

# The Pittsburgh Legal Journal

**TUESDAY**  
FEBRUARY 25, 2025

Vol. 151 - No. 37

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

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Pittsburgh Water and Sewer Authority** vs Real RE LLC; GD-25-001811; Municipal Lien; Certificate of Location; 4016.95; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Buckner II Frank I.; GD-25-001812; Municipal Lien; Certificate of Location; 3303.57; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Barnett Jeff, Barnett Beulah; GD-25-001813; Municipal Lien; Certificate of Location; 2090.10; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Nhu Tuan Tran; GD-25-001814; Municipal Lien; Certificate of Location; 136.76; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs 10th Street Partnership 130 LLC; GD-25-001815; Municipal Lien; Certificate of Location; 136.76; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Jones Kenneth, Jones Jr. Henry E., Jones Cynthia, Jones Michelle, Jones Phyllis, Jones Michael, Brown Meghann; GD-25-001816; Municipal Lien; Municipal Lien; 117.49; Atty(s): Walaan Monica Samir

**Henry Built LLC** vs Schambura William, Schambura Jennifer; GD-25-001834; Mechanic's Lien; Certificate of Location; 96700.00; Atty(s): Myers Jeffrey P., Steinberg Benjamin Jacob, Palbus Amanda Elizabeth

**Paiz Jonathan Paul, Bakos Nathan Clay**; GD-25-001905; Petition for Change of Name; Order of Court; Atty(s): Bunde Robb D.

**Johnson Tracy D., Miller Clark** vs The Borough Of Forest Hills; GD-25-001908; Against Property Owner; Praecepte for Writ of Summons; Atty(s): Halesy Christopher M.

**Sobecky Alexander** vs Hicks Jamie, State Farm Mutual Automobile Insurance Company; GD-25-001909; Motor Vehicle Accident; Exhibits; Atty(s): Tamecki Paige E.

**ATC Corporation** vs Johnson Conrad, First Global Logistics Inc.; GD-25-001910; Other Traffic Accident; Complaint; Atty(s): Sweeney Michael T., Bode III Frederick W.

**Rackoff William, Rackoff Nancy** vs Madison On Bellefield, Dattilo David, Brody David, Mars Wendy, Marcus Bernie; GD-25-001911; Against Property Owner; Praecepte for Writ of Summons; 75000.00; Atty(s): Pietragallo II William, Barnes Matthew

## CIVIL DIVISION

### Arbitration Awards

**JPMorgan Chase Bank, N.A.** vs Lloyd; AR-24-006941; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$9,779.10. Defendant not appearing at 10:19 a.m. Dated 02/18/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40804

**Cleanup Services, Inc.** vs Kodenkandeth; AR-24-002922; P-atty: Mark F. McKenna; D-atty: Pro Se; Award for Plaintiff in the amount of \$14,092.46 and against Defendant. Award against Defendant and for Plaintiff as to Defendant's counterclaims. Dated 02/18/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40805

**Quinlan, et al** vs Straub, et al; AR-24-003892; P-atty: Louis John Kroeck; D-atty: Charles P. Falk; Award for Defendant and against all Plaintiffs. Dated 02/18/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40805

**Hohl** vs 2M Management Group; AR-24-006806; P-atty: Pro Se; Award for Plaintiff and against Defendant, in the amount of \$1,075.00. Dated 02/18/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40804

**Velocity Investments, LLC** vs Carcy; AR-24-006948; P-atty: Demetrios H. Tsarouhis; D-atty: Vincent George Trott; Award for Defendant and against Plaintiff. Dated 02/19/25. As per Rule 236 Notice, copies sent to all parties 02/19/25. Arbitration Board #40807

**Discover Bank** vs Hoots; AR-24-006997; P-atty: Matthew Weston Pomy; Award Ex Parte in favor of Plaintiff and against the Defendant in the amount of \$15,874.76 plus costs. Defendant failed to appear at 10:25 a.m. Dated 02/19/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40807

**Credit Acceptance Corporation** vs Johnson; AR-24-007012; P-atty: Gregg L. Morris; Award Ex Parte for Plaintiff in the amount of \$17,365.83 plus costs. Defendant not appearing at 10:15 a.m. Dated 02/19/25. As per Rule 236 Notice, copies sent to all parties 02/19/25. Arbitration Board #40807

**Pennsylvania State Employees Credit Union** vs Weyan; AR-24-001175; P-atty: Matthew D. Urban; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$17,744.05. Dated 02/19/25. As per Rule 236 Notice, copies sent to all parties 02/19/25. Arbitration Board #40806

## ORPHANS' COURT

### Petitions & Motions

**Judge Hugh F. McGough**  
**Louise Debra Cullen:** deceased; Motion and order for authorization to renounce the right to administer property; Atty: P. D. Luciano, II; 5948 of 2022.

**Louise Debra Cullen:** deceased; Petition for citation. See order of February 10, 2025; Atty: P. D. Luciano, II; 5948 of 2022.

**Emmett Cullen:** deceased; Motion and order for authorization to renounce the right to administer property; Atty: P. D. Luciano, II; 8047 of 2024.

**Emmett Cullen:** deceased; Petition for citation. See order of February 10, 2025; Atty: P. D. Luciano, II; 8047 of 2024.

**Saint Maria Goretti Foundation:** Foundation; Order of court. Conference May 12, 2025 at 10:00 a.m.; Atty: J. R. Lewis, M. J. Solomon; 1109 of 2024.

**Helmut Zeuner:** deceased; Preliminary objection raising issue of fact and order; Atty: T. J. Dempsey, Jr.; 6217 of 2024.

**Jo Harnaha:** deceased; Petition and order to withdraw as counsel; Atty: S. E. Kasbee; 2064 of 2024.

**Pamela Lacy Meadows:** deceased; Petition and order for small estate; Atty: M. P. Conti; 6877 of 2024.

**Shirley Weinberg:** trust; Order of court. Conference August 25, 2025 at 10:00 a.m. Trial September 8, 9, 10, 11 and 12, 2025 at 9:30 a.m.; Atty: R. Weinberg, D. A. Seibel, J. Rojas, K. M. Del Sole; 5237 of 2019.

**Helen E. Knudsen:** deceased; Emergency motion to strike withdrawn. Denied without prejudice; Atty: T. J. Dempsey, Jr.; 8857 of 2021.

**Donald Edward Stewart:** deceased; Order of court. Conference September 2, 2025 at 10:00 a.m.; Atty: J. D. Ries, J. D. Finnegan; 2342 of 2024.

**Judge Susan Evashavik DiLucente**  
**Jay C. Blow:** deceased; Order of court. Conference rescheduled to March 6, 2025 at 10:00 a.m.; Atty: Pro Se; 3377 of 2023.

**Arline K. Padawer:** trust; Petition and order for citation to file account. Returnable March 13, 2025. Conference March 27, 2025 at 10:30 a.m.; Atty: D. A. Strassburger; 921 of 2025.

**James J. Franciscus, Sr.:** deceased; Order of court. Conference May 19, 2025 at 9:30 a.m.; Atty: B. J. Shah, L. C. Plum; 1666 of 2023.

**Frederick Von Betzner:** deceased; Petition and order for approval of wrongful death survival action; Atty: M. F. Schwartz; 4612 of 2024.

**Nicholas M. Novak:** deceased; Petition and order to settle death claim; Atty: C. E. Frischman; 3193 of 2024.

## BANKRUPTCY COURT

### Western District

**Jason T. Moore;** ALLEGHENY-PA; 25-20261; Atty: Michael S. Geisler; Chapter: 13; Filed 02/02/2025; Judge Deller

**Robert E. Stuckey and Veronica L. Smith Everly Stuckey;** MCKEAN-PA; 25-10060; Atty: Daniel P. Foster; Chapter: 7; Filed 02/03/2025; Judge Melaragno

**Taylor J. Keyes;** MCKEAN-PA; 25-10061; Atty: Daniel P. Foster; Chapter: 7; Filed 02/03/2025; Judge Melaragno

**John E. Leviner, Sr. and Vicki L. Leviner;** MERCER-PA; 25-10062; Atty: Daniel P. Foster; Chapter: 7; Filed 02/03/2025; Judge Melaragno

**Antoinette J. Donahoe;** MERCER-PA; 25-10063; Atty: Lauren M. Lamb; Chapter: 7; Filed 02/03/2025; Judge Melaragno

**Richard D. Jones and Kelly M. Jones;** ALLEGHENY-PA; 25-20262; Atty: Amy L. Zema; Chapter: 7; Filed 02/03/2025; Judge Deller

**Thomas K. Morris;** FAYETTE-PA; 25-20263; Atty: Joseph E. Fieschko, Jr.; Chapter: 7; Filed 02/03/2025; Judge Bohm

**Melissa A. Cuppett;** FAYETTE-PA; 25-20264; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 02/03/2025; Judge Deller

**Tonya Lee Brown;** ALLEGHENY-PA; 25-20265; Atty: Pro Se; Chapter: 13; Filed 02/03/2025; Judge Deller

**Kaitlyn M. Turner;** FAYETTE-PA; 25-20266; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 02/03/2025; Judge Deller

**John F. McClure, Jr.;** ALLEGHENY-PA; 25-20267; Atty: Christopher M. Frye; Chapter: 7; Filed 02/03/2025; Judge Deller

**Shakeyla Renee Mitchell;** WEST-MORELAND-PA; 25-20268; Atty: Pro Se; Chapter: 7; Filed 02/03/2025; Judge Deller

**Danica E. Tomb;** BEAVER-PA; 25-20269; Atty: Edgardo D. Santillan; Chapter: 7; Filed 02/03/2025; Judge Taddonio

**Cindy J. Fisher;** WEST-MORELAND-PA; 25-20270; Atty: Corey J. Sacca; Chapter: 13; Filed 02/03/2025; Judge Deller

**Abel A. Thompson;** ALLEGHENY-PA; 25-20271; Atty: Lawrence Willis; Chapter: 7; Filed 02/03/2025; Judge Deller

**LaTrell Knight;** ALLEGHENY-PA; 25-20272; Atty: Lawrence Willis; Chapter: 7; Filed 02/03/2025; Judge Taddonio

**James A. Irvin;** ALLEGHENY-PA; 25-20273; Atty: Lawrence Willis; Chapter: 7; Filed 02/03/2025; Judge Taddonio

**Ann English;** ARMSTRONG-PA; 25-20274; Atty: Lawrence Willis; Chapter: 7; Filed 02/03/2025; Judge Deller

**Timothy Ruby and Deidre Ruby;** WEST-MORELAND-PA; 25-20275; Atty: Lawrence Willis; Chapter: 7; Filed 02/03/2025; Judge Taddonio

(Continued on Page 2, Column 1)

## CIVIL DIVISION

## Arbitration Awards

(Continued from Page 1, Column 2)

**CT Install America, LLC** vs Rossiter; AR-24-002113; P-atty: Andrew William Muir; D-atty: James R. Cooney; Award Draw. Award in favor of Defendant, Gregory Rossiter and against Plaintiff CT Install America, LLC. Award for Plaintiff on Defendant's counterclaim. Dated 02/19/25. As per Rule 236 Notice, copies sent to all parties 02/19/25. Arbitration Board #40807A

**Lumos Real Estate, LLC** vs McClellan; LT-24-001304; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/20/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$15,204.47 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 310 Albert St., Turtle Creek, PA 15145. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties 02/20/25

**Wainbell Properties, LLC** vs Hines; LT-24-001666; P-atty: Robert A. Goldman; D-atty: Pro Se; Award for Plaintiff/Defendant. Award for Plaintiff on claims: for possession based on end of lease term and on Defendant's counterclaim. Award for Defendant on Plaintiff's claim for damages. Dated 02/20/25. As per Rule 236 Notice, copies sent to all parties 02/20/2025. Arbitration Board #40808

**BCJ Management, LP** vs Johnson; LT-24-001829; P-atty: Jason M. Plakosh; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$5,690.24 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 02/20/25. As per Rule 236 Notice, copies sent to all parties 02/20/25. Arbitration Board #40810

**People Partnership, LLC** vs Alker, et al; LT-24-001921; P-atty: Maximilian F. Beier; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,754.00 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 02/20/25. As per Rule 236 Notice, copies sent to all parties 02/20/2025. Arbitration Board #40808

**Schmigel Properties, LLC** vs Verdi; LT-24-001962; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$3,500.00 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 02/20/25. As per Rule 236 Notice, copies sent to all parties 02/20/25. Arbitration Board #40809

**Pasini** vs Sager; LT-24-001963; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/20/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$25,000.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2299 Sunnyside Hollow Rd., Monongahela, Pittsburgh, PA 15063. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties 02/20/25.

**Bedford Hill Apartments** vs Saxton; LT-24-001969; P-atty: Francis C. Rapp, Jr.; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$788.00 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 02/20/25. As per Rule 236 Notice, copies sent to all parties 02/20/25. Arbitration Board #40810

**Wood Street Commons** vs Glenn-Horne; LT-24-001989; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/20/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,017.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 301 Third Ave., Unit 1414, Pittsburgh, PA 15222. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties 02/20/25

**Nelson** vs Maculla; LT-24-001996; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,800.00 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 02/20/25. As per Rule 236 Notice, copies sent to all parties 02/20/25. Arbitration Board #40810

**Reardon** vs Bazari; AR-24-006178; P-atty: Pro Se; D-atty: W. David Slomski; Award for Defendant John Bazari and against Plaintiff Leo Reardon. Dated 02/20/25. As per Rule 236 Notice, copies sent to all parties 02/20/25. Arbitration Board #40809

**Santelli** vs Hunt; LT-24-001286; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/20/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,210.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 825 6th Ave., Brackenridge, PA 15014. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties 02/20/25.

**Pennsylvania National Mutual** vs Jabbar, et al; AR-24-007071; P-atty: Jonathan C. Beech; D-atty: Diana M. O'Connell; Award in favor of Plaintiff and against Muhammad Sikandar only, in the amount of \$47,133.42. Award in favor of Abdul Jabbar and against Plaintiff. Dated 02/21/25. As per Rule 236 Notice, copies sent to all parties 02/21/2025. Arbitration Board #40811

**Portfolio Recovery Associates, LLC** vs Smith; AR-24-007080; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$1,728.74. Dated 02/21/25. For failure of defendant to appear at 10:35 a.m. As per Rule 236 Notice, copies sent to all parties 02/21/2025. Arbitration Board #40811

**Donegal Mutual Insurance Company** vs Tibelghai; AR-23-004829; P-atty: Paul M. Schofield, Jr.; D-atty: Diana M. O'Connell; 1303 Non Jury Verdict on 02/21/25, the Court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218 c, a non-suit is entered against Plaintiff. O'Brien, J. As per rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Bihler** vs FCA US, LLC; AR-23-006679; P-atty: Robert M. Silverman; D-atty: Jon B. Waldorf; Award for Plaintiff in the amount of \$14,694.70. The total

includes \$9,262.00 in damages and \$5,432.70 in attorney's fees. Dated 02/21/25. As per Rule 236 Notice, copies sent to all parties 02/21/25. Arbitration Board #40812

**U.S. Bank National Association** vs Allshouse; AR-24-000935; P-atty: Andrew Loewy, Michael F. McGuigan; Award Ex Parte for Plaintiff and against Defendant in the amount of \$8,517.48. Dated 02/21/25. For failure of defendant to appear at 10:50 a.m. As per Rule 236 Notice, copies sent to all parties 02/21/2025. Arbitration Board #40811

**Willis, et al** vs McCarrell, et al; AR-24-005306; P-atty: Michael E. Fiffik; D-atty: Fred G. Rabner; Award for Defendants on Plaintiff's claim. Award for Plaintiffs on Defendant's claim. Dated 02/21/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40812

**Plaza Drive, LP** vs Coury, et al; AR-24-005789; P-atty: Christin M. Roberts; D-atty: Jonathan M. Gesk; Award for Plaintiff and against Defendants in the amount of \$7,500.00. Dated 02/21/25. As per Rule 236 Notice, copies sent to all parties 02/21/25. Arbitration Board #40811

**Hill** vs Mackenzie Place Holdings; AR-24-006827; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$1,750.00. Dated 02/21/25. As per Rule 236 Notice, copies sent to all parties 02/21/25. Arbitration Board #40812

**JPMorgan Chase Bank, N.A.** vs Bootay; AR-24-007020; P-atty: Michael Robert Lipinski; Award Ex Parte for Plaintiff in the amount of \$8,254.98 plus any costs. Dated 02/21/25. For failure of defendant to appear at 10:30 a.m. As per Rule 236 Notice, copies sent to all parties 02/21/25. Arbitration Board #40811

**Discover Bank** vs Brink; AR-24-007032; P-atty: Brittany R. Fitzgibbon; D-atty: Brittany Nicole Weston; Award for Plaintiff and against Defendant in the amount of \$2,690.00. Dated 02/21/25. As per Rule 236 Notice, copies sent to all parties 02/21/25. Arbitration Board #40811

**Discover Bank** vs Marks; AR-24-007034; P-atty: Danielle Berger Kramer; D-atty: Stephen D. Fuegi; Award for Defendant and against Plaintiff. Dated 02/21/25. As per Rule 236 Notice, copies sent to all parties 02/21/25. Arbitration Board #40811

**Cavalry SPV I, LLC** vs Wade; AR-24-007043; P-atty: David J. Apothaker; D-atty: Travis A. Gordon; Award Ex Parte for Plaintiff and against Defendant in the amount of \$2,529.06. Dated 02/21/25. For failure of defendant to appear at 10:45 a.m. As per Rule 236 Notice, copies sent to all parties 02/21/25. Arbitration Board #40811

**Westlake Services, LLC** vs Metallides; AR-24-007050; P-atty: Ian M. Lauer; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$7,335.19. Dated 02/21/25. For failure of defendant to appear at 10:53 a.m. As per Rule 236 Notice, copies sent to all parties 02/21/25. Arbitration Board #40811

**JPMorgan Chase Bank, N.A.** vs Meadows; AR-24-007061; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$5,669.65. Dated 02/21/25. For failure of defendant to appear at 10:40 a.m. As per Rule 236 Notice, copies sent to all parties 02/21/25. Arbitration Board #40811

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

**AUDIT LIST**

**MONDAY MARCH 17, 2025**

**HONORABLE MICHAEL F. MARMO,  
S.J.**

**10:00 A.M.**

**COURT ROOM NO.2**

<u>NUMBER</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ACCOUNTANT'S ATTORNEY</u>
35 2022	MALLEY, SYLVIA R. a/k/a MALLEY, SYLVIA ROSE	DARLENE REAGAN EXTRX.	WILLIAM R. PELGER
6556 2022	LONDINO, JOSEPH	VINCENT FINOCHIO ADMIN.	EDWARD J. KRESS
4347 2020	SHATKOFF, WAYNE B.	THOMAS W. SHATKOFF EXTR.	EDWARD J. KRESS
257 2024	RICE, FRANCES D.	EDWARD R. RICE AGENT	E.J. STRASSBURGER
4335 2023	RICE, FRANCES D.	EDWARD R. RICE EXTR.	E.J. STRASSBURGER
7096 2024	RICE, SYDNEY DAVID IRREVOCABLE TRUST	EDWARD R. RICE TRUSTEE	E.J. STRASSBURGER
171 2025	GIVNER, PHILIP TRUE- DALE	SMITHFIELD TRUST CO. TRUSTEE	SAMUEL K. ADAMS
6195 2021	BRUMBACK, FRANCES N.	ALIGNED PARTNERS TRUST CO. ADMIN.	STEPHANIE L. PATE
478 2021	CLARK, DOLORES P.	DR. LIBBY MOORE GUARDIAN	JOSEPH M. OLIMPI
4664 2015	CRISWELL, BAILEY BRIANNA	ALIGNED PARTNERS TRUST CO. GUARDIAN	DEBORAH A. LIOTUS
5875 2023	McAFEE, CLIFFORD R.	LINDA M. McAFEE ADMIN.	DEBORAH A. LIOTUS
8104 2022	DAHLBERG, ODETTE M.	CYNTHIA THOMPSON EXTRX.	JAY R. HAGERMAN
3905 2022	DULSKI, MICHAEL a/k/a DULSKI, MICHAEL EDWARD	MICHAEL E. DULSKI, JR. ADMIN.	JEFFREY J. LOCHNER
1632 2023	KOVAL, MICHAEL J.	JORDAN EMANUELE MANOS ADMIN.	RAYMOND M. ROBERTS
254 2024	McKENNA, DOLORES M.	JACQUELINE McKENNA EXTRX.	SLADE R. MILLER
1515 2023	MEDLEN, MABEL	COMMONWEALTH GUARDIAN SERVICES, LLC GUARDIAN	JUSTIN P. LINDSEY
5434 2023	MULVANEY, MARY E.	CHRISTOPHER K. RAMSEY EXTR.	PRO SE

**(Continued on Page 4)**

**COURT NOTICES**

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Daniel D. Regan**

Beginning April 16, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

**Wednesday, April 16, 2025 at 12:30 PM**  
**Wednesday, May 14, 2025 at 12:30 PM**  
**Wednesday, June 18, 2025 at 12:30 PM**  
 25-00609

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Arnold I. Klein**

Beginning Thursday, April 3, 2025, 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 3, 2025 at 9:30 a.m.**  
**Thursday, May 8, 2025 at 9:00 a.m.**  
**Thursday, June 5, 2025 at 9:30 a.m.**  
 25-00610

**Court of Common Pleas  
of Allegheny County**

**Orphans' Court Judges Motions  
Schedule for the Month of March 2025**

**Week of**

**March 3** - Judge Evashavik DiLucente  
**March 10** - Judge McCarthy  
**March 17** - Judge Marmo  
**March 24** - Judge McGough  
**March 31** - Judge Evashavik DiLucente  
 25-00469

**Court of Common Pleas  
of Allegheny County**

**JUVENILE COURT  
MOTIONS SCHEDULE**

**March 2025**

**March 3** - Judge McCrady  
**March 4** - Judge McCrady  
**March 5** - Judge McCrady  
**March 6** - Judge McCrady  
**March 7** - Judge McCrady  
**March 10** - Judge Bush  
**March 11** - Judge Bush  
**March 12** - Judge Bush  
**March 13** - Judge Bush  
**March 14** - Judge Bush

**For legal advertising information and reservations, contact  
412-261-6255 • PLJads@acba.org.**

March 17 - Judge Cozza  
 March 18 - Judge Cozza  
 March 19 - Judge Cozza  
 March 20 - Judge Cozza  
 March 21 - Judge Cozza  
 March 24 - Judge Woodruff  
 March 25 - Judge Woodruff  
 March 26 - Judge Woodruff  
 March 27 - Judge Woodruff  
 March 28 - Judge Woodruff  
 March 31 - Judge Sizemore

25-00468

March 24 - Middleman, J. in Courtroom 425 at 2:00 PM  
 March 25 - Bubash, J. in Courtroom 425 at 2:00 PM  
 March 26 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM and Korbel, J. in Courtroom 425 at 2:00 PM  
 March 27 - Sizemore, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM  
 March 28 - No Motions  
 March 31 - Eaton, J. in 814 City-County Building at 2:00 PM

25-00491

**Court of Common Pleas  
 of Allegheny County**

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

March 2025

March 3 - Middleman, J. in Courtroom 425 at 2:00 PM  
 March 4 - No Motions  
 March 5 - No Motions  
 March 6 - Costa, J. in Courtroom 425 at 2:00 PM  
 March 7 - No Motions  
 March 10 - Eaton, J. in 814 City-County Building at 2:00 PM and Sweeney, J. in Courtroom 425 at 2:00 PM  
 March 11 - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM  
 March 12 - Middleman, J. in Courtroom 425 at 2:00 PM  
 March 13 - Woodruff, J. in Courtroom 320 at 9:30 AM and Korbel, J. in Courtroom 425 at 2:00 PM  
 March 14 - No Motions  
 March 17 - McCrady, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM  
 March 18 - Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM  
 March 19 - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM  
 March 20 - Sweeney, J. in Courtroom 425 at 2:00 PM  
 March 21 - No Motions

**COURT SCHEDULES**

**Arbitration  
 Trial List**

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

**Friday  
 February 28, 2025**

GD-22-001589; Skhoun vs El Harrak; P-atty: **Louis J. Kroeck, IV**; D-atty: **Andrew C. Goodermote**  
 AR-24-007331; JPMorgan Chase Bank, N.A. vs Carroll; P-atty: **Ian M. Lauer**  
 AR-24-007330; JPMorgan Chase Bank, N.A. vs Boggs; P-atty: **Ian M. Lauer**  
 AR-24-007328; JPMorgan Chase Bank, N.A. vs Alexander; P-atty: **Ian M. Lauer**  
 AR-24-007325; Iezzi, et al vs Gallagher; P-atty: **Pro Se**  
 AR-24-007317; Velocity Investments, LLC vs Konik; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Jan I. Medoff**  
 AR-24-007316; Velocity Investments, LLC vs Sechler; P-atty: **Demetrios H. Tsarouhis**  
 AR-24-007315; Yang vs Minniefield Demolition Services, LLC; P-atty: **Todd Thomas Zwikl**  
 AR-24-007314; JPMorgan Chase Bank, N.A. vs Mingone; P-atty: **Ian M. Lauer**  
 AR-24-007313; JPMorgan Chase Bank, N.A. vs Senick; P-atty: **Ian M. Lauer**  
 AR-24-007308; Velocity Investments, LLC vs Miller; P-atty: **Demetrios H. Tsarouhis**

AR-24-007307; Velocity Investments, LLC vs Nelson; P-atty: **Demetrios H. Tsarouhis**  
 AR-24-007306; Discover Bank vs Stauffer; P-atty: **Danielle Berger Kramer, Brittany R. Fitzgibbon**  
 AR-24-007305; Discover Bank vs Roy; P-atty: **Danielle Berger Kramer**  
 AR-24-007304; Discover Bank vs Sanford; P-atty: **Danielle Berger Kramer, Brittany R. Fitzgibbon**  
 AR-24-007302; Discover Bank vs Kohser; P-atty: **Brittany R. Fitzgibbon**  
 AR-24-007299; Velocity Investments, LLC vs Hines; P-atty: **Demetrios H. Tsarouhis**  
 AR-24-007295; Velocity Investments, LLC vs Perkins; P-atty: **Demetrios H. Tsarouhis**  
 AR-24-007294; Velocity Investments, LLC vs Hlavsa; P-atty: **Demetrios H. Tsarouhis**  
 AR-24-007293; Center Independent Energy, L.P. vs Air Lite Industries, LLC; P-atty: **Danny P. Cerrone, Jr.**  
 AR-24-007290; JPMorgan Chase Bank, N.A. vs Daniele; P-atty: **Michael Robert Lipinski**  
 AR-24-007289; JPMorgan Chase Bank, N.A. vs Daniele; P-atty: **Michael Robert Lipinski**  
 AR-24-007288; Discover Bank vs McGraw; P-atty: **Brittany R. Fitzgibbon, Danielle Kramer Berger**  
 AR-24-007285; JPMorgan Chase Bank, N.A. vs Collura; P-atty: **Michael Robert Lipinski**; D-atty: **Brittany Nicole Weston**  
 AR-24-007283; JPMorgan Chase Bank, N.A. vs Meyer; P-atty: **Michael Robert Lipinski**; D-atty: **Brittany Nicole Weston**  
 AR-24-007277; JPMorgan Chase Bank, N.A. vs Harris; P-atty: **Michael Robert Lipinski**; D-atty: **Pro Se**  
 AR-24-005492; UHG I, LLC vs McCaskey; P-atty: **Matthew D. Urban**; D-atty: **Stephen D. Fuegi**  
 AR-24-005307; Anglemeyer vs Hollis; P-atty: **Matthew D. Gailey**; D-atty: **Mark B. Morrow**  
 AR-24-004990; G's Window And Gutter Cleaning, LLC vs Novak, et al; P-atty: **C. Christopher Hasson**; D-atty: **Michael James Shortt**  
 AR-24-003622; Christian vs HACP; P-atty: **Pro Se**; D-atty: **Ralph J. Ruggiero**

AR-24-003008; Hassim vs Sherigar, et al; P-atty: **Casey Owen Srogoncik**; D-atty: **Mark A. Martini**  
 AR-24-002957; Quillen vs Midas; P-atty: **Peter S. Russ**; D-atty: **Ian M. Katz**  
 AR-24-002243; McCoy, III vs David and Tom in Legal, et al; P-atty: **Nathan T. Chase**  
 AR-24-001849; Scott vs Port Authority of Allegheny County; P-atty: **G. Christopher Apessos**; D-atty: **Michael E. Kennedy**  
 AR-21-000905; Penn Power Company vs Gravatt; P-atty: **William T. Molczan**; D-atty: **Robert P. Vincler**

**Summary  
 Appeals Branch**

Judge Thomas P. Caulfield  
 City-County Building  
 Room 313

**Friday  
 February 28, 2025**

**Hearings**

SA-0001447-24; Comm. of PA vs Ahmed Abdelsalam; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001473-24; Comm. of PA vs Estheruth Andrew; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001139-24; Comm. of PA vs Josslyn Assenat; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001501-24; Comm. of PA vs Alexis Unique Ball; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001503-24; Comm. of PA vs Lakesha Lanae Benzo; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001481-24; Comm. of PA vs Curtis Anthony Black; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001411-24; Comm. of PA vs Muntasir Naye Chowdhury; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001486-24; Comm. of PA vs Alyson Mary Cucitrone; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001491-24; Comm. of PA vs Lamaya Delarosa; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001489-24; Comm. of PA vs Genevieve Marie Evanovich; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001466-24; Comm. of PA vs Mason Lee Goldman; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
 SA-0001495-24; Comm. of PA vs Adrian Alexander Gutierrez Langhill; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**(Continued from Page 3)**

9352 2021	NIEMEIER, VELMA C.	RUSSELL K. NIEMEIER ADMIN.	DANIEL M. FLYNN
5525 2023	ROMANO, ROBERT G.	ABIGAIL AUGUSTYNIAK- ROMANO	BARBARA ERNSBURGER
2916 2020	WILLIS, GEORGE HAROLD	THOMAS G. WILLIS CO-EXTR.	JOHN D. FINNEGAN
4026 2020	WILLIS, LEAH M.	THOMAS G. WILLIS EXTR.	JOHN D. FINNEGAN
2916 2020	WILLIS, GEORGE	THOMAS G. WILLIS CO-TRUSTEE	JOHN D. FINNEGAN
2960 2023	YOUNG, KARENMARIE	BARBARA M. LIBERATI EXTR.	PEGGY HOOKER

**SA-0001388-24;** Comm. of PA vs Raenelle Harvey; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001497-24;** Comm. of PA vs Dion Lee Higgs; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001572-24;** Comm. of PA vs Robert Paul Hoover, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001471-24;** Comm. of PA vs Sibirjon E. Iskandarov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001505-24;** Comm. of PA vs Thomas Jasper; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001511-24;** Comm. of PA vs Christopher Beni Kopacz; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001493-24;** Comm. of PA vs William Fran Miller, III; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001424-24;** Comm. of PA vs Eyong Albert Nsoesie; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001445-24;** Comm. of PA vs Ozoya Ohilebo; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001499-24;** Comm. of PA vs Tonya Pro; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001480-24;** Comm. of PA vs Marco T. Ramos Y. Ramos; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001094-24;** Comm. of PA vs Fouad Saeidi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001429-24;** Comm. of PA vs Ayse Sari; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001339-24;** Comm. of PA vs Arif Shikhamirov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001548-24;** Comm. of PA vs Jason Leon Spann; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001496-24;** Comm. of PA vs University of Pittsburgh; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001490-24;** Comm. of PA vs Dante Lamar Upshur; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001478-24;** Comm. of PA vs Lisa Marie Wycich; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

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

Estate Notice

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

Balzer, Sr., William G., deceased, of Pittsburgh, PA. No. 00915 of 2025. June G. Balzer, Extr., 909 Lincoln Avenue, Pittsburgh, PA 15215 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101. 25-00360w Feb 25; Mar 4, 11, 2025

Blaney, Esther Remel a/k/a Esther R. Blaney, deceased, of Pittsburgh, PA. No. 00823 of 2025. Geoffrey P. Wozman, Extr. and Atty., 100 Ross St., Ste. 130, Pittsburgh, PA 15219. 25-00648 Feb 25; Mar 4, 11, 2025

Chase, Lisa Jane, deceased, of Pittsburgh, PA. No. 00791 of 2025. Adam Schnelzer, Admr., 1708 Johnson St., Port Vue, PA 15133 or to Paul W. Roman, Jr., Esq., 206 Eastern Avenue, Pittsburgh, PA 15215. 25-00654 Feb 25; Mar 4, 11, 2025

Dean, Harry F., deceased, of Pittsburgh, PA. No. 07866 of 2024. John T. Richards, III, Extr. and Atty., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090. 25-00652 Feb 25; Mar 4, 11, 2025

Dick, Kevin a/k/a Kevin A. Dick, deceased, of Borough of Pitcairn, PA. No. 00643 of 2025. Cynthia Dick, Admr., 804 Highland Avenue, Pitcairn, PA 15140 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146. 25-00655 Feb 25; Mar 4, 11, 2025

Dutcher, Sandra J., deceased, of Bethel Park, PA. No. 00753 of 2025. Conrad Dutcher, Admr., 4798 Criss Road, Bethel Park, PA 15102 or to Courtney R. Conway, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241. 25-00656 Feb 25; Mar 4, 11, 2025

Holquist, Arthur Scott, deceased, of Sewickley, PA. No. 01037 of 2025. Lori LesCallette Holquist, Extr., 114 Sewickley Heights Drive, Sewickley, PA 15143 or to Shelley Newlin, Esq., Newlin Law, LLC, 26 Myrtle Hill Rd., Sewickley, PA 15143. 25-00362w Feb 25; Mar 4, 11, 2025

Koepfinger, Joseph L., deceased, of Moon Township, PA. No. 00346 of 2025. Todd T. Jordan, Extr., c/o Todd T. Jordan, Esq., Williams Coulson, LLC, One Gateway Center, 16th Floor, 420 Fort Duquesne Blvd., Pittsburgh, PA 15222. 25-00363w Feb 25; Mar 4, 11, 2025

Luczko, Joann C. a/k/a Joann Luczko, deceased, of Plum, PA. No. 02115 of 2024. William Deighan, Admr., c/o Ryan Brode, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222. 25-00364w Feb 25; Mar 4, 11, 2025

Pavlovich, Natalie, deceased, of Pittsburgh, PA. No. 02204 of 2024. Alexander D. Malich, Extr., 133 Aberdeen Drive Cranberry Twp., PA 16066 or to Christina Mckaveney-Malkin, Esq., Malkin Law Offices, PO Box 353, Ingomar, PA 15127. 25-00359w Feb 25; Mar 4, 11, 2025

Slaney, Janet L., deceased, of Pittsburgh, PA. No. 176 of 2025. Robert G. Slaney, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220. 25-00644 Feb 25; Mar 4, 11, 2025

Spell, Judith A., deceased, of White Oak, PA. No. 01061 of 2025. Hilary Spell, Extr., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222. 25-00361w Feb 25; Mar 4, 11, 2025

Zenk, Barbara A., deceased, of Shaler Township, PA. No. 07535 of 2023. Kathy A. Netzel, Extr., 193 Dombey Drive, Pittsburgh, PA 15237 or to James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229. 25-00649 Feb 25; Mar 4, 11, 2025

Burkett, Darlene Sue, deceased, of Jefferson Hills, PA. No. 00602 of 2025. Jason E. Koval, Admr., 1964 Gill Hall Road, Finleyville, PA 15332 or to Andrew M. Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037. 25-00537 Feb 18, 25; Mar 4, 2025

Kelly, Joanne a/k/a Joanne E. Kelly, deceased, of West Mifflin, PA. No. 0669 of 2025. Christopher Kelly, Extr., 102 Kelly Lane, West Mifflin, PA 15122 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037. 25-00534 Feb 18, 25; Mar 4, 2025

Klein, Mary A., deceased, of South Park, PA. No. 7909 of 2023. Gretchen Donahue, Extr., 1827 Ridge Road, South Park, PA 15129 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317. 25-00293w Feb 18, 25; Mar 4, 2025

Koch, Verne C., deceased, of Plum, PA. No. 00509 of 2025. Mary Jean Hackett Ludwig, Extr., 37853 State Route 39, Salineville, OH 43945 or to Nathan C. Miller, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714. 25-00533 Feb 18, 25; Mar 4, 2025

Mudd, Lorraine, deceased, of Pittsburgh, PA. No. 2174 of 2024. Nikkia Mudd, Admr., 3 Corey Avenue, Wilmerding, PA 15148 or to Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222. 25-00623 Feb 18, 25; Mar 4, 2025

Pack, Karen Ruth, deceased, of McKeesport, PA. No. 0667 of 2025. Kristin Myers, Admr., 5656 Sixth Street, Pittsburgh, PA 15236 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037. 25-00535 Feb 18, 25; Mar 4, 2025

Valentine, Concetta a/k/a Concetta M. Valentine, deceased, of Pittsburgh, PA. No. 02876 of 2024. Joseph P. Luberto, Extr., 4121 Concord Creek Place, Apt. 116, Richmond, VA 23223 or to Michael H. Marks, Esq., Marks Elder Law, P.C., 4231 Murray Ave., Pittsburgh, PA 15217. 25-00539 Feb 18, 25; Mar 4, 2025

Verner, George L. a/k/a George Verner, deceased, of Oakdale, PA. No. 00397 of 2025. Scott D. Pongratz, Extr., 201 May Road, Beaver Falls, PA 15010 or to Chad F.

McMillen, Esq., McMillen, Urick, Tocci & Jones, 2131 Brodhead Road, Aliquippa, PA 15001. 25-00538 Feb 18, 25; Mar 4, 2025

Wolfe, Patrick Francis a/k/a Patrick F. Wolfe, deceased, of West Mifflin, PA. No. 00604 of 2025. Catherine T. Royak, Extr., 201 Lake Drive, Elizabeth, PA 15037 or to Andrew M. Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037. 25-00536 Feb 18, 25; Mar 4, 2025

Young, William Edward, deceased, of Pittsburgh, PA. No. 00727 of 2025. David Young, Admr., 1155 Reston Avenue, Herndon, VA 20170 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219. 25-00295w Feb 18, 25; Mar 4, 2025

Bickett, Alexander P. - Late of Mt. Lebanon Twp., Allegheny County, PA. D.O.D. 12/2/24. Will #022500182. Susan M. Bickett, Executrix, c/o David R. Berk, Esq., One PPG Place, #3010, Pittsburgh, PA 15222; David R. Berk, Atty., Saul Ewing LLP, One PPG Place, #3010, Pittsburgh, PA 15222. 25-00514 Feb 11, 18, 25, 2025

Blackwell, Andrew, Jr. - Late of Pittsburgh, Allegheny County, PA. D.O.D. 6/26/19. Will #022002391. Ayanna Williams, Administratrix, 7160 Upland St., Pittsburgh, PA 15208; Latisha Bernard Schuenemann, Atty., Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610. 25-00515 Feb 11, 18, 25, 2025

Boyko, Mark R., deceased, of Pittsburgh, PA. No. 00358 of 2025. Blaise Boyko, Co-Admr. and Beth Ann Sherrerd, Co-Admr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227. 25-00473 Feb 11, 18, 25, 2025

Chalfant, Ross Davis a/k/a Ross Chalfant, deceased, of Gibsonia, PA. No. 00526 of 2025. Arlyn Garcia Chalfant, Extr., 3779 Bakerstown Rd., Gibsonia, PA 15044. 25-00474 Feb 11, 18, 25, 2025

D'Angelo, Nancy, deceased, of Pittsburgh, PA. No. 0765 of 2025. Debra Wolfgang, Admr., 4416 Route 899, Marienville, PA 16239 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234. 25-00270w Feb 11, 18, 25, 2025

Dapper, Rose Marie a/k/a Rose M. Dapper, deceased, of Whitehall, PA. No. 08105 of 2024. Deborah Ault, Extr., c/o Colin Adair Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220. 25-00472 Feb 11, 18, 25, 2025

de Klerk, Ann M. a/k/a Ann de Klerk, deceased, of Plum, PA. No. 00470 of 2025. Susan Gaitan, Co-Extr., 6343 Blossom Lane, Chino Hills, CA 91709 and Peter de Klerk, Co-Extr., 35 South Freeport Road, Freeport, ME 04032 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217. 25-00268w Feb 11, 18, 25, 2025

Dean, Michael K. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/11/24. Will #022500107. Wendy M. Dean, Administratrix, 7142 Upland St., Pittsburgh, PA 15208-1152; Latisha Bernard Schuenemann, Atty., Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610. 25-00516 Feb 11, 18, 25, 2025

DiMarzio, Darlene R., deceased, of Leetsdale, PA. No. 0539 of 2025. Carol Dunlap, Admr., c/o Michael W. Nalli, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001. 25-00475 Feb 11, 18, 25, 2025

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Gerhart, Elizabeth, deceased, of Pittsburgh, PA. No. 00577 of 2025. Matthew Gerhart, Extr., 329 Canterbury Drive, Pittsburgh, PA 15238 or to Gusto Sunseri, Esq., 1290 Freepoint Road, Pittsburgh, PA 15238.

25-00266w Feb 11, 18, 25, 2025

Masciola, Carl A., deceased, of Pittsburgh, PA. No. 00112 of 2025. Lisa Husak, Extr., c/o Colin Adair Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

25-00471 Feb 11, 18, 25, 2025

Orlando, Marie, deceased, of Glenshaw, PA. No. 00575 of 2025. Janet Orlando Bartley, Extr., 6089 Liberty Blvd., Gibsonia, PA 15044 or to Gusto Sunseri, Esq., 1290 Freepoint Road, Pittsburgh, PA 15238.

25-00265w Feb 11, 18, 25, 2025

Pack, Pauline L., deceased, of Penn Hills, PA. No. 00288 of 2025. Gary D. Pack, Admr., 131 Collins Drive, Pittsburgh, PA 15235 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

25-00476 Feb 11, 18, 25, 2025

Perelman, Stanley G. a/k/a Stanley George Perelman, deceased, of Pittsburgh, PA. No. 00513 of 2025. John A. Perelman, Extr., 344 Hawthorne Road, Pittsburgh, PA 15209 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

25-00267w Feb 11, 18, 25, 2025

Pollak, William B., deceased, of Pittsburgh, PA. No. 00492 of 2025. Leslie Lynn Beck, Extr., 263 Wagon Wheel Trail, Wexford, PA 15090 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-00470 Feb 11, 18, 25, 2025

Rittick, Susan Rae, deceased, of Moon Township, PA. No. 00754 of 2025. Steven H. Schulerberg, Jr., Extr., c/o James R. Fenchel, II, Esq., Fenchel Law Offices, 472 Constitution Boulevard, New Brighton, PA 15066.

25-00264w Feb 11, 18, 25, 2025

Rogers, Ann A., deceased, of North Versailles, PA. No. 07020 of 2024. Jeffrey R. Emeigh, Extr., 1297 City View Street, Altoona, PA 16601 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

25-00269w Feb 11, 18, 25, 2025

Sipper, Margaret, deceased, of Gibsonia, PA. No. 00673 of 2025. Mark A. Sipper, Extr. and Atty., 3659 Gibsonia Road, Gibsonia, PA 15044.

25-00263w Feb 11, 18, 25, 2025

Berardo, Elaine M., deceased, of Verona, PA. No. 07019 of 2024. Robert J. Berardo, Jr., Extr., 4093 Route 130, Irwin, PA 15642.

25-00250w Feb 10, 18, 25, 2025

Buka, Emily Louise a/k/a Emily L. Buka, deceased, of Pittsburgh, PA. No. 00408 of 2025. Adrienne H. Buka, Co-Extr. and Stephanie A. Buka, Co-Extr., c/o John R. Owen, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.

25-00466 Feb 10, 18, 25, 2025

Chelen, William E., deceased, of Pittsburgh, PA. No. 00016 of 2025. Mary-Jane Czelen, Extr., 2110 Green Watch Way, Unit 100, Reston, VA 20191.

25-00210w Feb 10, 18, 25, 2025

Dunn, III, John Oliver, deceased, of Bridgeville, PA. No. 05776 of 2024. John Malarky, Admr., 1350 Main Street, Bridgeville, PA 15017 or to E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301.

25-00465 Feb 10, 18, 25, 2025

Fisher, Mary J. a/k/a Mary Jo Fisher, deceased, of Plum, PA. No. 00608 of 2025. Josephine C. Fisher, Co-Extr. and Thomas J. Fisher, Co-Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

25-00253w Feb 10, 18, 25, 2025

Hallo, Annette, deceased, of Cheswick, PA. No. 00458 of 2025. Daniel E. Donahy, Admr., 139 Herron Avenue, Cheswick, PA 15024 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

25-00467 Feb 10, 18, 25, 2025

Hogan, Kimberly E. a/k/a Kimberly Ellen Hogan, deceased, of Pittsburgh, PA. No. 00690 of 2025. Katherine Hogan Zeh, Extr., 829 Malvern Road, Pittsburgh, PA 15202 or to Michael D. Seymour, Esq., Law Offices of Michael D. Seymour, 5074 West Library Avenue, Suite 300, Bethel Park, PA 15102.

25-00252w Feb 10, 18, 25, 2025

Leo, Sr., James J. a/k/a James J. Leo, deceased, of Shaler Township, PA. No. 06996 of 2024. Carol E. Leo, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 2nd Avenue, Carnegie, PA 15106.

25-00248w Feb 10, 18, 25, 2025

McDuffie, Keith A., deceased, of Pittsburgh, PA. No. 600 of 2025. Andrew K. McDuffie, Extr., 1002 Farragut St., Pittsburgh, PA 15206 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

25-00251w Feb 10, 18, 25, 2025

Moqbel, Nedhal, deceased, of Pittsburgh, PA. No. 00531 of 2025. Mohammed Laswas, Extr., 2200 Brownsville Road, Pittsburgh, PA 15210 or to Caitlin M. Harrington, Esq., Harry S. Cohen & Associates, Two Chatham Center, Suite 985, Pittsburgh, PA 15219.

25-00249w Feb 10, 18, 25, 2025

Mowder, John W., deceased, of Pittsburgh, PA. No. 00632 of 2025. Lori A. Poe, Extr., c/o Reganne McMichael, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

25-00247w Feb 10, 18, 25, 2025

Radocay, Ronald L., deceased, of Springdale Township, PA. No. 00444 of 2025. Ronald L. Radocay, II, Co-Extr. and Sarah M. Seefeldt, Co-Extr., 212 Burrell Hill Road, Jeannette, PA 15644 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

25-00464 Feb 10, 18, 25, 2025

Wells, Nancy L. a/k/a Nancy L. Wells-Kratofil, deceased, of Mt. Lebanon, PA. No. 00343 of 2025. Christian G. Wells, Extr., 42 Academy Avenue, Pittsburgh, PA 15228 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.

25-00254w Feb 10, 18, 25, 2025

#### Articles of Incorporation Business Corporation

Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Bellevue Coffee & Cigar Company.

25-00676 Feb 25, 2025

#### Certificate of Organization Limited Liability Company

Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202. 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 TriState Office Interiors LLC.

25-00675 Feb 25, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-12876. In re: Petition of Kyle Zachary Sipe, for change of name to Kyle Sipe Godesky. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 5, 2025, 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.

25-00319w Feb 25, 2025

#### 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 Andrew Exler Marketing, with its principal office or place of business at 1816 Jane Street, Pittsburgh, PA 15203. The names and addresses of all persons who are parties to the registration are: Andrew Exler, 1816 Jane Street, Pittsburgh, PA 15203.

25-00358w Feb 25, 2025

#### Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Action-Law  
NO.: MG-24-000967

The Huntington National Bank, Plaintiff  
vs.  
Vicki Hoffman, as Believed Heir of the Estate of Pauline Belfiore a/k/a Pauline L. Belfiore;  
Douglas Belfiore, as Believed Heir of the

Estate of Pauline Belfiore a/k/a Pauline L. Belfiore; Timothy Belfiore, as Believed Heir of the Estate of Pauline Belfiore a/k/a Pauline L. Belfiore; Unknown Heirs of the Estate of Pauline Belfiore a/k/a Pauline L. Belfiore (if any); Unknown Administrators of the Estate of Pauline Belfiore a/k/a Pauline L. Belfiore (if any), Defendants

TO: Unknown Heirs of the Estate of Pauline Belfiore a/k/a Pauline L. Belfiore (if any); Unknown Administrators of the Estate of Pauline Belfiore a/k/a Pauline L. Belfiore (if any)

You are hereby notified that Plaintiff, The Huntington National 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-24-000967, seeking to foreclose the mortgage secured by the real estate located at 841 Indiana Avenue, Glassport, PA 15045.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, 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

25-00677 Feb 25, 2025

## OATH OF OFFICE CEREMONY FOR THE HONORABLE SIMQUITA R. BRIDGES

The public is invited to attend the Oath of Office Ceremony for Simquita R. Bridges, a newly appointed Judge of the Court of Common Pleas of Allegheny County, Fifth Judicial District of Pennsylvania.

Friday, February 28, 2025, 11:00 a.m.  
700 City-County Building  
414 Grant Street  
Pittsburgh, PA 15219

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).