, Civil Division, within thirty (30) days from the publication date of this Notice.

George S. Gobel, Esquire
Solicitor, Redevelopment Authority
of the City of McKeesport
23-00414 Feb 9, 2023

ORPHANS' COURT

Petitions & Motions

(Continued from Page 1, Column 3)

Patricia Ann Rocco: deceased; Motion for protective order. See order of January 23, 2023; Atty: T. J. Dempsey Jr.; 6963 of 2021.

Larry D. Dandridge, Jr.: deceased; Petition and order to establish title. Returnable March 6, 2023. Hearing March 6, 2023 at 11:00 a.m.; Atty: A. M. Gross; 428 of 2023.

Beatrice Yeager: deceased; Petition and order for small estate; Atty: K. R. McCann; 797 of 2022.

Wayne Angelo Valentino, Sr.: deceased; Petition and order for small estate; Atty: Pro Se; 3815 of 2022.

Dorothy Cheatom: deceased; Motion and order to continue hearing to May 2, 2023 at 10:00 a.m.; Atty: P. B. Lewis; 7345 of 2022.

Paul Mort: deceased; Consent order of court. Hearing March 2, 2023 at 10:00 a.m.; Atty: B. VanTine, D. M. Blackwell; 6158 of 2020.

William H. Bennett, Jr.: deceased; Petition and order for citation to file account. Returnable March 1, 2023. Conference March 1, 2023 at 11:00 a.m.; Atty: D. Liguori; 959 of 2018.

Leddie Claire Emery: deceased; Order of court; Atty: B. Johns, R. A. Bowman, Pro Se; 4237 of 2018.

George Harold Willis: deceased; Opinion. Order of court; Atty: R. Winters, L. Orzechowski, A. Zinsser; 2916 of 2020.

John Robert Rose: deceased; Petition and order to stay distribution; Atty: M. D. Gailey; 106 of 2021.

Donald Bertram: deceased; Order of court; Atty: F. R. Murrman, T. J. Dempsey Jr., Pro Se; 2521 of 2021.

Ruth E. Harris: deceased; Motion and order to withdraw citation for declaratory judgment; Atty: J. R. Hagerman; 628 of 2019.

Ruth Irene Walker: deceased; Petition and order to withdraw as counsel; Atty: W. P. Pesillo; 6334 of 2019.

Dorothy Miller: deceased; Petition and order to allow grant of letters 21 years after death; Atty: T. R. Fleming; 4442 of 1980.

Scott G. Skirpan: deceased; Motion and order to abandon rule to show cause; Atty: A. D. Venturella; 6851 of 2016.

Judge Joseph K. Williams, III
Nancy Dominytus: deceased; Order of court; Atty: J. A. Halley, B. J. Shah; 7863 of 2021.

Thomas A. Smith: deceased; Order of court. Conference March 9, 2023 at 1:15 p.m. and April 5, 2023 at 10:00 a.m.; Atty: T. J. Dempsey Jr., G. J. Herne, W. Mariani, G. D. Fisher; 689 of 2019.

William A. Breedlove: deceased; Petition and order for grant of letters 21 years after death; Atty: D. L. Goodyear; 208 of 2023.

Thomas Avery Smith: deceased; Order of court. Conference February 28, 2023 at 11:15 a.m.; Atty: T. J. Dempsey Jr., G. J. Herne, W. Mariani, G. D. Fisher; 689 of 2019.

Richard W. Kelly, Sr.: deceased; Order of court; Atty: P. B. Root IV, P. F. Coleman; 6113 of 2019.

Mary M. Johnson: deceased; Order of court; Atty: D. Watson, J. F. Mannion, C. F. Farrell, H. Heidelbaugh, E. J. Herne; 3159 of 2020.

Raymond Family Trust: trust; Petition and order for citation to file account. Returnable March 6, 2023. Conference March 6, 2023 at 10:30 a.m.; Atty: A. G. Anderson; 422 of 2023.

Calvin H. Rhett: adult; Order of court. Conference February 7, 2023 at 1:00 p.m.; Atty: E. A. Gribik, J. O. Price; 7939 of 2022.

Mary Louise Walsh: trust; Order of court; Atty: H. M. Sneath, A. Reiner Skovdal, C. S. D'Angelo, T. W. Hazlett, Pro Se; 2321 of 2020.

Arlene Brace: deceased; Petition and order to withdraw rule to show cause; Atty: D. L. Dietrich; 7748 of 2021.

Shirley Weinberg: trust; Order of court; Atty: D. A. Seibel, T. J. Dempsey Jr., C. J. Avalli; 5237 of 2019.

Shirley Weinberg: trust; Order of court; Atty: D. A. Seibel, T. J. Dempsey Jr., C. J. Avalli; 5237 of 2019.

Alice Wroblewski: deceased; Motion to distribute estate denied; Atty: P. S. Guarnieri; 540 of 2022.

Earl W. Datt, Jr.: trust; Memorandum opinion; Atty: J. P. Iurlano; 4170 of 2022.

Judge Michael E. McCarthy
Carol D. Stanley: deceased; Petition and order for citation. Rule returnable March 16, 2023. Conference March 16, 2023; Atty: J. D. Finnegan; 4446 of 2022.

Margaret M. Klubert: deceased; Petition and order for rule to remove. Returnable March 8, 2023. Conference March 8, 2023 at 11:00 a.m.; Atty: W. C. Pociernicki; 417 of 2018.

John F. Alexia, Jr.: deceased; Order of court; Atty: D. M. Booker, M. A. Bole; 277 of 2022.

Meribeth DiPietro: deceased; Order of court; Atty: J. M. Casini, M. L. Shields III; 516 of 2017.

Vivian Alvino: deceased; Order of court; Atty: T. T. Jordan, C. A. Cafardi; 2264 of 2016.

Rudolph L. Molnar: deceased; Order of court. Conference April 25, 2023 at 11:00 a.m. Hearing September 11, 2023 at 10:00 a.m.; Atty: J. L. Rawson, M. C. Hamilton; 7030 of 2017.

MKA Trust: trust; Order of court. Conference April 25, 2023 at 11:00 a.m. Hearing September 11, 2023 at 10:00 a.m.; Atty: J. L. Rawson, M. C. Hamilton; 1252 of 2022.

Carol Joan Jonnet: deceased; Consent order of court; Atty: A. L. Rosner, G. A. Evashavik; 6651 of 2022.

Andrew F. Rodgers: deceased; Consent order of court; Atty: F. N. Frank, C. J. Avalli, T. J. Dempsey Jr.; 6667 of 2019.

Cora Jean Taucher: deceased; Order of court; Atty: L. R. Vuono, N. Piscione; 2379 of 2001.

Judge Lawrence J. O'Toole
Patricia Ann Rocco: deceased; Motion and order to extend time for discovery; Atty: M. J. Corsetti; 6963 of 2021.

Joseph L. Calihan: deceased; Petition and order for citation to overturn inheritance tax determination. Returnable March 20, 2023. Conference March 20, 2023 at 11:30 a.m.; Atty: R. P. Parker; 24 of 2021.

Rudolph C. Bocchichio: deceased; Motion and order to withdraw as counsel; Atty: J. V. Luvara; 3222 of 2022.

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an attorney,
paralegal,
legal assistant,
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