

# The Pittsburgh Legal Journal

WEDNESDAY

APRIL 19, 2023

Vol. 149 - No. 74

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

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Freedom Mortgage Corporation** vs Redman Richard J.; MG-23-000329; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

**U.S. Bank National Association** vs Boyd Lisa; MG-23-000330; Mortgage Foreclosure; Complaint; Atty(s): Connelly Karin Baltimore

**Rocket Mortgage LLC** vs Milliken Cora; MG-23-000331; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

**PNC Bank National Association** vs Geiger George W., Geiger Kathleen D; MG-23-000332; Mortgage Foreclosure; Complaint; 42083.27; Atty(s): PIERRO Michelle Lynn

**Lakeview Loan Servicing LLC** vs Heaton Jr. Joseph, Heaton Austin A.; MG-23-000333; Mortgage Foreclosure; Confidential Information Form; 175253.93; Atty(s): Reese Harry B.

**LVNV Funding LLC** vs Matthews Kathleen; GD-23-004818; MDJ Transcript; Notice of Judgment Mailed; 2012.51; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Hardy Brandon C.; GD-23-004820; MDJ Transcript; Notice of Judgment Mailed; 4811.90; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Soles Sally J.; GD-23-004822; MDJ Transcript; Notice of Judgment Mailed; 4583.47; Atty(s): Ratchford Michael

**Midland Credit Management Inc.** vs Marecic Jade; GD-23-004825; MDJ Transcript; Notice of Judgment Mailed; 950.91; Atty(s): Homoleski Kristina, Bunce Martin

**One Main Financial Group LLC** vs Dean Brandon A; GD-23-004827; MDJ Transcript; Notice of Judgment Mailed; 4258.62; Atty(s): Ratchford Michael

**McKeesport Area School District, City of McKeesport** vs Ploskina Teresa; GD-23-004831; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 17213.93; Atty(s): Mulheren Amanda L

**Nexus Real Estate** vs El Akil, El Imani, El-Harris Kimberly; GD-23-004832; MDJ Transcript; Notice of Judgment Mailed; 2403.80; Atty(s): Scholtz Kenneth G

**Checklist Cleaning LLC** vs 4350 Propco LLC; GD-23-004833; Mechanic's Lien; Claim; 102000.00; Atty(s): McCloskey Jonathan R.

**Discover Bank** vs Rivers Donna P.; GD-23-004834; MDJ Transcript; Notice of Judgment Mailed; 6000.00; Atty(s): Pomy Matthew Weston

## CIVIL DIVISION

### New Arbitration Suits

**Allegheny County Southwest Tax Collection District** vs Hast Sr. Dwayne C; AR-23-001720; Allegheny County Tax; Complaint; 5937.80; Atty(s): Scherer David L.

**Allegheny County Southwest Tax Collection District** vs Simmons Lee C.; AR-23-001721; Allegheny County Tax; Complaint; 5943.80; Atty(s): Scherer David L.

**Wells Fargo Bank N.A.** vs Powell Donna; AR-23-001722; Contract - Credit Card; Complaint; 5984.62; Atty(s): Cirino Timothy A.

**Allegheny County Southwest Tax Collection District** vs Jones Melvin; AR-23-001724; Allegheny County Tax; Complaint; 21386.45; Atty(s): Scherer David L.

**Discover Bank** vs Berry Bridgette, Berry Bridgette; AR-23-001709; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Urban Matthew D.

**Cavalry SPV I LLC** vs Fisher Jaylynn, Fisher Jaylynn; AR-23-001723; Contract - Credit Card; Complaint; 2815.20; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Preston Stephanie A., Preston Stephanie A.; AR-23-001725; Contract - Credit Card; Complaint; 2559.44; Atty(s): Apothaker David J, Apothaker David J

**Cavalry SPV I LLC** vs Rebholz Daniel T., Rebholz Daniel T.; AR-23-001726; Contract - Credit Card; Complaint; 10458.38; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Paulik Donna M., Paulik Donna M.; AR-23-001727; Contract - Credit Card; Complaint; 1986.74; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Littlejohn Ira, Littlejohn Ira; AR-23-001728; Contract - Credit Card; Complaint; 3553.38; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Chesebro Scott, Chesebro Scott; AR-23-001729; Contract - Credit Card; Complaint; 3702.50; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Carver Elizabeth K., Carver Elizabeth K.; AR-23-001730; Contract - Credit Card; Complaint; 2372.02; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Graf Christopher P., Graf Christopher P.; AR-23-001731; Contract - Credit Card; Complaint; 3733.73; Atty(s): Apothaker David J

**LVNV Funding LLC** vs Parnell Lea, Parnell Lea; AR-23-001732; Contract - Debt Collection; Exhibits; Atty(s): Ratchford Michael

## ORPHANS' COURT

### Wills

**Mary M. Kubicar, deceased;** Kathleen D. Schneider, Extrx.; Atty: Kathleen D. Schneider; 02067 of 2023.

**Linda S. Ruth, deceased;** William A. Ruth, Co-Extr., Kelly L. Ruth, Co-Extr.; Atty: McKenna Adams; 02511 of 2023.

**Evelyn S. McCormick, deceased;** April L. Winklmann, Extrx.; Atty: Matthew T. Kikta; 02512 of 2023.

**Mary Jo Pusateri, deceased;** Deborah L. Kawalkin, Extrx.; Atty: Daniel M. Flynn; 02514 of 2023.

**Jeanne S. Gelman, deceased;** Jeffrey Pelesh, Extr.; Atty: Agostino Steven Fabietti; 02516 of 2023.

**Gussie M. Boss, deceased;** Janet I. Hogan, Extrx.; Atty: Benjamin W. Urso; 02521 of 2023.

**Dorothy May Lestitian, deceased;** Christine Lestitian, Extrx.; Atty: James J. Lestitian; 02522 of 2023.

**Dolores B. Vidra, deceased;** Ronald L. Tvrdivsky, Co-Extr., Theodore W. Thimons, Co-Extr.; Atty: Andrew Joseph Sacco; 02523 of 2023.

**John A. Hoblak, deceased;** Susan Davies, Co-Extr., Kathleen Hoblak, Co-Extr.; Atty: Eric J. Randolph; 02524 of 2023.

**Karen Jean Andrews, deceased;** Marilyn Hamay, Extrx.; Atty: Timothy R. Berggren; 02525 of 2023.

**William Joseph Carter, deceased;** Linda Miller, Extrx.; Atty: George P. Geyer, Jr.; 02527 of 2023.

**Linda R. Steranchak, deceased;** Karen Schnakenberg, Extrx.; Atty: Matthew F. Schwartz; 02528 of 2023.

**Russell F. Divirgilio, deceased;** Stephen Lander, Extr.; Atty: Maureen Kroll; 02531 of 2023.

**Nancy Y. Becker, deceased;** William E. Goehring, Extr.; Atty: William E. Goehring; 02534 of 2023.

**Daisy Mary Roney, deceased;** Vincent Roney, Extr.; 02536 of 2023.

**Loreli Lovering, deceased;** Beth Hammack, Extrx.; Atty: Colin B. May; 02538 of 2023.

**Mary M. Kubicar, deceased;** Kathleen D. Schneider, Extrx.; Atty: Kathleen D. Schneider; 02067 of 2023.

**Linda S. Ruth, deceased;** William A. Ruth, Co-Extr., Kelly L. Ruth, Co-Extr.; Atty: McKenna Adams; 02511 of 2023.

**Evelyn S. McCormick, deceased;** April L. Winklmann, Extrx.; Atty: Matthew T. Kikta; 02512 of 2023.

**Mary Jo Pusateri, deceased;** Deborah L. Kawalkin, Extrx.; Atty: Daniel M. Flynn; 02514 of 2023.

## BANKRUPTCY COURT

### Eastern District

**Lucille V. Brooks;** MONTGOMERY-PA; 23-10884; Atty: Paul H. Young; Chapter: 13; Filed 03/28/2023; Judge Coleman

**Stephen J. Ampersand;** MONTGOMERY-PA; 23-10885; Atty: Paul H. Young; Chapter: 7; Filed 03/28/2023; Judge Chan

**Joseph M. Bittner;** PHILADELPHIA-PA; 23-10886; Atty: David B. Spitofsky; Chapter: 13; Filed 03/28/2023; Judge Chan

**Isaiah E. Dickens;** DELAWARE-PA; 23-10887; Atty: David B. Spitofsky; Chapter: 13; Filed 03/28/2023; Judge Mayer

**Diane M. Galetti;** LEHIGH-PA; 23-10888; Atty: Lynn E. Feldman; Chapter: 7; Filed 03/28/2023; Judge Mayer

**Jeffrey Andrew Gale;** CHESTER-PA; 23-10889; Atty: Howard Nat Sobel; Chapter: 7; Filed 03/28/2023; Judge Chan

**Paul Wasmanski;** MONTGOMERY-PA; 23-10890; Atty: Paul H. Young; Chapter: 13; Filed 03/28/2023; Judge Mayer

**Jonathan Steven Ung;** PHILADELPHIA-PA; 23-10891; Atty: Vicki Ann Piontek; Chapter: 7; Filed 03/28/2023; Judge Chan

**Melinda Riggs;** PHILADELPHIA-PA; 23-10892; Atty: David M. Offen; Chapter: 13; Filed 03/28/2023; Judge Chan

**Joellyn Mary Czulada;** MONTGOMERY-PA; 23-10893; Atty: Vincent Rubino; Chapter: 7; Filed 03/29/2023; Judge Mayer

**Monique Renee Washington;** PHILADELPHIA-PA; 23-10894; Atty: Siana Newman; Chapter: 7; Filed 03/29/2023; Judge Coleman

**Megan Bell;** CHESTER-PA; 23-10895; Atty: Richard N. Lipow; Chapter: 13; Filed 03/29/2023; Judge Coleman

**Randy L. Tigar;** NORTHAMPTON-PA; 23-10896; Atty: Michael J. McCrystal; Chapter: 7; Filed 03/29/2023; Judge Mayer

**Annette A. Miller;** MONTGOMERY-PA; 23-10897; Atty: David B. Spitofsky; Chapter: 13; Filed 03/29/2023; Judge Coleman

**Scott Allan Smith;** NORTHAMPTON-PA; 23-10898; Atty: Charles Laputka; Chapter: 13; Filed 03/29/2023; Judge Mayer

**Dalton Richard Vosburg;** NORTHAMPTON-PA; 23-10899; Atty: Charles Laputka; Chapter: 7; Filed 03/29/2023; Judge Mayer

**Edward L. Youngblood, Jr.;** MONTGOMERY-PA; 23-10900; Atty: David M. Offen; Chapter: 7; Filed 03/29/2023; Judge Coleman

**Jennifer A. Robinson;** PHILADELPHIA-PA; 23-10901; Atty: David M. Offen; Chapter: 13; Filed 03/29/2023; Judge Chan

**Danny J. Zawidski and Nicole C. Good-Zawidski;** LEHIGH-PA; 23-10902; Atty: Paul H. Young; Chapter: 13; Filed 03/29/2023; Judge Mayer

(Continued on Page 2, Column 1)

(Continued on Page 3, Column 1)

(Continued on Page 8, Column 3)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**Toyota Motor Credit Corporation** vs Eperjesi Robert F.; GD-23-004835; MDJ Transcript; Notice of Judgment Mailed; 5049.05; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Hempfield Suburban M.H.C.** vs Moore Jason; GD-23-004836; MDJ Transcript; Notice of Judgment Mailed; 2458.80; Atty(s): Pro Se

**Allegheny County** vs Medina John; GD-23-004837; Sci Fa sur Tax Lien; Praeipe - Sci Fa sur Tax Lien; 1097.28; Atty(s): McCabe Michael G.

**Credit Corp Solutions Inc.** vs Parran Ronald Eugene; GD-23-004838; MDJ Transcript; Notice of Judgment Mailed; 3171.17; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Lexis Auto Sales & Service LLC;** GD-23-004839; Miscellaneous Petition; Order of Court; Atty(s): Pro Se

**Credit Corp Solutions Inc.** vs White Robin; GD-23-004840; MDJ Transcript; Notice of Judgment Mailed; 5123.89; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Mollish Alec, Mollish Kimberley, Mollish David** vs National Mentor Healthcare LLC; GD-23-004841; Other Tort; Complaint; Atty(s): Schneider Marcus B

**Discover Bank** vs Morgan Kevin; GD-23-004842; MDJ Transcript; Notice of Judgment Mailed; 8519.53; Atty(s): Pomy Matthew Weston

**NewRez LLC** vs Marin Nancy, Marin John, Marin Judy, Unknown Heirs of John J. Marin deceased; GD-23-004843; Mortgage Foreclosure; Confidential Information Form; 34234.27; Atty(s): Williams Robert W.

**Credit Corp Solutions Inc.** vs Kmiecik Ryan; GD-23-004844; MDJ Transcript; Notice of Judgment Mailed; 1505.28; Atty(s): Morris Gregg L

**Allegheny County** vs Pack Mary L; GD-23-004845; Sci Fa sur Tax Lien; Praeipe - Sci Fa sur Tax Lien; 2217.10; Atty(s): McCabe Michael G.

**Allegheny County** vs Cline Mark B.; GD-23-004846; Sci Fa sur Tax Lien; Praeipe - Sci Fa sur Tax Lien; 1715.14; Atty(s): McCabe Michael G.

**Credit Corp Solutions Inc.** vs Williams Maura; GD-23-004847; MDJ Transcript; Notice of Judgment Mailed; 5236.07; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Reisert Mark A.** vs Ayoob Joseph C.; GD-23-004848; Motor Vehicle Accident; Complaint; Atty(s): Schweers Timothy J

**Discover Bank** vs Johnson Tyler; GD-23-004849; MDJ Transcript; Notice of Judgment Mailed; 7180.77; Atty(s): Pomy Matthew Weston

**Credit Corp Solutions Inc.** vs Schwarz Dana E.; GD-23-004850; MDJ Transcript; Notice of Judgment Mailed; 2016.47; Atty(s): Morris Gregg L, Sharif Esq. Ernest

**Allegheny County** vs Walker Joshua J.; GD-23-004851; Sci Fa sur Tax Lien; Praeipe - Sci Fa sur Tax Lien; 1149.55; Atty(s): McCabe Michael G.

**LVNV Funding LLC** vs Wilson Chris; GD-23-004852; MDJ Transcript; Notice of Judgment Mailed; 1499.90; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Credit Corp Solutions Inc.** vs Downie Pamela; GD-23-004853; MDJ Transcript; Notice of Judgment Mailed; 1507.68; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Anderson Cody; GD-23-004854; MDJ Transcript; Notice of Judgment Mailed; 1614.06; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Credit Corp Solutions Inc.** vs Paljavcsik Paul; GD-23-004855; MDJ Transcript; Notice of Judgment Mailed; 2743.96; Atty(s): Morris Gregg L, Sharif Esq. Ernest, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Demus Torri; GD-23-004856; MDJ Transcript; Notice of Judgment Mailed; 953.41; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Allegheny County** vs Charles Eugene; GD-23-004857; Sci Fa sur Tax Lien; Praeipe - Sci Fa sur Tax Lien; 4519.39; Atty(s): McCabe Michael G.

**LVNV Funding LLC** vs Ramsey Scott; GD-23-004858; MDJ Transcript; Notice of Judgment Mailed; 3119.16; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Parker Karen; GD-23-004859; MDJ Transcript; Notice of Judgment Mailed; 1215.60; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Credit Corp Solutions Inc.** vs Stull Josey; GD-23-004860; MDJ Transcript; Notice of Judgment Mailed; 1849.13; Atty(s): Morris Gregg L, Sharif Esq. Ernest, Rutkowski Mychal Thomas

**Tarback Michael** vs Three Rivers Dental Group LLC; GD-23-004861; Contract - Buyer Plaintiff; Praeipe for Writ of Summons; Atty(s): Yarussi Adam

**LVNV Funding** vs Watson John; GD-23-004862; MDJ Transcript; Notice of Judgment Mailed; 3251.16; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Credit Corp Solutions Inc.** vs Blair Bernadette; GD-23-004863; MDJ Transcript; Notice of Judgment Mailed; 2152.68; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Rose Chaunte; GD-23-004864; MDJ Transcript; Notice of Judgment Mailed; 2890.01; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**LVNV Funding LLC** vs Schmitt Tammy; GD-23-004865; MDJ Transcript; Notice of Judgment Mailed; 1382.68; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Allegheny County** vs MTM Development; GD-23-004866; Sci Fa sur Tax Lien; Praeipe - Sci Fa sur Tax Lien; 2091.64; Atty(s): McCabe Michael G.

**LVNV Funding LLC** vs Wagner Christopher; GD-23-004867; MDJ Transcript; Notice of Judgment Mailed; 1045.60; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Allegheny County** vs Altvater James W, Altvater Rosemary A; GD-23-004868; Sci Fa sur Tax Lien; Praeipe - Sci Fa sur Tax Lien; 2937.87; Atty(s): McCabe Michael G.

**LVNV Funding LLC** vs Layhue Thomas J.; GD-23-004869; MDJ Transcript; Notice of Judgment Mailed; 3808.13; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Kelley Frances** vs Carlow University; GD-23-004870; Contract - Other; Praeipe for Writ of Summons; Atty(s): Lieber James B

**Allegheny County** vs Ranmar Property Group LLC; GD-23-004871; Sci Fa sur Tax Lien; Praeipe - Sci Fa sur Tax Lien; 2173.35; Atty(s): McCabe Michael G.

**CVI SGP-CO Acquisition Trust** vs Clemmons Antown D.; GD-23-004872; MDJ Transcript; Notice of Judgment Mailed; 1602.44; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**Allegheny County** vs Rampolla Paul W.; GD-23-004873; Sci Fa sur Tax Lien; Praeipe - Sci Fa sur Tax Lien; 1145.45; Atty(s): McCabe Michael G.

**Namath Franklin L., Namath Michael P.** vs Hub International Midwest Limited; GD-23-004874; Contract - Other; Complaint; Atty(s): Steele Shannon L

**Allegheny Health Network** vs Pennwood Nursing and Rehabilitation Center LLC, Oakmont Care and Rehabilitation Center LLC, Prestige Health Care Group LLC; GD-23-004877; Contract - Other; Complaint; 53000.00; Atty(s): Audley Sean P

**Williams Barbara** vs Haddad Accelerated Delivery LLC; GD-23-004878; Employment Discrimination; Praeipe for Writ of Summons; Atty(s): Manes David M

**Batres Mario** vs Nahas Michael; GD-23-004880; Motor Vehicle Accident; Praeipe for Writ of Summons; Atty(s): Hollis Todd J

**Hartzog Sharon** vs Lowry Erin M, Lowry Christian; GD-23-004881; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I.

**Commonwealth of PA Department of Labor & Industry** vs Olive Oils Pizzeria & More LLC; GD-23-100625; Unemployment Compensation Lien; Unemployment Compensation Lien; 5270.29

**Commonwealth of PA Department of Labor & Industry** vs Luffy Masonry LLC; GD-23-100626; Unemployment Compensation Lien; Unemployment Compensation Lien; 1000.00

**Commonwealth of PA Department of Labor & Industry** vs Walton Street Capital LLC; GD-23-100627; Unemployment Compensation Lien; Unemployment Compensation Lien; 1000.00

**Commonwealth of PA Department of Labor & Industry** vs Blue Dot Tire LLC; GD-23-100628; Unemployment Compensation Lien; Unemployment Compensation Lien; 8197.61

**Commonwealth of PA Department of Labor & Industry** vs Eberle Legal Partners LLC; GD-23-100629; Unemployment Compensation Lien; Unemployment Compensation Lien; 1249.73

**Commonwealth of PA Department of Revenue** vs Elite Renovation Corporation; GD-23-100630; Commonwealth Tax Lien; Business Taxes; 5009.14

**Commonwealth of PA Department of Revenue** vs Radcliffe Michael A., Radcliffe Rebecca; GD-23-100631; Commonwealth Tax Lien; Personal Income Tax; 5016.70

**Commonwealth of PA Department of Revenue** vs Heinz H J II For Christopher Bny Mellon Na; GD-23-100632; Commonwealth Tax Lien; Business Taxes; 18685.22

**Commonwealth of PA Department of Revenue** vs Berry Diana L.; GD-23-100633; Commonwealth Tax Lien; Personal Income Tax; 5913.36

**Commonwealth of PA Department of Revenue** vs Bishops Pizza VII Inc.; GD-23-100634; Commonwealth Tax Lien; Business Taxes; 5033.62

**Commonwealth of PA Department of Revenue** vs Anthony Tanya L.; GD-23-100635; Commonwealth Tax Lien; Personal Income Tax; 6061.81

**Commonwealth of PA Department of Revenue** vs Charles R. Bloedel Jr. Inc.; GD-23-100636; Commonwealth Tax Lien; Business Taxes; 4996.02

**Commonwealth of PA Department of Revenue** vs Colucci Tile and Marble; GD-23-100637; Commonwealth Tax Lien; Business Taxes; 4935.03

**Commonwealth of PA Department of Revenue** vs Truong Dung N.; GD-23-100638; Commonwealth Tax Lien; Business Taxes; 4825.98

**Commonwealth of PA Department of Revenue** vs Bobby D's Inc.; GD-23-100639; Commonwealth Tax Lien; Business Taxes; 4826.36

**Commonwealth of PA Department of Revenue** vs Superior Factory Service LLC; GD-23-100640; Commonwealth Tax Lien; Business Taxes; 4952.87

**Commonwealth of PA Department of Revenue** vs Parking Lot Maintenance Systems Inc; GD-23-100641; Commonwealth Tax Lien; Business Taxes; 4840.02

Established 1853

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

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

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

**CIVIL DIVISION**

**New Arbitration Suits**  
(Continued from Page 1, Column 2)

**Cavalry SPV I LLC** vs Berkley Monique M., Berkley Monique M.; AR-23-001733; Contract - Credit Card; Complaint; 2586.48; Atty(s): Apothaker David J, Apothaker David J

**Capital One Bank (USA) N.A.** vs Rogowski Andrew, Rogowski Andrew; AR-23-001734; Contract - Credit Card; Exhibits; Atty(s): Ratchford Michael

**Hall Harvey** vs Port Authority of Allegheny County; AR-23-001735; Motor Vehicle Accident; Complaint; Atty(s): Morgan Karly R., Ogg Gary J., Houck David K

**Baldauf Kent E., Baldauf Renee A., Balduf Abigail R.** vs Jones Linda, Jones Linda; AR-23-001736; Motor Vehicle Accident; Complaint; Atty(s): Perry Jon R, Perry Jon R

**Rieder Sharon** vs LVNV Funding LLC, LVNV Funding LLC; AR-23-001737; Other Tort; Exhibits; Atty(s): Gordon Travis A., Gordon Travis A.

**Bank of America N.A.** vs Marshall Richard, Marshall Richard; AR-23-001738; Contract - Credit Card; Exhibits; 5028.22; Atty(s): Weinberg Frederic I., Weinberg Frederic I.

**State Farm Mutual Automobile Insurance Company** vs Watkins Jason, Leerburg John, Watkins Jason, Leerburg John; AR-23-001739; Motor Vehicle Accident; Complaint; 7544.65; Atty(s): Allen Robert W.

**Westlake Services LLC** vs Perry Deniece, Perry Deniece; AR-23-001740; Contract - Debt Collection; Exhibits; 19456.20; Atty(s): Ratchford Michael

**Wells Fargo Bank N.A.** vs Anselm Emily I, Anselm Emily I; AR-23-001741; Contract - Credit Card; Complaint; 8652.72; Atty(s): Francese Nicole M., Francese Nicole M.

**Tobin Daniel J.** vs Lithia Motors; AR-23-001742; Contract - Debt Collection; Complaint from MDJ Decision; Atty(s): Pro Se

**Dowling Patrick** vs Ford Motor Company; AR-23-001743; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**Bank of America N.A.** vs Crnkovich Larissa; AR-23-001744; Contract - Credit Card; Exhibits; 11926.23; Atty(s): Weinberg Frederic I.

**Bank of America N.A.** vs Kordos David M.; AR-23-001745; Contract - Credit Card; Exhibits; 8573.26; Atty(s): Weinberg Frederic I.

**Brown Paul** vs Walker Eric; AR-23-001746; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Pro Se

**Bank of America N.A.** vs Conley La Verne; AR-23-001747; Contract - Credit Card; Exhibits; 5111.53; Atty(s): Weinberg Frederic I.

**Diaz Angelica** vs Wagner Donald; AR-23-001748; Motor Vehicle Accident; Complaint; Atty(s): Grutzmacher Adam Edward

**Dillard Sandra** vs Hyland James, Hyland Rita W.; AR-23-001749; Intentional Tort; Complaint; 5000.00; Atty(s): Pro Se

**Benson Jamison** vs Optimal Strategix Group Inc.; AR-23-001751; Employment Dispute - Other; Complaint; Atty(s): Ernsberger Richard T.

**COURT NOTICES**

**Pennsylvania Supreme Court**

**IN RE: ORDER AMENDING RULE 1.19 OF THE RULES OF PROFESSIONAL CONDUCT**

**No. 232 DISCIPLINARY RULES DOCKET**

**ORDER**

**PER CURIAM**

**AND NOW**, this 11th day of April, 2023, upon the recommendation of the Disciplinary Board of the Supreme Court of Pennsylvania, the proposal having been submitted without publication in the interests of justice and efficient administration pursuant to Pa.R.J.A. No. 103(a)(3).

**IT IS ORDERED** pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 1.19 of the Rules of Professional Conduct is amended.

This **ORDER** shall be processed in accordance with Pa.R.J.A. 103(b) and shall be effective immediately.

Justice Donohue notes her dissent.

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

23-01408

**Court of Common Pleas of Allegheny County**

**JUVENILE COURT MOTIONS SCHEDULE**

**May 2023**

- May 1** - Judge Hens-Greco
- May 2** - Judge Hens-Greco
- May 3** - Judge Hens-Greco
- May 4** - Judge Hens-Greco
- May 5** - Judge Hens-Greco
- May 8** - Judge Cozza
- May 9** - Judge Cozza
- May 10** - Judge Cozza
- May 11** - Judge Cozza
- May 12** - Judge Cozza
- May 15** - Judge Spurgeon
- May 16** - Judge Spurgeon
- May 17** - Judge Spurgeon
- May 18** - Judge Spurgeon
- May 19** - Judge Spurgeon
- May 22** - Judge Bush
- May 23** - Judge Bush
- May 24** - Judge Bush
- May 25** - Judge Bush
- May 26** - Judge Bush
- May 29** - Holiday
- May 30** - Judge Middleman
- May 31** - Judge Middleman

23-01257

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**Court of Common Pleas of Allegheny County**

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

**Week of**

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

23-01327

**Court of Common Pleas of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **MONDAY, MAY 1, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, JUNE 12, 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**  
23-00936

**Court of Common Pleas of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Daniel D. Regan**

Beginning April 10, 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:

- Monday, April 10, 2023 at 9:30 a.m.**
- Tuesday, May 2, 2023 at 9:30 a.m.**
- Thursday, June 1, 2023 at 11:00 a.m.**

23-00833

**Court of Common Pleas of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Arnold I. Klein**

Beginning April 13, 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, April 13, 2023 at 9:00 a.m.**
- Thursday, May 11, 2023 at 8:30 a.m.**
- Wednesday, June 7, 2023 at 8:30 a.m.**

23-00579

**COURT SCHEDULES**

**Criminal Division**

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

**Monday**  
**April 24, 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-0006401-20**; George Cerda; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0000806-20**; Michael William Lynn; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

**CR-0005060-22**; Michael William Lynn; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

**Judge Alexander P. Bicket**  
**Courtroom 321**

**CR-0006350-22**; Jeremy Banks; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Michael Bishop**

**CR-0006471-22**; Alexis Davis; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Tirza Ann Kyes**

**CR-0007615-21**; Lynne Lamar-Thompson; Theft By Decep-False Impression; ADA: **Jon Michael Pittman**; D-atty: **Tirza Ann Kyes**

**CR-0008462-21**; Christopher Payne; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carmen Latrice Robinson**

**Judge Kelly Bigley**  
**Courtroom 525**

**CR-0008354-22**; Keith P. Doolin; DUI: High Rte of Alc (BAC .10 - <.16) 4th Off or Subsequent; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Matthew Jackson**

**CR-0008797-21**; Michael Fiehrer; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Charles John Porter**

**CR-0005086-22**; Alex Johnson; Homicide by Vehicle While DUI; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Art Ettinger**

**CR-0005720-22;** Alex Johnson; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Art Ettinger**

**CR-0008155-22;** Maurice Raynel Jones; DUI: Controlled Substance or Metabolite 4th and Subsequent Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

**CR-0008014-22;** Anthony Weisser; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**Judge Edward J. Borkowski  
Courtroom 514**

**CR-0009187-18;** Kimberly J. Boring; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

**CR-0009165-22;** Myron Grant Bynum; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

**CR-0009728-18;** Annamaria Calcaterra; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

**CR-0009035-16;** Victor Daugherty Jr.; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

**CR-0008495-22;** Alan Hamilton; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

**CR-0003129-22;** Brian Hart; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**

**CR-0006589-21;** Enrique Alonzo Johnson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

**CR-0001128-22;** Enrique Alonzo Johnson; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

**CR-0003256-18;** Cory James McKenzie; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

**CR-0004419-22;** Evan James Moore; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0012719-17;** Chad A. Russell; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Nicholas Urbano**

**CR-0006870-20;** Judith Kathleen Winkowski; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ralston S. Jackson**

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

**CR-0007400-22;** Cecil Howard Foreman; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ryan Harrison James**

**CR-0000021-23;** George A. Haniotakis; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0008950-22;** Klinton McLaughlin; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brianna Irene Sulenski**

**CR-0007137-22;** Shawn McMinn; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Oliver Stiffler**

**CR-0008292-22;** Sherman Thomas; Corruption Of Minors - Defendant Age 18 or Above; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**Judge Thomas Flaherty  
Courtroom 524**

**CR-0005111-22;** Bobby Deshaun Franklin; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

**CR-0003553-22;** Chris Martin; False/Fraud/Incomp Insurance Claim; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

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

**CR-0003554-22;** Steven Joseph Wright; False/Fraud/Incomp Insurance Claim; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Elliot Howsie  
Courtroom 533**

**CR-0003420-21;** Matthew Sherrell; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

**CR-0008843-21;** Jerquay Atkins; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jaime Marie Hickton**

**CR-0001599-22;** Dorian Holmes; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel William Esterman**

**CR-0008842-21;** Tyler Sherrell; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

**Judge Anthony M. Mariani  
Courtroom 316**

**CR-0005753-22;** Ashley Lynn Caster; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron David Sontz**

**CR-0008490-22;** Christian Barr Hawkins; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mark D. Bolkovac**

**CR-0008429-21;** Michael Hensley; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

**CR-0005748-22;** Isaiah Davis Robinson; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

**CR-0007840-22;** Olga Watkins; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kim Aedan Bodnar**

**CR-0005556-22;** Shannon Williams; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeanne Marie Emhoff**

**CR-0005513-21;** Jahli Woods; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lorraine A. Smith**

**CR-0009784-18;** Jahli Woods; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

**Judge Kevin G. Sasinowski  
Courtroom 506**

**CR-0014283-19;** Dana Frederick Brown; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Turahn Lamont Jenkins**

**CR-0007500-21;** Darian Kopps; Homicide by Vehicle While DUI; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

**Judge Jennifer Satler  
Courtroom 527**

**CR-0007431-22;** Jeffrey E. Forbes; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Philip Thomas**

**CR-0007219-22;** Edward Graham; Firearms Not To Be Carried W/O License; ADA: **Ohara Hamlin;** D-atty: **Nicholas Clark Weltz**

**CR-0009004-21;** Antwane Lamar Harrison; Disorderly Conduct Hazardous/Physi Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0007635-22;** Jadan Wysdom Hudson Sr.; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**CR-0004486-22;** Von Eric McMillan; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

**CR-0008539-22;** Dante Miller; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**CR-0002575-22;** Jarrell Miller; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin David Okun**

**CR-0006182-22;** Darcy L. Oshenic; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**CR-0006190-22;** Darcy L. Oshenic; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**CR-0008532-22;** Ryan Rogers; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian Patrick McDermott**

## Arbitration Trial List

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

**Monday  
April 24, 2023**

**GD-22-015551;** Nalducci vs Transformco; P-atty: **Walter J. Nalducci;** D-atty: **Megan R. Padgett**

**AR-23-000419;** Pennsylvania State Employees Credit Union vs McKissick; P-atty: **Matthew D. Urban**

**AR-23-000417;** DiFloria vs Nevillewood Owner 1 LLC; P-atty: **Allison H. Greene;** D-atty: **David R. Johnson**

**AR-23-000412;** Portfolio Recovery Associates LLC vs Varhola; P-atty: **Robert N. Polas Jr.**

**AR-23-000409;** Headrick vs Mitsubishi Motors of North America Inc.; P-atty: **David J. Gorberg;** D-atty: **Jeffrey M. Stacko**

**AR-23-000408;** Portfolio Recovery Associates LLC vs Mort; P-atty: **Robert N. Polas Jr.**

**AR-22-003635;** Cortazzo Jr. vs Nationwide Mutual Insurance Co.; P-atty: **Scott Ronald Gallant;** D-atty: **Tara L. Maczuzak**

**AR-22-003487;** Monte vs BBQ Authority; P-atty: **Ashley Marie Cagle;** D-atty: **James P. Cullen**

**AR-22-002806;** Wiech vs Runway Ford, Inc. d/b/a Falconi'S Moon Township Automotive; P-atty: **James Andrew Salemme;** D-atty: **John Linkosky**

**AR-22-002799;** Rowe, et al vs Floors In A Day Inc.; P-atty: **Eric J. Randolph;** D-atty: **Anthony C. Mengine**

**AR-22-001963;** United States Liability Ins. Co., et al vs Pleasant Bar Inc.; P-atty: **William E. Syllianteng;** D-atty: **Jacob P. Guerra**

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# Department of Court Records

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

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

**9:30 a.m. Monday May 1, 2023**

## Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Monday, May 15, 2023 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

**3149-2019;** Balt, Mary K. a/k/a Mary Kullenich Balt a/k/a Mary Balt; Acct: Marcia M. Shaffer, Extrx.; Acct-atty: **Dennis A. Uram**

**3313-1939;** Berg, Henry; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Jennifer L. Rawson**

**75-2022;** Bunder, Amelia P.; Acct: Michael Poulos, Extr.; Acct-atty: **Harold A. English**

**6066-2021;** Deaktor, Marcia Joy; Acct: Anne Baker, Carol Mirsky and Rosalie Wisotzki, Co-Agents/POA; Acct-atty: **Charles J. Avalli**

**1777-2020;** Dewitt, Frank H.; Acct: Gary Brown, Extr.; Acct-atty: **David J. Barton**

**7389-2019;** Dimmock, Edith; Acct: Richard Howard, Guardian; Acct-atty: **Michelle A. Ross**

**5983-2014;** Franks, Gladys; Acct: Janice Zimmer, Guardian; Acct-atty: **George B. Handelsman**

**1435-2021;** Gorzock, Frances A.; Acct: Elizabeth Farmer, Admrx.; Acct-atty: **F. Christopher Spina**

**1248-2022;** Gramm, Ronald J.; Acct: Suzanne Marak, Admrx.; Acct-atty: **Benjamin Scott Johns**

**7204-2022;** Grogan, John W.; Acct: Sean P. Kelly, Extr.; Acct-atty: **Slade R. Miller**

**5427-2019;** Jaskiewicz, Roxanne A.; Acct: Richard Howard, Guardian; Acct-atty: **Michelle A. Ross**

**6730-2017;** Klionsky, Bernard L.; Acct: Daniel Klionsky, Extr.; Acct-atty: **Todd T. Jordan**

**8906-2021;** Koser, Albert C.; Acct: Mary Ellen Dickson, Extrx.; Acct-atty: **Harold A. English**

**1648-2022;** Kraft, Virginia L.; Acct: Edward A. Kraft, III, Extr.; Acct-atty: **Linda C. Plum**

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

**6613-2015;** McAdams, Callen Hagen; Acct: Marta McClintock and Stifel Trust Co., N.A., Co-Guardians; Acct-atty: **Samantha J. Gagliardo**

**2513-2022;** Mears, Michelle; Acct: Melissa Romano, Extrx.; Acct-atty: **Jerome C. Schaub, Jr.**

**1600-1948;** Mulhattan, Annie; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Jennifer L. Rawson**

**4592-2001;** Nugara, Audrey Constance; Acct: Lee Alexander Nugara and Richard Millio Nugara, Co-Extrs.; Acct-atty: **Roxanne S. Eichler**

**751-2023;** Romano, Mary Jo; Acct: Samuel J. Pasquarelli, Extr.; Acct-atty: **Samuel J. Pasquarelli**

**2179-2022;** Shaffer, James R.; Acct: J. David Wissel, Extr.; Acct-atty: **William E. Goehring**

**3058-2021;** Viola, Letitia L.; Acct: Charles C. Nied, Extr.; Acct-atty: **William C. Price, Jr.**

## Deeds of Trust

**6871-2021;** Bercik, Bernard R. Irrevocable Trust; Acct: John J. Grater, Jr., Trustee; Acct-atty: **Matthew J. Carl**

**1931-1940;** Heinz, Vira L. (For Nancy); Acct: BNY Mellon, N.A., Trustee; Acct-atty: **Julia Varholla**

**1931-1940;** Heinz, Vira L. (For Clifford); Acct: BNY Mellon, N.A., Trustee; Acct-atty: **Julia Varholla**

**8149-2002;** Lebanon Church Cemetery Trust; Acct: Ameriserv Trust and Financial Services Co., Trustee; Acct-atty: **Kerry R. McCann**

**1762-2023;** Mathews, Peggy A. Family Irrevoc. Trust; Acct: Sue Reskiewicz, Trustee; Acct-atty: **Thomas B. Earhart**

**2530-2023;** McConaghy, Malcolm C.; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Samantha J. Gagliardo**

**3848-1997;** National Union Fire Insurance Co.; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Samantha J. Gagliardo**

**5885-2005;** Posner, Eva Renee GST Exempt Trust; Acct: John F. Hensler, Thomas D. Wright, Jr. and Robert C. Poling, Co-Trustees; Acct-atty: **John F. Meck**

**5885-2005;** Posner, Eva Renee GST Non-Exempt Trust; Acct: John F. Hensler, Thomas D. Wright, Jr. and Robert C. Poling, Co-Trustees; Acct-atty: **John F. Meck**

**5885-2005;** Posner, Matthew Martin GST Exempt Trust; Acct: John F. Hensler, Thomas D. Wright, Jr. and Robert C. Poling, Co-Trustees; Acct-atty: **John F. Meck**

**5885-2005;** Posner, Matthew Martin GST Non-Exempt Trust; Acct: John F. Hensler, Thomas D. Wright, Jr. and Robert C. Poling, Co-Trustees; Acct-atty: **John F. Meck**

**1554-1971;** Rest Land Memorial Park, Inc.; Acct: Ameriserv Trust and Financial Services Co., Trustee; Acct-atty: **Kerry R. McCann**

## 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:

Beiter, Lynda L., deceased, of Pittsburgh, PA. No. 07751 of 2022. John T. Aikens, Extr., c/o Mary M. Halechko, Esq., Halechko Law Center, P.C., 3301 William Penn Highway, Suite 2, Pittsburgh, PA 15235. 23-00759w Apr 19, 26; May 3, 2023

Buckley, James E. a/k/a James Buckley a/k/a James Edward Buckley, deceased, of McKeesport, PA. No. 02408 of 2023. Leo J. Stepansky, Admrx., 3560 Tanglebrook Trail, Clemmons, NC 27012 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131. 23-01396 Apr 19, 26; May 3, 2023

Darling, Carole F., deceased, of Pittsburgh, PA. No. 02553 of 2023. Susan Darling Cohen, Extrx., 3971 Boulevard Dr., Pittsburgh, PA 15217 or to Jennifer L. Rawson, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219. 23-01404 Apr 19, 26; May 3, 2023

DeFazio, Marianne Rose, deceased, of Pittsburgh, PA. No. 02840 of 2023. Karen A. Flynn, Extrx., c/o James R. Fenchel, II, Esq., Fenchel Law Offices, 472 Constitution Boulevard, New Brighton, PA 15066. 23-00758w Apr 19, 26; May 3, 2023

Dubich, Jr., Mark John, deceased, of Bethel Park, PA. No. 07754 of 2022. Amanda K. Constantin, Admrx., 5863 Brian Drive, Bethel Park, PA 15102 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234. 23-01392 Apr 19, 26; May 3, 2023

Eilart, Thomas (a/k/a Thomas A. Eilart) - Late of McKeesport City, Allegheny County, PA. D.O.D. 5/5/84. Will #022207580. Thomas F. Eilart, Administrator, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002. 23-01445 Apr 19, 26; May 3, 2023

Eiler, Ruth A., deceased, of Pittsburgh, PA. No. 05513 of 2022. W. Scott Eiler, Co-Extr. and BNY Mellon National Association, Co-Extr., Attention: Connie L. Wollenweber, BNY Mellon Center, 500 Grant Street, Suite 3740, Pittsburgh, PA 15258-0001 or to Mario Santilli, Jr., Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152. 23-01393 Apr 19, 26; May 3, 2023

Garvey, Mildred M., deceased, of Pittsburgh, PA. No. 02824 of 2023. John M. Garvey, Jr., Extr., 655 Seneca Hemlock Road, Kennerdell, PA 16374 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101. 23-00755w Apr 19, 26; May 3, 2023

George, Evelyn Hirtle, deceased, of Pittsburgh, PA. No. 01950 of 2023. Deborah J. R. Hirtle, Extrx., 140 Brooke Farm Rd., St. Davids, PA 19087 or to Nathan C. Miller, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714. 23-01407 Apr 19, 26; May 3, 2023

Hardy, Sr., Jamal M., deceased, of Pittsburgh, PA. No. 00921 of 2023. Leon Rockymore, Admrx., c/o Anna B. Butson, Esq., 1605 Carmody Court, Suite 103, Sewickley, PA 15143. 23-00756w Apr 19, 26; May 3, 2023

Jakubovics, Jr., John R., deceased, of West Mifflin Borough, PA. No. 01125 of 2023. Anita C. Jakubovics, Admrx., 233 Belmont Avenue, West Mifflin, PA 15122 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131. 23-01395 Apr 19, 26; May 3, 2023

Keeling, Gary Roger, deceased, of Presto, PA. No. 02494 of 2023. Tracy Keeling, Extrx., 1075 Saint Mellion Drive, Presto, PA 15142 or to Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Ave., Coraopolis, PA 15108. 23-01398 Apr 19, 26; May 3, 2023

McCarthy, Elizabeth J., deceased, of Collier Township, PA. No. 00459 of 2023. Maureen Terhorst, Extrx., 41 Joyce Drive, Carnegie, PA 15106 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205. 23-01394 Apr 19, 26; May 3, 2023

McKevitt, Louvisa, deceased, of Pittsburgh, PA. No. 02690 of 2023. Jeanne Marie Marquette, Admrx. c.t.a. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116. 23-00754w Apr 19, 26; May 3, 2023

Pratt, Mabel C., deceased, of Cheswick, PA. No. 02734 of 2023. Robin A. Gourley, Extrx., c/o Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146. 23-00753w Apr 19, 26; May 3, 2023

Quattrocchi, Gregorio, deceased, of Verona, PA. No. 2542 of 2023. Eleonora C. Veneziano, Extrx., 6610 Verona Road, Verona, PA 15147 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139. 23-01402 Apr 19, 26; May 3, 2023

Reed, Mary M., deceased, of Pittsburgh, PA. No. 02481 of 2023. Brenda Smith, Extrx., c/o Timothy J. Chiappetta, Esq., Dickie McCamey & Chilcote, P.C., Two PPG Place, Suite 400, Pittsburgh, PA 15222-5402. 23-00757w Apr 19, 26; May 3, 2023

Ridgeway, Isabelle Roberta a/k/a Isabelle R. Ridgeway, deceased, of Monroeville, PA. No. 02329 of 2023. Janice M. Stricko, Extrx., 204 Saunders Station Road, Trafford, PA 15085 or to Nicole M. Pardus, Esq., Long & Long, LLC, 305 West Pittsburgh St., Greensburg, PA 15601. 23-01401 Apr 19, 26; May 3, 2023

Ruth, Linda S., deceased, of McCandless Township, PA. No. 02511 of 2023. Kelly L. Ruth, Co-Extrx., 9463 Doral Drive, Pittsburgh, PA 15237 and William A. Ruth, Co-Extr., 200 Cameron Drive, Cranberry Township, PA 16066 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017. 23-01403 Apr 19, 26; May 3, 2023

Wood, David Charles, deceased, of Pittsburgh, PA. No. 02379 of 2023. Cynthia Wood Henshaw, Extrx., 521 Barre Road, Templeton, MA 01468 or to Nathan C. Miller,

**Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](https://www.acba.org/LivingWill).**

Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.  
23-01406 Apr 19, 26; May 3, 2023

Yorkgitis, John W., deceased, of Crafton Borough, PA. No. 2545 of 2023. John E. Yorkgitis, Admr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.  
23-01397 Apr 19, 26; May 3, 2023

Boss, Gussie M. a/k/a Gussie Marshall Boss, deceased, of Monroeville, PA. No. 02521 of 2023. Janet I. Hogan, Extr., 916 Priest Hollow Rd., Russell, PA 16345 or to Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317.  
23-01335 Apr 12, 19, 26, 2023

Falki, Janet M., deceased, of Pittsburgh, PA. No. 02559 of 2023. Christopher J. Falki, Extr., 43 Kennedy Lane, McKees Rocks, PA 15136.  
23-00700w Apr 12, 19, 26, 2023

Lapointe, Faye, deceased, of Pittsburgh, PA. No. 01766 of 2022. Jill Waugh, Extr., 9136 Cromwell Drive, Pittsburgh, PA 15237.  
23-00702w Apr 12, 19, 26, 2023

Lydon, Carol A., deceased, of Gibsonia, PA. No. 02691 of 2023. Maureen Brueckner,

Extr., 584 Sandy Hill Road, Valencia, PA 16059.  
23-00703w Apr 12, 19, 26, 2023

Miller, Audrey J., deceased, of Pittsburgh, PA. No. 08006 of 2022. Wayne T. Pifer, Co-Extr., 187 Millrose Drive, Saint Clairsville, OH 43950, Robert G. Pifer, Co-Extr., 6149 King School Road, Bethel Park, PA 15102 and Gerald P. Pifer, Co-Extr., 5693 Glen Hill Drive, Bethel Park, PA 15102 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.  
23-01334 Apr 12, 19, 26, 2023

Molongowski, Geraldine A. a/k/a Geraldine Molongowski, deceased, of Ross Township, PA. No. 02484 of 2023. Pamela M. Perkovic-Sciulli, Co-Extr., 129 Eakin Avenue, Pittsburgh, PA 15214 and Geraldine R. Borczyk, Co-Extr., 433 Sabattus Road, Lovell, ME 04051 or to Trevor R. Fleming, Esq., The Law Firm of Orić & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.  
23-01330 Apr 12, 19, 26, 2023

Paylo, Nina, deceased, of Ross Twp., PA. No. 2288 of 2023. Chad Englert, Extr., 475 Salem Dr., Pittsburgh, PA 15243 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.  
23-01331 Apr 12, 19, 26, 2023

Sheley, Glenn Michael, deceased, of Pittsburgh, PA. No. 02483 of 2023. Erin Sheley, Extr., 4494 Mentone St., Unit 9, San Diego, CA 92107.  
23-00701w Apr 12, 19, 26, 2023

Soltow, Virginia, deceased, of Monroeville, PA. No. 01069 of 2023. David Soltow, Extr., 204 Highland Avenue, Monroeville, PA 15146 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.  
23-01332 Apr 12, 19, 26, 2023

Aluise, Michael, deceased, of Pittsburgh, PA. No. 02222 of 2023. Patricia May, Extr., 3096 Hartwood Drive, Allison Park, PA 15101 or to Nicole M. Pardus, Esq., Long & Long, LLC, 305 West Pittsburgh St., Greensburg, PA 15601.  
23-01260 Apr 5, 12, 19, 2023

Naspinsky, Penny A., deceased, of West Mifflin, PA. No. 02052 of 2023. Betty I. Strawn, Admr., 5329 White Oak Drive, Verona, PA 15147 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
23-01262 Apr 5, 12, 19, 2023

Powell, Mary S., deceased, of Pittsburgh, PA. No. 01076 of 2023. Dorothy Matthews, Extr., 501 Lucy Dr., Pittsburgh, PA 15236.  
23-00653w Apr 5, 12, 19, 2023

Pronio, Donald J., deceased, of Pittsburgh, PA. No. 02402 of 2023. Gregory Weimerskirch, Extr., 226 Hastings Street, Pittsburgh, PA 15206 or to Glenn H. Gillette, Esq., Thomson Rhodes & Cowie, PC, Two Rodi Plaza, Suite 301, 665 Rodi Road, Pittsburgh, PA 15235.  
23-00647w Apr 5, 12, 19, 2023

Radoycis, Jr., Nicholas, deceased, of McKees Rocks, PA. No. 2334 of 2023. Michael V. Conti, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.  
23-00649w Apr 5, 12, 19, 2023

Rohan, Jr., James J., deceased, of Munhall, PA. No. 6821 of 2022. Nancy J. Bodnar, Extr., c/o Laura J. Whiteman, Esq., 3910 Main St., Munhall, PA 15120.  
23-01267 Apr 5, 12, 19, 2023

Schweitzer, Betty M., deceased, of Verona, PA. No. 02059 of 2023. Dorothy D. Gillespie, Extr., 6035 Bolte Dr., Verona, PA 15147 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
23-01266 Apr 5, 12, 19, 2023

Signore, Paul N., deceased, of Penn Hills, PA. No. 02063 of 2023. Paula A. Abbott, Extr., 795 Illini Drive, Monroeville, PA 15146 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
23-01264 Apr 5, 12, 19, 2023

Spurling, Lynn R., deceased, of Verona, PA. No. 02051 of 2023. Curtis Spurling, Extr., 751 Zandona Street, New Kensington, PA 15068 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
23-01261 Apr 5, 12, 19, 2023

Stockmeier, Janice L. a/k/a Janice Lee Stockmeier, deceased, of Jefferson Hills Borough, PA. No. 00697 of 2023. Judith Ann Stockmeier, Extr., c/o Ryan W. Brode, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.  
23-01259 Apr 5, 12, 19, 2023

Stoller, Danny, deceased, of Oakmont, PA. No. 02055 of 2023. Meg L. Burkardt, Extr. and Atty., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
23-01265 Apr 5, 12, 19, 2023

Thiem, Paul Michael a/k/a Paul M. Thiem a/k/a Paul Thiem, deceased, of North Fayette Township, PA. No. 01971 of 2023. Eric J. Thiem, Extr., c/o Robert K. Schweitzer, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
23-01263 Apr 5, 12, 19, 2023

#### Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

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

GD-2023-003865

City of Pittsburgh vs FFB Enterprise Inc.; Grace A. Rudolph; their heirs, successors, assigns and respondents  
10th Ward, Pittsburgh  
5221 Hillcrest Street. 2-3. Lot 38 x 106 Hillcrest Street corner Pacific Avenue. Block & Lot 50-G-214. All roads, public or private, affecting the premises and the rights of others therein.

#### In Person CLE Seminar Provided by



at Two PPG Place, Second Floor Auditorium, Pittsburgh, PA

#### "Commercial Litigation in a Brave New World"

Thursday, April 27, 2023 | 3 - 6 p.m.

Registration from 2:30 - 3 p.m., food and beverages will be served during the CLE

2 Substantive and 1 Ethics credits

PA, West Virginia, Ohio, New York, New Jersey, South Carolina and Colorado

#### Presented by:

Steven W. Zoffer, Esq. | Frederick W. Bode, III, Esq. | Paul A. Roman, Esq.  
Michael A. Muha, Esq. | Jeffrey R. Hantz, Esq. | Ashley D. Waldinger, Esq.  
Maria V. Carr, Esq. | Brett W. Farrar, Esq.  
Gregory C. Michaels, Esq. | Robert A. Watters, Esq.  
Jane Moriarty, Professor of Ethics, Duquesne School of Law

There is no fee for outside attendance. For additional information or registration contact LPettinato@dmclaw.com, 412-392-5445 or visit www.dmclaw.com.

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Subject To All additional easements, encroachments, agreements, etc. of record.  
23-01459

GD-2023-003872

City of Pittsburgh vs Reeble G. Day, individually and as Executor of the Estate of Lucy Sterrett, a/k/a Lucy Britton Sterrett, deceased, (former owner), her unknown heirs, devisees and personal representatives, if applicable; Commonwealth of PA. Inheritance Tax Division; PA. Attorney General Commonwealth of PA.; Commonwealth of PA. Department of Revenue; National Tax Funding; Allegheny County Economic Development Dept. RAAC Liens; their heirs, successors, assigns and respondents

12th Ward, Pittsburgh  
159 Carver St. Reemer Plan 19 Lot 26 x 100 Carver St. Block & Lot 124-N-199. Rights or claims of parties in possession not shown by the public records.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-01460

GD-2023-003870

City of Pittsburgh vs Immobiliare LLC.; Jatinder Sing Chera; Real Estate Bargains; their heirs, successors, assigns and respondents

15th Ward, Pittsburgh  
5107 1/2 Lytle St. (Known as 5113 Lytle St.) Lot 12.50 x 120 Lytle St. Block & Lot 50-G-70. Excepting and reserving that portion of the premises lying in and long the roadbed(s); subject to public and private rights thereon. Subject to any line right of ways including electric line, telephone line, cable lines, water and sewer line right of ways in use and existing in, on, or under the ground and all rights in relation thereto.

Subject To all roads, public or private, affecting said premises.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-01461

GD-2023-003869

City of Pittsburgh vs Charles B. Banker; their heirs, successors, assigns and respondents

23rd Ward, Pittsburgh  
Itin Street. Lot 22 x 66 Block & Lot 24-F-43. All roads, public or private, affecting the premises.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-01462

GD-2023-003868

City of Pittsburgh vs Henry Williams; their heirs, successors, assigns and respondents

25th Ward, Pittsburgh  
1518 Brighton Place. Lot 21.30 x 139 Block & Lot 22-M-28. Rights or claims of parties in possession not shown by the public records.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-01463

GD-2023-003867

City of Pittsburgh vs William A. Parker; Gladys N. Parker; their heirs, successors, assigns and respondents

21st Ward, Pittsburgh  
1924 St. Ives St. Lot 18.06 x 75.73 St. Ives St. cor. Morrison Ave. Block & Lot 22-C-182. Rights or claims of parties in possession not shown by the public records.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-01464

GD-2023-003866

City of Pittsburgh vs Addie B. Stewart their heirs, successors, assigns and respondents

12th Ward, Pittsburgh  
164 Meadow Street. J.J. Renner Plan Pt. 26. Lot 24 x 100 Meadow Street. Block & Lot 124-N-252.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-01465

GD-2023-003863

City of Pittsburgh vs Sharon R. Young their heirs, successors and assigns.

13th Ward, Pittsburgh  
7907 Susquehanna Street Lot 25.25 x 96 Susquehanna Street. Block & Lot 175-H-49. Expecting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon.

Subject To all roads, public or private, affecting said premises.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-01466

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

Celia B. Liss  
Assistant City Solicitor  
City of Pittsburgh  
Apr 19, 2023

**Certificate of Organization  
Limited Liability Company**

John A. Kopas, III, Esq., 556 Morgantown Road, Uniontown, PA 15401. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Morgantown Paving, LLC.

23-01405 Apr 19, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-002983. In re: Petition of Olivia Raye Lawrence, for change of name to Oliver Raye Lawrence. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, May 5, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-00760w Apr 19, 2023

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**Treasurer's Sale**

**SALE BY THE TREASURER OF THE CITY AND SCHOOL DISTRICT OF PITTSBURGH OF REAL ESTATE TO SATISFY UNPAID CLAIMS FOR CITY, SCHOOL AND ALLEGHENY COUNTY TAXES TO BE HELD ON THURSDAY, APRIL 28, 2022 AT 10:00 A.M.**

Notice is hereby given that pursuant to the provisions of Act No. 171 of 1984, approved by the Governor October 11, 1984, of the Commonwealth of Pennsylvania, which in part authorizes and empowers the City Treasurer of cities of the second class to sell, at public sale, lands or real estate upon which the taxes assessed and levied by the City or School District or Allegheny County are delinquent and unpaid; this Act is known as the Second Class City Treasurer's Sale and Collection Act.

The following properties in the City of Pittsburgh will be exposed to public sale in City Council Chambers, City-County Building 5th Floor, Pittsburgh, PA, on Friday, April 28th, 2023 at 10:00 A.M. and continued by adjournment to such time or times, as the City Treasurer shall designate such properties shall be sold for unpaid taxes which have been assessed against said properties. The following schedule shows (opposite each numbered property or properties) the City, School and County taxes for 2017 and prior years as well as PWSA, demolition, and other municipal charges which are unpaid but does not include advertising, posting and lien charges all of which are legally due and must be paid prior to the above date and time of sale in order to avoid sale. Names shown are those of owners, lienholders, or other known interested parties who may retain a legal interest in the property described.

Said Sale will be made without prejudice to any other liens or claims of the City, School District of Pittsburgh or County of Allegheny, for any other unpaid taxes, or other municipal charges and claims, whether liened or not, against the respective property which have been inadvertently omitted and not included herein.

TERMS OF SALE: As soon as the property is struck down, the purchaser shall:

- (1) Immediately pay the advertised amount by cashier/certified check or cash set forth opposite the particular property sold. Payment must be in cash, certified check or cashier's check.
- (2) Any amount bid in excess of the upset price must be received in the Department of Finance on or before 2:00 P.M. the day of sale. Funds to be paid by cash, certified check or cashier's check.
- (3) Pay any and all other City, School and County tax claims and municipal charges and claims, whether liened or not, together with any penalty and interest, advertising cost, posting cost and County Department of Court Records' costs owed against the property purchased upon demand after the sale.
- (4) Failure to comply with item 3 will result in the initial payment being forfeited and the sale being canceled.

For information call the Office of the City Treasurer, City of Pittsburgh, City-County Building, Pittsburgh, PA 15219.

Phone: (412) 255-2525  
Jennifer Gula,  
Treasurer, City and  
School District of Pittsburgh

**First Ward**

1. Newkirk Thomas - 1010011j00165a 00. 51 Van Braam St, Geo Miltenberger Plan Pts 55-56-57 Lot 14.84x60.15 Van Braam 2 Sty Brk Hse 51  
Partial Claim .....\$5,520.91
2. Briskey Gloria I - 1010011j00191 00. 1806 Tustin St, Geo Miltenberger 2nd Plan Pts 69-70 Lot 18x60 In All Tustin St 2 Sty Brk Hse 1806 Tustin St  
Partial Claim .....\$5,544.14

3. Est Of William H Brown - 1010011j00246 00. 1903 Blvd Of The Allies, D A Morris Plan Pts 1-2 Lot 22.71x50 In All Gist St  
Partial Claim .....\$1,258.16
4. Diven Robert J & Diven Daisy - 1010011j00303 00. 51 Miltenberger St, Lot 20x72 Miltenberger St Bet Edna & Locust Sts 2 Sty Brk Hse 404  
Partial Claim .....\$1,891.46
5. 4burgh LLC - 1010011k00030 00. 2026 5th Ave, Alexander Miller Plan 26 Lot 22x120 5th Ave 2 Sty Brk Hse 2026  
Partial Claim .....\$2,855.61
8. Campana Michael - 1010011k00244 00. Tustin St, Alex Miller Plan Pts 117-118 Lot 17.065x60.25 I  
Partial Claim .....\$8,704.66
9. Tustin Street Partners & LLC - 1010011k00261 00. 2020 Tustin St, Lot 66xavg155.39 Tustin St Bet Jumonville & Seneca Sts 1 & 2 Sty C B-brk Off & Whse Bldg 2021-2023 Blvd Of Allies  
Partial Claim .....\$383.30

**Third Ward**

10. Willis Kate S - 1030009m00200a 00. Monaca Pl, Pt 2 Lot 22.5x75.92 Monaca Way  
Partial Claim .....\$7,727.27
11. Est Of Ethel Mosley - 1030009s00414000100. 539 1/2 Roberts St, Wm Arthur Plan Pt 19-20 Lot 12.87x54.5 Roberts St 2 Sty Brk Hse #539  
Partial Claim.....\$48,782.51
12. Est Of Ethel Mosley - 1030009s00414000200. 539 1/2 Roberts St, Wm Arthur Plan Pt 19-20 Lot 12.91x54.5 Roberts St 2 Sty Brk Hse #539 1/2  
Partial Claim.....\$51,832.22

**Tenth Ward**

13. Allen Lorenzo D & Allen Dorothy Lillian - 1100050b00180 00. Columbo St, W S Beach Plan 267 Lot 20x150x22.14 Rr Columbo St Nr Schenley Ave  
Partial Claim.....\$13,001.64
14. Proctor Eddie - 1100050b00197 00. Columbo St, Schenley View Addn Plan 409 & Pt Vac N Mathilda St Lot 54.48xavg104.81x52.50 Rr Columbo St  
Partial Claim.....\$19,612.34
15. Ricketts Raquel - 1100050b00221 00. N Mathilda St, Schenley View Addn Pl 433- 434 Lot 40xavg116.45 In All Mathilda St 2 Sty Brk Ven Hse 727 I C Gar  
Partial Claim .....\$45,553.23
16. Sheppard Victoria, Sheppard Margaret, Sheppard Mary, Sheppard Foy, Sheppard Rebecca, Sheppard Ruth, Sheppard Stanley, & Sheppard Harry - 1100050b00231 00. N Mathilda St, Schenley Plan 443 Lot 20x106.45 Mathilda St  
Partial Claim.....\$39,116.34
17. Schafer Walter P & Est Of Mary L Schafer - 1100050c00047a 00. Schenley Ave, 299 Lot 20x150 Schenley Ave  
Partial Claim .....\$22,953.30
18. Williams A D & Williams Jannie D - 1100050c00048 00. Schenley Ave, 298 Lot 20x150 Schenley Ave Bet Pacific & Columbo St  
Partial Claim .....\$13,687.86
19. Turner Albert & Est Of Alice M Turner - 1100050d00039 00. N Aiken Ave, J Walter Hay Plan Pts-6-7 Lot 19.68x100 In All N Aiken Ave 1/2-2 Sty Brk Hse-553  
Partial Claim .....\$36,384.43
20. Hickman Nathan C - 1100050e00115 00. N Mathilda St, Pts 24 & 25 Irreg Lot 34.5xavg54.41x5.7 Rr In All Mathilda St 2 Sty Brk Hse 315  
Partial Claim .....\$25,670.48

**Twelfth Ward**

22. Ph Houses Llc - 1120124s00089 00. 6704 Rowan St, Briggs Plan 57 Lot 24x117.5 Rowan Nr Grape St 2 Sty Fra Hse 6704  
Partial Claim.....\$10,726.85

