

The Pittsburgh Legal Journal

TUESDAY
FEBRUARY 18, 2025

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CIVIL DIVISION

General Docket

Tri-Cog Land Bank; GD-25-001496; Petition to Strike Tax Lien; Certificate of Location; Atty(s): Leyland Jacob

Penn Exterior Restoration LLC vs Herbert Evelyn; GD-25-001497; Mechanic's Lien; Certificate of Location; 98226.00; Atty(s): Weiss Aaron H., Lingafelt Evan
Blake Nicole P vs Tobin Thrisha A; GD-25-001499; Motor Vehicle Accident; Praecipe for Writ of Summons; 50001.00; Atty(s): Elliott Ronald T.

McKees Rocks Borough vs Northington William, Domena Joan; GD-25-001500;

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Alessandro vs Simmons; AR-24-006375; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$5,175.00. Dated 02/11/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40796

Discover Bank vs Smith; AR-24-004592; P-atty: Kirsten R. Armstrong, Erin R. Grady; Award Ex Parte for Plaintiff and against Defendant in the amount of \$7,289.56. Defendant failed to appear at 10:05 a.m. Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties 02/12/25. Arbitration Board #40797

(Continued on Page 7, Column 4)

ORPHANS' COURT

Petitions & Motions

Judge Susan Evashavik DiLucente Phyllis E. Martin; deceased; Petition and order for small estate; Atty: R. M. Froehlich; 3404 of 2023.

Kenneth Eugene Dorsey, III; deceased; Motion and order to withdraw as counsel; Atty: A. G. Reese, Jr.; 5972 of 2023.

Desmond William Lane; deceased; Petition and order to approve settlement; Atty: M. J. Rabner; 7840 of 2024.

Edward J. Grieb, Sr.; power of attorney; Order of court. March conference rescheduled to February 19, 2025 at 10:00 a.m.; Atty: A. Anderson, J. R. Baker; 2091 of 2024.

James J. Franciscus, Sr.; deceased; Order of court. Conference February 13, 2025 at 9:30 a.m.; Atty: B. J. Shah, L. C. Plum; 1666 of 2023.

Nicholas Moraitis; deceased; Order of court. Conference rescheduled to February 20, 2025 at 10:00 a.m.; Atty: J. F. Butcher, R. E. Dauer, Jr.; 6438 of 2022.

D. G. Bhagwanani; deceased; Motion and order for clarification; Atty: S. M. Pillai, Pro Se; 2514 of 2012.

Judge Michael F. Marmo Eugene D. Sherpata; deceased; Order of court. Conference March 3, 2025 at 11:30 a.m.; Atty: D. L. Istik; 1652 of 2023.

Margaret Johnston; deceased; Order of court. Conference February 21, 2025 at 10:00 a.m.; Atty: P. B. Lewis; 5636 of 2024.

Nicholas Ranick; deceased; Petition and order for determination of title. Hearing March 12, 2025 at 11:30 a.m.; Atty: K. M. Eichstaedt; 173 of 2025.

Veronica M. Singer; deceased; Petition and order for rule to show cause for account. Returnable March 12, 2025. Conference March 12, 2025 at 9:30 a.m.; Atty: A. L. Stewart; 3892 of 2021.

Judge Michael E. McCarthy Thomas S. Straub; deceased; Motion and order to withdraw; Atty: N. Miller; 5798 of 2023.

Joann S. Crowther; deceased; Petition and order to vacate. Hearing March 6, 2025 at 11:30 a.m.; Atty: T. R. Fleming; 3266 of 2024.

Catherine Gasper; deceased; Order of court. Hearing March 6, 2025 at 12:00 p.m.; Atty: T. R. Fleming, Pro Se; 4760 of 2024.

Gloria D. Palamides; deceased; Petition and order for citation to remove co-executor. Rule returnable April 2, 2025. Conference April 2, 2025 at 10:00 a.m.; Atty: P. H. Rubenstein; 6693 of 2020.

Nicholas R. Crivelli; deceased; Petition and order for rule to show cause why executor should not be removed and file accounting. Returnable April 2, 2025. Conference April 2, 2025 at 10:30 a.m.; Atty: A. G. Anderson; 6727 of 2024.

BANKRUPTCY COURT

Western District

Pamela S. Kustra; ALLEGHENY-PA; 25-20188; Atty: Joseph Peter Nigro; Chapter: 13; Filed 01/26/2025; Judge Bohm

Robert W. Johnson and Mara E. Johnson; WARREN-PA; 25-10050; Atty: Daniel P. Foster; Chapter: 13; Filed 01/27/2025; Judge Melaragno

Tennille L. Knauff; MERCER-PA; 25-10051; Atty: Daniel P. Foster; Chapter: 7; Filed 01/27/2025; Judge Melaragno

David M. Chapdelaine; ELK-PA; 25-10052; Atty: Kenneth Steidl; Chapter: 7; Filed 01/27/2025; Judge Melaragno

Carl L. Hanford; ALLEGHENY-PA; 25-20189; Atty: Donald R. Calaiaro; Chapter: 11; Filed 01/27/2025; Judge Melaragno

Mark A. Hlatky, Jr.; FAYETTE-PA; 25-20190; Atty: Robert H. Stone; Chapter: 7; Filed 01/27/2025; Judge Deller

Linda S. Clark; FAYETTE-PA; 25-20191; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 01/27/2025; Judge Deller

Edward I. Marlowe; ALLEGHENY-PA; 25-20192; Atty: Rodney D. Shepherd; Chapter: 13; Filed 01/27/2025; Judge Melaragno

George J. Bennett; ALLEGHENY-PA; 25-20193; Atty: Kenneth Steidl; Chapter: 7; Filed 01/27/2025; Judge Deller

Corey A. Weible; WESTMORELAND-PA; 25-20194; Atty: Corey J. Sacca; Chapter: 7; Filed 01/27/2025; Judge Taddonio

Collins N. Anderson and Dawn W. Anderson; BEAVER-PA; 25-20195; Atty: Edgardo D. Santillan; Chapter: 7; Filed 01/27/2025; Judge Melaragno

Elizabeth A. Caldwell; ALLEGHENY-PA; 25-20196; Atty: Kenneth Steidl; Chapter: 7; Filed 01/27/2025; Judge Deller

Alexandra Marie Veoni; ALLEGHENY-PA; 25-20197; Atty: Pro Se; Chapter: 13; Filed 01/27/2025; Judge Taddonio

Jolie Kenney; ALLEGHENY-PA; 25-20198; Atty: Corey J. Sacca; Chapter: 7; Filed 01/27/2025; Judge Deller

Jakob N. Berger; WESTMORELAND-PA; 25-20199; Atty: Corey J. Sacca; Chapter: 7; Filed 01/27/2025; Judge Deller

Shelley Dawn Karl; WASHINGTON-PA; 25-20200; Atty: David A. Rice; Chapter: 7; Filed 01/28/2025; Judge Bohm

Andrea Hughes; ALLEGHENY-PA; 25-20201; Atty: Pro Se; Chapter: 7; Filed 01/28/2025; Judge Deller

Amy L. Hatfield; WASHINGTON-PA; 25-20202; Atty: David A. Rice; Chapter: 7; Filed 01/28/2025; Judge Deller

Adam B. Kauer and Julie P. Kauer; ALLEGHENY-PA; 25-20203; Atty: Glenn R. Bartifay; Chapter: 13; Filed 01/28/2025; Judge Deller

Trudy E. Shaw; WESTMORELAND-PA; 25-20204; Atty: Kenneth Steidl; Chapter: 7; Filed 01/28/2025; Judge Bohm

THE ALLEGHENY COUNTY BAR ASSOCIATION JUDICIARY COMMITTEE WILL INTERVIEW CANDIDATES SEEKING RATINGS FOR THE ALLEGHENY COUNTY COURT OF COMMON PLEAS

In accordance with the By-Laws of Bar Association Article 14 – Committee on Judiciary – and the “Guidelines, Rules and Procedures” of the Committee, notice is hereby given that:

THE ACBA JUDICIARY COMMITTEE

will meet at 4:00 p.m. on Tuesday, March 4, 2025, at the Bar Association Headquarters, 4th Floor Koppers Building, Pittsburgh, Pa. to consider candidates seeking ratings for the Allegheny County Court of Common Pleas. The following candidates will be interviewed by the Committee.

Amanda Green-Hawkins
Allegheny County Court of Common Pleas

Elizabeth Hughes
Allegheny County Court of Common Pleas

Daniel Miller
Allegheny County Court of Common Pleas

Written comments of members of the Bar are invited and shall be received and maintained as confidential by the Committee. Candidate interviews will be conducted at this time and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews. Written comments should be sent to David A. Blaner, Executive Director, ACBA, by email to dblaner@acba.org.

Comments for candidates being interviewed on Tuesday, March 4, 2025, are due by Friday, February 28, 2025 at 4:00 p.m.

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Municipal Lien; Certificate of Location; 906.24; Atty(s): Ziff Brian

Hart John vs Sheetz Inc.; GD-25-001501; Other Tort; Complaint; Atty(s): Chaffin Eric T, Booth Patrick C., Joseph Justin David

Moore Cheri vs Kaden Ralph; GD-25-001502; Motor Vehicle Accident; Complaint; Atty(s): Chaffin Eric T, Booth Patrick C., Patterson A. J.

M&T Bank vs Corritore Ian; MG-25-001005; Mortgage Foreclosure; Complaint; 161815.76; Atty(s): Bleiweis Kristen

Lakeview Loan Servicing LLC vs Pronko Terry L.; MG-25-000106; Mortgage Foreclosure; Certificate of Location; Atty(s): Aprahamian Caroline

MMG Investments VI LLC vs Stay Pittsburgh LLC, Patton Zachary; GD-25-001494; DSB (for money commercial); Notice of Judgment & Documents; 30674.08; Atty(s): Bonner Kimberly A

MMG Investments VI LLC vs Upsher Frank L., 50 50 Management LLC; GD-25-001498; DSB (for money commercial); Notice of Judgment & Documents; 32295.54; Atty(s): Bonner Kimberly A, Mason Kathryn Leanne, Dieterick Scott A.

Hultman Stephen vs Erie Insurance Exchange; GD-25-001506; Contract - Other; Complaint; Atty(s): Calder Michael W, Metal Renee A, Perry Alex J.

Northgate School District vs Bitzer Nancy, Bitzer John; GD-25-001507; Sci Fa sur Tax Lien; Certificate of Location; 16370.54; Atty(s): Giglio Anthony

Deer Lakes School District vs Callender Jamie L., Callender Jeremiah M.; GD-25-001508; Sci Fa sur Tax Lien; Certificate of Location; 10081.82; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Thomas Rondel vs Parks Deasia, Enterprise Holdings Inc., Enterprise Leasing Company of Georgia LLC, EAN Holdings LLC; GD-25-001509; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Houck David K, Ogg Gary J., Watt Ian

PNC Bank N.A. vs Stevens Victoria Lynn, Krull Mark; GD-25-001510; Quiet Title; Certificate of Location; Atty(s): Cohen Nicole Robin

84 Lumber Company L.P. vs LLW Construction Inc, Winiarek Mary, Winiarek Michal; GD-25-001511; Contract - Other; Complaint; 104691.25; Atty(s): Boslovic III Robert J., Jegasothy S. Manoj, Blick William E, Weir Lee C.

Bunce Trabecca vs Waste Management National Services Inc., Waste Management Disposal Services of Pennsylvania Inc., Heil Company, Doe 1 John, Doe 2 John; GD-25-001512; Product Liability; Complaint; Atty(s): Bendesky Larry Eric, Zimmerman Robert William, Lang John L.

Davis Patricia vs City of Pittsburgh, Gulf Oil Co of PA, Rugby Realty LLC, Conrail, Consolidated Rail Corporation, CSX Transportation, Norfolk Southern Corporation, Norfolk Southern Railway Corporation, Doe 1 John, ABC Company 1; GD-25-001513; Against Property Owner; Complaint; Atty(s): Berret Thomas D.

Jefferson Hills Borough vs Belgiglio Theodora E.; GD-25-001514; Equity; Certificate of Location; Atty(s): Rosini CharLee, Cromer Michele McPeak

Stitchick Janice D. vs WVU Medicine, West Virginia University Hospitals Inc., Uniontown Hospital, Fayette Physicians Network Inc.; GD-25-001516; Medical/Hospital Liability; Complaint; Atty(s): Geist Joshua P., Ciao Gary L

Webb Annie, S. J. vs Stoltitz Glenn; GD-25-001518; Motor Vehicle Accident; Complaint; Atty(s): Friday Peter D, Denton J. Patrick

Zinsky Renee vs Arias Organization LLC, Arias III Simon; GD-25-001519; Other Tort; Praecepte for Writ of Summons; Atty(s): Kane John R., Savinis Janice M, Gallucci Michael J

Hambrick Markus A. vs Thomas Cheri M.; GD-25-001521; Other Tort; Complaint; Atty(s): Apepos G. Christopher

Northgate School District vs Unknown Heirs of Michael C. Capizzi, Unknown Heirs of Deborah A. Capizzi; GD-25-001523; Sci Fa sur Tax Lien; Certificate of Location; 6753.62; Atty(s): Giglio Anthony

Ellis Margery vs City of Pittsburgh; GD-25-001524; Other Tort; Complaint; Atty(s): Rodden David Brian

Volk Patrick, Volk Wendy vs Cooper Daniel D, Cooper Karen R; GD-25-001527; Other Tort; Praecepte for Writ of Summons; Atty(s): Tarasi Elizabeth M

Rocket Mortgage LLC vs Sanders Ericka, Sanders Brian; MG-25-000107; Mortgage Foreclosure; Certificate of Location; Atty(s): Schweiger Karin Baltimore

Wells Fargo Bank N.A. vs Caloiero Dominic F; MG-25-000108; Mortgage Foreclosure; Complaint; Atty(s): Schweiger Karin Baltimore

Gindesperger Jr. Thomas; GD-25-001517; Petition for Change of Name; Confidential Information Form; Atty(s): Self-Represented, Barclay Samantha Lynn

Fisher Scientific Company LLC vs GeneIQ LLC; GD-25-001520; DSB (for money commercial); Notice of Judgment & Documents; Atty(s): Leah Scott R

S & T Bank vs Winter Francine; GD-25-001522; Confession of Judgment; Notice of Judgment & Documents; 25735.58; Atty(s): Kile Brian M

Jackson Ridge Homeowners Association vs Monroe Matthew L., Monroe Anna; GD-25-001525; Exemplification of Record; Notice of Judgment & Documents; 2519.92; Atty(s): Jug Jr. Fred C.

Marian Woodlands Homeowners Association vs Stoken Jr. Joseph Anthony, Stoken Kelli Lynn; GD-25-001526; Exemplification of Record; Notice of Judgment & Documents; 3332.68; Atty(s): Jug Jr. Fred C.

Fularz Alexia Katherine; GD-25-001528; Petition for Change of Name; Order of Court; Atty(s): Self-Represented

Yi Myungki vs Tores Robert, Boretta 2; GD-25-001529; Amicable Ejectment; Notice of Judgment & Documents; Atty(s): Sunseri Gusty A. E.

Briar Cliff Financial Services LLC vs Empire Construction Group LLC; GD-25-001531; Mechanic's Lien; Certificate of Location; 982.50; Atty(s): Self-Represented

Sparbanie Gabriel Michael; GD-25-001535; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Bolind Jr. Lawrence E

Sparbanie Miya Angelene; GD-25-001538; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Bolind Jr. Lawrence E

4000 Oxford Drive Associates L.P. vs 1817 Falcons Food LLC, Falcons Restaurant Group LLC; GD-25-001539; Contract - Other; Praecepte for Writ of Summons; Atty(s): Nalducci Walter

Ramaglia Olivia F. vs Lorincy DPM Paul G.; GD-25-001540; Medical/Hospital Liability; Complaint; Atty(s): Scanlon Matthew J., Wojton Timothy G

Gomrick Carol vs RSM Design LLC; GD-25-001541; Contract - Other; Complaint; Atty(s): Maier Daniel M., Jameson III D. Matthew

Snyder Marlene E. vs Hvizdak Richard C., RCH Realty LP, RCH Management Inc., 2007 Richard Hvizdak Irrevocable Trust; GD-25-001542; Against Property Owner; Praecepte for Writ of Summons; Atty(s): Bashline Terry L.M., Friday Peter D

Quinn Adam K., Quinn Riley vs Palmer Joshua M.; GD-25-001543; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Friday Peter D

Huckstein Mechanical Services LLC vs O.Z. Enterprises Inc., O.Z. Enterprises LLC, Rodgers Eric, Bergstrom Gregory; GD-25-001544; Other Tort; Praecepte for Writ of Summons; Atty(s): Schneider Marcus B

Lattner Colleene vs Hudyma Tyler; GD-25-001545; Motor Vehicle Accident; Complaint; Atty(s): Chaffin Eric T, Booth Patrick C., Malone Mark J

Haslett Sheryl vs Ogilvie David, Val-U Auto of Pa LLC; GD-25-001546; Other Tort; Praecepte for Writ of Summons; Atty(s): Manson Amber L.

Phoenix Construction And Management Services, Inc. vs Millennium Food Inc., Budavich Holdings LLC; GD-25-001547; Mechanic's Lien; Certificate of Location; 71379.43; Atty(s): Floro Gianni

Jefferson Hills Borough vs Laffey Joseph, Laffey Christina B.; GD-25-001548; Equity; Motion; Atty(s): Rosini CharLee, Cromer Michele McPeak

Headway Capital LLC vs Nexgen Resources LLC, Lewis Jerel; GD-25-001549; Contract - Debt Collection; Exhibits; 83274.90; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Rooney James, McGuigan Michael F

Pittsburgh Water and Sewer Authority vs Kadhem Alhumaed Ahmed; GD-25-001550; Municipal Lien; Certificate of Location; 3273.75; Atty(s): Walaan Monica Samir

Pittsburgh Water and Sewer Authority vs Mariano Ronald, Mariano Jacqueline; GD-25-001551; Municipal Lien; Certificate of Location; 133.64; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Ox and Monkey Properties LLC; GD-25-001552; Municipal Lien; Certificate of Location; 139.76; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Rogers William J., Rogers Dana L.; GD-25-001553; Municipal Lien; Certificate of Location; 174.19; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Kapres Jr. Donald C., Kapres Sr. Donald C., Joseph Angela M.; GD-25-001554; Municipal Lien; Certificate of Location; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Geri Homes Inc.; GD-25-001555; Municipal Lien; Certificate of Location; 173.82; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Monks Sr. Dennis C.; GD-25-001556; Municipal Lien; Certificate of Location; 159.51; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Prosser Holdings LLC; GD-25-001557; Municipal Lien; Certificate of Location; 159.53; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs McDaniels Jr. Jelester; GD-25-001558; Municipal Lien; Certificate of Location; 152.75; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Harper Gregory; GD-25-001559; Municipal Lien; Certificate of Location; 151.21; Atty(s): Walaan Monica Samir, Farley Conor D.

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David Blaner, dblaner@acba.org.....Managing Editor
Chuck Faber, cfaber@acba.org.....Layout Specialist
Daniel Priore, dpriore@acba.org.....Editor/Graphic Artist
Jennifer Pulice, jpulice@acba.org.....Director of Communications and Publications
Meredith Shumsky, mshumsky@acba.org.....Billing and Receivables Specialist
Jim Spezialetti, jspezialetti@acba.org.....Copy Specialist
Jessica Wysocki Valesky, jvalesky@acba.org.....Graphic Artist Supervisor
Denise Velez, dvelez@acba.org.....Daily PLJ Supervisor

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

COURT NOTICES

**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
- 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

**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
- 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**

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, FEBRUARY 24, 2025**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, APRIL 7, 2025**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE**

25-00158

COURT SCHEDULES

Criminal Division

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

**Friday
February 21, 2025**

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 Thomas P. Caulfield
Courtroom 516**

- CR-0005201-23**; Christopher Rose; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Criminal Division Allegheny County Public Defender's Office**
- CR-0004086-24**; Malcom D. Simmons; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

**Arbitration
Trial List**

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

**Friday
February 21, 2025**

- AR-24-007080**; Portfolio Recovery Associates, LLC vs Smith; P-atty: **Robert N. Polas, Jr.**
- AR-24-007071**; Pennsylvania National Mutual Casualty Insurance Co. vs Jabbar, et al; P-atty: **Jonathan C. Beech**; D-atty: **Diana M. O'Connell**
- AR-24-007070**; Discover Bank vs Echnat; P-atty: **Erin Grady, Michael F. McGuigan**; D-atty: **Pro Se**
- AR-24-007067**; Capital One, N.A. vs Legler; P-atty: **Robert L. Baroska, III**

- AR-24-007066**; Winters, et al vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**
- AR-24-007063**; JPMorgan Chase Bank, N.A. vs Black; P-atty: **Ian M. Lauer**
- AR-24-007062**; JPMorgan Chase Bank, N.A. vs Schwab; P-atty: **Ian M. Lauer**
- AR-24-007061**; JPMorgan Chase Bank, N.A. vs Meadows; P-atty: **Ian M. Lauer**
- AR-24-007050**; Westlake Services, LLC vs Metallides; P-atty: **Ian M. Lauer**
- AR-24-007043**; Cavalry SPV I, LLC vs Wade; P-atty: **David J. Apothaker**; D-atty: **Travis A. Gordon**
- AR-24-007034**; Discover Bank vs Marks; P-atty: **Danielle Berger Kramer**; D-atty: **Stephen D. Fuegi**
- AR-24-007032**; Discover Bank vs Brink; P-atty: **Brittany R. Fitzgibbon**; D-atty: **Brittany Nicole Weston**
- AR-24-007028**; Citizens Bank, N.A. vs Amato; P-atty: **David Kennedy Bifulco**
- AR-24-007025**; JPMorgan Chase Bank, N.A. vs Collura; P-atty: **Michael Robert Lipinski**; D-atty: **Brittany Nicole Weston**
- AR-24-007020**; JPMorgan Chase Bank, N.A. vs Bootay; P-atty: **Michael Robert Lipinski**
- AR-24-007017**; JPMorgan Chase Bank, N.A. vs Rice; P-atty: **Michael Robert Lipinski**
- AR-24-006827**; Hill vs Mackenzie Place Holdings; P-atty: **Pro Se**; D-atty: **Pro Se**
- AR-24-006819**; Goodwin vs Pep Boys; P-atty: **Pro Se**; D-atty: **C. Scott Toomey**
- AR-24-005789**; Plaza Drive, LP vs Coury, et al; P-atty: **Christin M. Roberts**; D-atty: **Jonathan M. Gesk**
- AR-24-005306**; Willis, et al vs McCarrell, et al; P-atty: **Michael E. Fiffik**; D-atty: **Fred G. Rabner**
- AR-24-004265**; Jackson, et al vs Ramirez; P-atty: **Robert A. Rapkin**; D-atty: **Evan Lingafelt**
- AR-24-000935**; U.S. Bank National Association vs Allshouse; P-atty: **Andrew Loewy, Erin Grady, Michael F. McGuigan**
- AR-23-006679**; Bihler vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**
- AR-23-004829**; Donegal Mutual Insurance Company vs Tibelghai; P-atty: **Paul M. Schofield, Jr.**; D-atty: **Diana M. O'Connell**

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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:

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, Urlick, 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

Bicket, Alexander P. - Late of Mt. Lebanon Twp., Allegheny County, PA. D.O.D. 12/2/24. Will #022500182. Susan M. Bicket, 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 Sherred, 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 Freepport 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

Gerhart, Elizabeth, deceased, of Pittsburgh, PA. No. 00577 of 2025. Matthew Gerhart, Extr., 329 Canterbury Drive, Pittsburgh, PA 15238 or to Gusti Sunseri, Esq., 1290 Freepport 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 Gusti Sunseri, Esq., 1290 Freepport 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. Donahay, 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. Seefeld, 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

Allen, Joanne a/k/a Joanna Campbell a/k/a Joanna M. Campbell a/k/a Joanne M. Campbell, deceased, of Pittsburgh, PA. No. 00268 of 2025. Sandra Hetrick, Co-Extr. and Susan Thrappas, Co-Extr., 1113 North Dolton Ct., Wilmington, DE 19810 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.
25-00332 Feb 4, 11, 18, 2025

Bennett, Allen - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 2/8/16. Will #022407322. Lorraine G. Bennett, Administratrix, c/o Dominic A. Montagnese, Esq., 624 N. Front St., Wormleysburg, PA 17043. Atty.: Dominic A. Montagnese, Cherewka Law P.C., 624 N. Front St., Wormleysburg, PA 17043.
25-00310 Feb 4, 11, 18, 2025

Bodnar, Virginia R., deceased, of Pittsburgh, PA. No. 00139 of 2025. Henry C. West, III, Extr., 110 Shadow Creek Dr., Hubert, NC 28539 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
25-00320 Feb 4, 11, 18, 2025

DiNardo, Amato, deceased, of Pittsburgh, PA. No. 00248 of 2025. Nancy DiNardo, Extr., c/o James J. Lestitian, Esq., 249 Arrowhead Lane, Eighty-Four, PA 15330.

25-00316 Feb 4, 11, 18, 2025

Earley, Jeffery Thomas a/k/a Jeffery T. Earley, deceased, of Bethel Park, PA. No. 00095 of 2025. Madison Jean Earley, Co-Admrx. and Hunter Thomas Earley, Co-Admrx., c/o Sharon Smith, Esq., Winslow Law Group, P.C., 4600 J. Barry Court, Suite 330, Canonsburg, PA 15317.

25-00330 Feb 4, 11, 18, 2025

Fisher, James P., deceased, of Coraopolis, PA. No. 01489 of 2024. Joseph R. Fisher, Extr., 210 Snyder Drive, Coraopolis, PA 15108 or to William F. Caruthers, II, Esq., Caruthers & Caruthers, PC, 660 Adele Dr., North Huntingdon, PA 15642.

25-00205w Feb 4, 11, 18, 2025

Germ, Norbert J., deceased, of Wilkins Township, PA. No. 03393 of 2024. John Norbert Germ, Extr., 703 Rockwood Dr., Gibsonia, PA 15044 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

25-00334 Feb 4, 11, 18, 2025

Guerra, Louis A., deceased, of Pittsburgh, PA. No. 00265 of 2025. Georgeanna Brown, Extr., 694 Means Avenue, Pittsburgh, PA 15202 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

25-00326 Feb 4, 11, 18, 2025

Henning, Helen a/k/a Helen A. Henning, deceased, of Franklin Park, PA. No. 07326 of 2024. Dan L. Henning, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

25-00331 Feb 4, 11, 18, 2025

Hess, Richard H., deceased, of Pittsburgh, PA. No. 00168 of 2025. Adam Calabrese, Co-Extr. and Nancy Calabrese, Co-Extr., 3753 Schuette Road, Pittsburgh, PA 15227 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

25-00325 Feb 4, 11, 18, 2025

Huckestein, Jr., Theodore F., deceased, of Upper St. Clair, PA. No. 00523 of 2025. Karen R. Huckestein, Extr., 1538 Redfern Drive, Pittsburgh, PA 15241 or to William M. Thomson, Esq., P.O. Box 12592, Pittsburgh, PA 15241.

25-00204w Feb 4, 11, 18, 2025

Kelly, David A., deceased, of Elizabeth Township, PA. No. 00120 of 2025. Jennifer Jacob, Admrx., 19 High Point Circle, Harrison City, PA 15636 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.

25-00318 Feb 4, 11, 18, 2025

Kolos, Kathryn, deceased, of Pittsburgh, PA. No. 07953 of 2024. Thomas Allen Kolos, Sr., Admrx., 336 Woodhaven Dr., Monroeville, PA 15146 or to Michael J. DeRiso, Esq., DeRiso Law Group, 429 Fourth Ave., Suite 2101, Pittsburgh, PA 15219.

25-00317 Feb 4, 11, 18, 2025

McIntosh, Patricia R., deceased, of Pittsburgh, PA. No. 00152 of 2025. Linda Brown, Extr., c/o Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

25-00328 Feb 4, 11, 18, 2025

Sacunas, Nancy Jean, deceased, of Pittsburgh, PA. No. 530 of 2025. Robert Sacunas, Extr., 100 Trout Drive, Pittsburgh, PA 15212 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.

25-00202w Feb 4, 11, 18, 2025

Segedy, Joan M., deceased, of South Park Twp., PA. No. 00284 of 2025. Ilona A. Segedy, Extr., 117 Pinehurst Lane, Gibsonia, PA 15044 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

25-00333 Feb 4, 11, 18, 2025

Stevens, Eugene, deceased, of Pittsburgh, PA. No. 00108 of 2025. Kelli Stevens Kane, Extr., 2525 Greensburg Pike, #204, Pittsburgh, PA 15221 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

25-00323 Feb 4, 11, 18, 2025

Straitiff, Dorothy Joan, deceased, of Castle Shannon, PA. No. 00404 of 2025. Susan Stuver, Admrx., 1740 Quigg Drive, Pittsburgh, PA 15241 or to Daniel L. Goodyear, Esq., Sciullo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

25-00336 Feb 4, 11, 18, 2025

Swindell, Dale Masters, deceased, of Millvale, PA. No. 07362 of 2024. Robin S. Durr, Extr., 22 Edgewood Road, Fox Chapel, PA 15215 or to Melanie E. Cuddyre, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.

25-00315 Feb 4, 11, 18, 2025

Taylor, Phyllis J. a/k/a Phyllis Joy Taylor, deceased, of Monroeville, PA. No. 08206 of 2024. Scott M. Furniss, Extr., 5320 Johnson Rd., Murfreesboro, TN 37127 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.

25-00319 Feb 4, 11, 18, 2025

Temple, Joan Cameron a/k/a Joan C. Temple, deceased, of Upper St. Clair, PA. No. 06478 of 2024. Bryn Mawr Trust Company, Admrx. c.t.a., 1436 Lancaster Avenue, Berwyn, PA 19312 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.

25-00321 Feb 4, 11, 18, 2025

Thomas, John Edward a/k/a John E. Thomas, deceased, of Wilkins Township, PA. No. 0403 of 2025. John E. Lucas, Extr., 144 Hazelwood Drive, Cranberry Township, PA 16066 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.

25-00335 Feb 4, 11, 18, 2025

Westendorf, Paul F. a/k/a Paul F. Westendorf, Jr., deceased, of Fawn Township, PA. No. 08108 of 2024. Catherine Westendorf, Extr., 581 Bachman Road, Natrona Heights, PA 15065 or to James R. Antoniano, Esq., DeBernardo Antoniono McCabe & Davis, P.C., 11 North Main St., Greensburg, PA 15601.

25-00329 Feb 4, 11, 18, 2025

Blakeley, Helen U., deceased, of Ross Twp., PA. No. 00449 of 2025. Edward D. Blakeley, Extr., 205 Bradford Park Rd., Baden, PA 15005.

25-00188w Feb 3, 10, 18, 2025

Brown, Sharon M. a/k/a Sharon Marie Brown, deceased, of Bethel Park, PA. No. 0048 of 2025. Lisa Cotton Craven, Extr., 2084 Guinevere Drive, North Huntingdon, PA 15642 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

25-00294 Feb 3, 10, 18, 2025

Bruening, Peter K., deceased, of Moon Township, PA. No. 393 of 2025. Ross Bruening, Extr., c/o John W. Giltinan, Esq., P.C., 603 Stanwick Street, Suite 1679, Pittsburgh, PA 15222.

25-00192w Feb 3, 10, 18, 2025

Cohen, Frances Helen a/k/a Francis Steiner Cohen, deceased, of Upper St. Clair, PA. No. 08042 of 2024. David R. Cohen, Extr., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

25-00302 Feb 3, 10, 18, 2025

Corr, Brian, deceased, of Pittsburgh, PA. No. 00220 of 2025. Winifred Corr, Admrx., 128 Meridan Street, Pittsburgh, PA 15211 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.

25-00189w Feb 3, 10, 18, 2025

Cunningham, Robert J., deceased, of Etna Borough, PA. No. 00295 of 2025. Linda V. Stroyne, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

25-00300 Feb 3, 10, 18, 2025

Dubac, Timothy M. a/k/a Timothy Matthew Dubac a/k/a Timothy Dubac, deceased, of Tarentum Borough, PA. No. 00245 of 2025. Joseph F. Dubac, Extr., 104 Curtis Street, Tarentum, PA 15084 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-00304 Feb 3, 10, 18, 2025

Dunkelberger, Donna H., deceased, of Mt. Lebanon, PA. No. 08168 of 2024. John Bush, Co-Extr. and Elizabeth Bush, Co-Extr., 346 Maple Avenue, Pittsburgh, PA 15218 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.

25-00303 Feb 3, 10, 18, 2025

Ecoff, Patricia Joan a/k/a Patricia J. Ecoff, deceased, of Sewickley, PA. No. 00490 of 2025. Scott Ecoff, Extr., 133 Forest Glen Drive, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00196w Feb 3, 10, 18, 2025

Edeburn, Grace A., deceased, of Pittsburgh, PA. No. 273 of 2025. Charles Edeburn, Jr., Extr., 108 McMonagle Street, Pittsburgh, PA 15220 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

25-00297 Feb 3, 10, 18, 2025

Hallo, Jr., Joseph G., deceased, of Springdale Borough, PA. No. 00078 of 2025. Anthony Hallo, Admrx., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

25-00299 Feb 3, 10, 18, 2025

Lazaroff, Thomas A. a/k/a Thomas Alexander Lazaroff, deceased, of Mount Lebanon, PA. No. 08110 of 2024. Lynn Brindell, Extr., c/o Samuel J. Goncz, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152.

25-00288 Feb 3, 10, 18, 2025

Migliozzi, Lynne E. a/k/a Lynne Migliozzi a/k/a Lynne Elizabeth Migliozzi, deceased, of East Deer Township, PA. No. 00147 of 2025. Linda P. Hobaugh, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

25-00301 Feb 3, 10, 18, 2025

Mitsch, Jr., Frederick W., deceased, of O'Hara Township, PA. No. 00164 of 2025. Daniel J. Mitsch, Extr., 151 Edgemont Road, Ligonier, PA 15658 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

25-00306 Feb 3, 10, 18, 2025

Mrvos, Sahli M., deceased, of Pittsburgh, PA. No. 00061 of 2025. Mara Mrvos, Extr., 317 S. Dallas Avenue, Pittsburgh, PA 15208 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

25-00295 Feb 3, 10, 18, 2025

O'Keefe, Thomas A. a/k/a Thomas O'Keefe, deceased, of Glenshaw, PA. No. 00294 of 2025. Thomas J. McKelvey, Extr., 3916 Ash Dr., Allison Park, PA 15101 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

25-00293 Feb 3, 10, 18, 2025

Oskin, Leonard J., deceased, of Pittsburgh, PA. No. 7869 of 2024. Raymond Oskin, Admrx., 1115 Lippencot Street, Duquesne, PA 15110 or to Robert A. Crisanti, Esq., 437 Grant St., Ste. 915, Pittsburgh, PA 15219.

25-00298 Feb 3, 10, 18, 2025

Pegnato, Phillip Michael a/k/a Phillip M. Pegnato, deceased, of Pittsburgh, PA. No. 00287 of 2025. Anthony J. Pegnato, Admrx., 133 Marose Drive, Pittsburgh, PA 15235 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

25-00305 Feb 3, 10, 18, 2025

Sadofsky, Charlotte F., deceased, of Pittsburgh, PA. No. 00437 of 2025. Martin Sadofsky, Extr., 4433 Schenley Farms Ter., Pittsburgh, PA 15213.

25-00190w Feb 3, 10, 18, 2025

Schubert, Randall L., deceased, of Ross Township, PA. No. 00274 of 2025. Amy Woelke, Extr., 139 Lakewood Ave., Pittsburgh, PA 15229 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.

25-00290 Feb 3, 10, 18, 2025

Shoemaker, Anna T., deceased, of Glenshaw, PA. No. 498 of 2025. Betty Ann Villella, Extr., 141 Richard Drive, Glenshaw, PA 15116 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-00195w Feb 3, 10, 18, 2025

Silvestri, Dolores M., deceased, of Moon Township, PA. No. 00489 of 2025. Rosanna Silvestri Coccoli, Co-Extr., 111 Wyngate Road, Coraopolis, PA 15108 and Michael Silvestri, Co-Extr., 11412 Macon Drive, Fredericksburg, VA 22407 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00197w Feb 3, 10, 18, 2025

Sukitch, Brian Douglas, deceased, of Coraopolis, PA. No. 00334 of 2025. William S. Sukitch, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.

25-00198w Feb 3, 10, 18, 2025

West, Shirley Ann, deceased, of Carnegie, PA. No. 07776 of 2024. Sasha Ann Schiavone, Extr., 2936 Strachan Avenue, Pittsburgh, PA 15216 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

25-00292 Feb 3, 10, 18, 2025

Williams, Louise H. a/k/a Louise Williams, deceased, of Clairton, PA. No. 00527 of 2025. Doncella Williams, Extr., 940 Nichols Drive, Laurel, MD 20707 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00199w Feb 3, 10, 18, 2025

Wolny, Patricia, deceased, of Pittsburgh, PA. No. 00524 of 2025. Stacie Wolny, Extr., c/o Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00200w Feb 3, 10, 18, 2025

Zoldos, Raymond M., deceased, of Monroeville, PA. No. 00407 of 2025. Jacob M. Fabian, Admr. and Atty., Coulter & May, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.
25-00191w Feb 3, 10, 18, 2025

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation for a domestic business corporation were filed for Schwartz Bowls Incorporated with the Commonwealth of Pennsylvania. The commercial registered office provider is in the care of Legalinc Corporate Services Inc. in Allegheny County. This corporation is incorporated under the provisions of the Business Corporation Law of 1988, as amended.
25-00613 Feb 18, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-000522. Notice is hereby given to John Olowu and all other parties of interest, that the tax sale scheduled for February 3, 2025 has been continued to May 5, 2025 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse, via virtual technology, for the property located at 611 Shaw Avenue, McKeesport, Allegheny County, Pennsylvania 15132, known as lot/block 307-K-133. This notice acts as service of the Rule 3129.3 pursuant to the August 10, 2023 Order of Court.
25-00589 Feb 18, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-24-009120
Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,
v.
The Unknown Heirs of Edward C. Watson, Deceased, Defendant.
Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 538-R-328, more commonly known as 30 N. Joslyn Drive, Pittsburgh, PA 15235 in the Municipality of Penn Hills.
Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice to the relief requested by the Plaintiff. You may lose the property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO

PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
The Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.
25-00590 Feb 18, 2025

Transfer of Title and/or Request to Issue Title

A Hearing on the request of Thomas Crankshaw to Order Transfer of Title, and/or Request to Issue Title for 2018, Ram, 1500, 1C6RR7KT4JS155404 will be held 11:00 a.m., March 6, 2025, City-County Building, Civil Division Motions Judge of Allegheny County, Room 703. For more information contact Jennifer Strozier, 412-853-9921. GD-25-000301
25-00641 Feb 18, 24; Mar 3, 2025

Notice

Petition to Determine Title to 3912 Kleber St., Pittsburgh, PA 15212, formerly owned by William D. Kushik, deceased, filed October 1, 2024 by William C. Kushik, No. 6241 of 2024. Peter B. Lewis, Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.
25-00327 Feb 4, 11, 18, 2025

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania

In Re: The Condemnation by the County of Allegheny of a Certain Parcel of Land Located in Turtle Creek Borough, Allegheny County Required for the Improvement of the Lateral Support of Greensburg Pike (Penn Avenue Extension) (County Road No. 3139-01)

Condemnee: Andrew Griffin, As His Interest May Appear
No. GD 25-000429

Estimated Just Compensation: \$150.00
To: Andrew Griffin, Address Unknown
Take Notice that a Declaration of Taking was filed on January 15, 2025 at the above referenced docket number. A copy of the Declaration of Taking is attached and marked Ex. 1.

Names of Condemnee: Andrew Griffin, Address Unknown

Name & Address of Condemnor: Allegheny County, ("County") 101 Courthouse, 436 Grant St., Pittsburgh, PA 15219.

Authorizing Statute(s). Article IV, §§2 and 6 of the Allegheny County Home Rule Charter, Article VII, §§701.02 and 703.07 of the Allegheny County Administrative Code and the Act of 1953 July 28, P.L. 723, Art. XXVI, §5601, et seq.

Authorizing Ordinance. Ordinance No. 15-24-OR, enacted October 8, 2024 by the Allegheny County Council and approved on October 10, 2024 by the Chief Executive of Allegheny County. The ordinance may be examined at the offices of Condemnor, noted above.

Condemnation Description. The purpose of this condemnation is to acquire certain property, designated in the Allegheny County Department of Real Estate as Block & Lot #0374-M-002922-0000-00, needed for the purpose of improving the lateral support of Greensburg Pike (Penn Avenue Extension) in Turtle Creek Borough, Allegheny County, Pennsylvania.

Statement of Condemnation. Condemnee's property identified on the Right-of-Way Plan marked as Exhibit B to the Declaration of Taking, attached hereof, has been condemned as January 15, 2025. The title acquired by the County is a fee simple interest in the area labeled "Required Right-of-Way" and a temporary construction easement in the area labeled "Temporary Construction Easement all as shown in detail on Exhibit B. Plans showing the property condemned may be inspected in Condemnor's offices noted above and are also lodged of record in the Allegheny County Department of Real Estate, at Plans-HWY, Book 195 Page 51. Just compensation for the condemnation is secured by the County's power of taxation, which is deemed pledged as security for the payment of damages as, shall be determined by law.

Challenging the Condemnation. If Condemnee wishes to challenge the power or the right of County to appropriate the condemned property, the sufficiency of the security, the procedures followed by County or the Declaration of Taking, the Condemnee must file preliminary objections within 30 days after being served with Notice of Condemnation.

Howard M. Louik, Attorney for Condemnor
25-00604 Feb 18, 2025

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania

In Re: The Condemnation by the County of Allegheny of a Certain Parcel of Land Located in Jefferson Hills Borough, Allegheny County Required to Replace Beam Run Bridge No. 1 Over Beam Run Located on Coal Valley Road (Chamberlain Road) (County Road No. 5081-04)

Condemnees: Robert F. Gibson; Carol Ruth Gibson Przyborski; Norma Gibson; Nancy J. Frame; Catherine L. Naugle; Jennifer A. Ferris; James A. Gibson; David C. Gibson

No. GD 24-000423
Estimated Just Compensation: \$2,000.00
TO: Robert F. Gibson, 915 Gibson Lane, Pittsburgh, PA 15236

Carol Ruth Gibson Przyborski, 3060 Marshall Road, Pittsburgh, PA 15214
Norma Gibson, 3760 Springetts Drive, York PA 17402

Nancy J. Frame, 55 Ponds Edge Drive, Downingtown, PA 19335

Catherine L. Naugle, 10304 Tammerlane Drive, Huntingdon, PA 16652

Jennifer A. Ferris, 1162 Betsy Ross Place, Bollingbrook, IL 60490

James A. Gibson, 5609 Twilight Drive, Harrisburg, PA 17111

David C. Gibson, 2567 Plow Road, Birdsboro, PA 19508

Take Notice that a Declaration of Taking was filed on January 15, 2025 at the above referenced docket number. A copy of the Declaration of Taking is attached and marked Ex. 1.

Names of Condemnees: Robert F. Gibson; Carol Ruth Gibson Przyborski; Norma Gibson; Nancy J. Frame; Catherine L. Naugle; Jennifer A. Ferris; James A. Gibson; David C. Gibson

Name & Address of Condemnor: Allegheny County, ("County") 101 Courthouse, 436 Grant St., Pittsburgh, PA 15219.

Authorizing Statute(s). Article IV, §§2 and 6 of the Allegheny County Home Rule Charter, Article VII, §§701.02 and 703.07 of

the Allegheny County Administrative Code and the Act of 1953 July 28, P.L. 723, Art. XXVI, §5601, et seq.

Authorizing Ordinance. Ordinance No. 16-24-OR, enacted October 8, 2024 by the Allegheny County Council and approved on October 10, 2024 by the Chief Executive of Allegheny County. The ordinance may be examined at the offices of Condemnor, noted above.

Condemnation Description. The purpose of this condemnation is to acquire certain property, designated in the Allegheny County Department of Real Estate as Block & Lot 0768-C-00230-0000-00, needed for the replacing Beam Run Bridge No. 1 over Beam Run located on Coal Valley Road (Chamberlain Road) (County Road No. 5081-04 in Jefferson Hills Borough, Allegheny County, Pennsylvania.

Statement of Condemnation. Condemnee's property identified on the Right-of-Way Plan marked as Exhibit B to the Declaration of Taking, attached hereof, has been condemned as of January 15, 2025. The title acquired by the County is a fee simple interest in the area labeled "Required Right-of Way", a permanent drainage easement in the area labeled "Drainage Easement"; and a temporary construction easement in the area labeled "Temporary Construction Easement all as shown in detail on Exhibit B. Plans showing the property condemned may be inspected in Condemnor's offices noted above and are also lodged of record in the Allegheny County Department of Real Estate, at Plans-Misc., Book 194, Page 54. Just compensation for the condemnation is secured by the County's power of taxation, which is deemed pledged as security for the payment of damages as, shall be determined by law.

Challenging the Condemnation. If Condemnee wishes to challenge the power or the right of County to appropriate the condemned property, the sufficiency of the security, the procedures followed by County or the Declaration of Taking, the Condemnee must file preliminary objections within 30 days after being served with Notice of Condemnation.

Howard M. Louik, Attorney for Condemnor
25-00605 Feb 18, 2025

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania

In Re: The Condemnation by the County of Allegheny of a Certain Parcel of Land Located in Forward Township, Allegheny County Required to Replace Falen Timber Run Bridge No. 6 Located at the Intersection of Roberts Hollow Road (County Road No. 4112-00) and Warren Hill Road (County Road No. 4215-00)

Condemnee: Abram J. Coheneur
No. GD 25-000428

Estimated Just Compensation: \$700
To: Abram J. Coheneur, Address Unknown

Take Notice that a Declaration of Taking was filed on January 15, 2025 at the above referenced docket number. A copy of the Declaration of Taking is attached and marked Ex. 1.

Names of Condemnee: Abram J. Coheneur

Name & Address of Condemnor: Allegheny County, ("County") 101 Courthouse, 436 Grant St., Pittsburgh, PA 15219.

Authorizing Statute(s). Article IV, §§2 and 6 of the Allegheny County Home Rule Charter, Article VII, §§701.02 and 703.07 of the Allegheny County Administrative Code and the Act of 1953 July 28, P.L. 723, Art. XXVI, §5601, et seq.

Authorizing Ordinance. Ordinance No. 14-24-OR, enacted October 8, 2024 by the Allegheny County Council and approved on October 10, 2024 by the Chief Executive of

For legal advertising
information and
reservations, contact

412-261-6255 • PLJads@acba.org.

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Sera vs Jones; AR-24-004978; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/11/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,511.00 plus costs. Defendant not appearing. Klein, J. As per Rule 236 Notice, copies sent to all parties 02/12/25.

Show vs Ilnicki; AR-24-006403; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/12/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,300.00 plus costs. Defendant not appearing. Klein, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

JPMorgan Chase Bank, N.A. vs Alvarez; AR-24-006765; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$23,277.34. Defendant not appearing at 10:00 a.m. Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties 02/12/25. Arbitration Board #40797

JPMorgan Chase Bank, N.A. vs Strasser; AR-24-006786; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$9,159.11. Defendant not appearing at 10:02 a.m. Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties 02/12/2025. Arbitration Board #40798

JPMorgan Chase Bank, N.A. vs Bogus; AR-24-006788; P-atty: Ian M. Lauer, Julie E. Goodchild; D-atty: Brittany Nicole Weston; Award Ex Parte for the Plaintiff and against the Defendant for \$18,881.91. Defendant not appearing at 10:04 a.m. Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties 02/12/25. Arbitration Board #40798

JPMorgan Chase Bank, N.A. vs Patterson; AR-24-006793; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$13,235.73. Defendant not appearing at 10:06 a.m. Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40798

Capital One, N.A. vs Sante, Sr.; AR-24-006799; P-atty: Michael Ratchford; D-atty: Timothy J. Kidd; Award Ex Parte for Plaintiff and against Defendant in the amount of \$20,879.62. Defendant failed to appear at 10:10 a.m. Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties 02/12/25. Arbitration Board #40797

Capital One, N.A. vs Haley; AR-24-006800; P-atty: Michael Ratchford; Award Ex Parte for Plaintiff and against Defendant in the amount of \$17,436.62. Defendant failed to appear at 10:15 a.m. Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties 02/12/25. Arbitration Board #40797

JPMorgan Chase Bank, N.A. vs Fiore; AR-24-006803; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$13,146.29. Defendant not appearing at 10:08 a.m. Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties 02/12/25. Arbitration Board #40798

JPMorgan Chase Bank, N.A. vs Enos; AR-24-006805; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$5,856.90. Defendant not appearing at 10:10 a.m. Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties 02/12/25. Arbitration Board #40798

Allegheny County. The ordinance may be examined at the offices of Condemnor, noted above.

Condemnation Description. The purpose of this condemnation is to acquire certain property, designated in the Allegheny County Department of Real Estate as Block & Lot #9911-X-00957-0000-00, needed for the purpose of replacing Fallen Timber Run Bridge No. 6 over Fallen Timer Run located at the intersection of Roberts Hollow Road (County Road No. 4112-00) and Warren Hill Road (County Road No. 4215-00) in Forward Township, Allegheny County, Pennsylvania.

Statement of Condemnation. Condemnee's property identified on the Right-of-Way Plan marked as Exhibit B to the Declaration of Taking, attached hereof, has been condemned as of January 15, 2025. The title acquired by the County is a fee simple interest in the area labeled "Required Right-of-Way" and a temporary construction easement in the area labeled "Temporary Construction Easement all as shown in detail on Exhibit B. Plans showing the property condemned may be inspected in Condemnor's offices noted above and are also lodged of record in the Allegheny County Department of Real Estate, at Plans-Misc., Book 195 Page 56. Just compensation for the condemnation is secured by the County's power of taxation, which is deemed pledged as security for the payment of damages as, shall be determined by law.

Challenging the Condemnation. If Condemnee wishes to challenge the power or the right of County to appropriate the condemned property, the sufficiency of the security, the procedures followed by County or the Declaration of Taking, the Condemnee must file preliminary objections within 30 days after being served with Notice of Condemnation.

Howard M. Louik, Attorney for Condemnor
25-00606 Feb 18, 2025

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania

In Re: The Condemnation by the County of Allegheny of a Certain Parcel of Land Located in Turtle Creek Borough, Allegheny County Required for the Improvement of the Lateral Support of Greensburg Pike (Penn Avenue Extension) (County Road No. 3139-01)

Condemnee: Thomas C. Robinson, As His Interest May Appear

No. GD 25-000427
Estimated Just Compensation: \$10.00

To: Thomas C. Robinson, Address Unknown

Take Notice that a Declaration of Taking was filed on January 15, 2025 at the above referenced docket number. A copy of the Declaration of Taking is attached and marked Ex. 1.

Names of Condemnee: Andrew Griffin, Address Unknown

Name & Address of Condemnor: Allegheny County, ("County") 101 Courthouse, 436 Grant St., Pittsburgh, PA 15219.

Authorizing Statute(s). Article IV, §2 and 6 of the Allegheny County Home Rule Charter, Article VII, §§701.02 and 703.07 of the Allegheny County Administrative Code and the Act of 1953 July 28, P.L. 723, Art. XXVI, §5601, et seq.

Authorizing Ordinance. Ordinance No. 15-24-OR, enacted October 8, 2024 by the Allegheny County Council and approved on October 10, 2024 by the Chief Executive of Allegheny County. The ordinance may be examined at the offices of Condemnor, noted above.

Condemnation Description. The purpose of this condemnation is to acquire certain property, not designated in the Allegheny County Department of Real Estate as any Block & Lot number, needed for the purpose

of improving the lateral support of Greensburg Pike (Penn Avenue Extension) in Turtle Creek Borough, Allegheny County, Pennsylvania.

Statement of Condemnation. Condemnee's property identified on the Right-of-Way Plan marked as Exhibit B to the Declaration of Taking, attached hereof, has been condemned as of January 15, 2025. The title acquired by the County is a temporary construction easement in the area labeled "Temporary Construction Easement all as shown in detail on Exhibit B. Plans showing the property condemned may be inspected in Condemnor's offices noted above and are also lodged of record in the Allegheny County Department of Real Estate, at Plans-HWY., Book 195 Page 51. Just compensation for the condemnation is secured by the County's power of taxation, which is deemed pledged as security for the payment of damages as, shall be determined by law.

Challenging the Condemnation. If Condemnee wishes to challenge the power or the right of County to appropriate the condemned property, the sufficiency of the security, the procedures followed by County or the Declaration of Taking, the Condemnee must file preliminary objections within 30 days after being served with Notice of Condemnation.

Howard M. Louik, Attorney for Condemnor
25-00607 Feb 18, 2025

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania

In Re: The Condemnation by the County of Allegheny of a Certain Parcel of Land Located in Forward Township, Allegheny County Required to Replace Falen Timber Run Bridge No. 6 Located at the Intersection of Roberts Hollow Road (County Road No. 4112-00) And Warren Hill Road (County Road No. 4215-00)

Condemnee: Karl W. Boscia, II
No. GD 25-000430
Estimated Just Compensation: \$400

To: Karl W. Boscia, II, Address Unknown
Take Notice that a Declaration of Taking was filed on January 15, 2025 at the above referenced docket number. A copy of the Declaration of Taking is attached and marked Ex. 1.

Names of Condemnee: Karl W. Boscia, II
Name & Address of Condemnor: Allegheny County, ("County") 101 Courthouse, 436 Grant St., Pittsburgh, PA 15219.

Authorizing Statute(s). Article IV, §2 and 6 of the Allegheny County Home Rule Charter, Article VII, §§701.02 and 703.07 of the Allegheny County Administrative Code and the Act of 1953 July 28, P.L. 723, Art. XXVI, §5601, et seq.

Authorizing Ordinance. Ordinance No. 17-24-OR, enacted October 8, 2024 by the Allegheny County Council and approved on October 10, 2024 by the Chief Executive of Allegheny County. The ordinance may be examined at the offices of Condemnor, noted above.

Condemnation Description. The purpose of this condemnation is to acquire certain property, designated in the Allegheny County Department of Real Estate as Block & Lot #1573-J-00284-0000-00, needed for the purpose of replacing Fallen Timber Run Bridge No. 6 over Fallen Timer Run located at the intersection of Roberts Hollow Road (County Road No. 4112-00) and Warren Hill Road (County Road No. 4215-00) in Forward Township, Allegheny County, Pennsylvania.

Statement of Condemnation. Condemnee's property identified on the Right-of-Way Plan marked as Exhibit B to the Declaration of Taking, attached hereof, has been condemned as January 15, 2025. The title acquired by the County is a fee simple interest in the area labeled "Required

Right-of-Way" and a temporary construction easement in the area labeled "Temporary Construction Easement all as shown in detail on Exhibit B. Plans showing the property condemned may be inspected in Condemnor's offices noted above and are also lodged of record in the Allegheny County Department of Real Estate, at Plans-Misc., Book 195 Page 56. Just compensation for the condemnation is secured by the County's power of taxation, which is deemed pledged as security for the payment of damages as, shall be determined by law.

Challenging the Condemnation. If Condemnee wishes to challenge the power or the right of County to appropriate the condemned property, the sufficiency of the security, the procedures followed by County or the Declaration of Taking, the Condemnee must file preliminary objections within 30 days after being served with Notice of Condemnation.

Howard M. Louik, Attorney for Condemnor
25-00608 Feb 18, 2025

Statement of Registration Foreign Business Corporation

Notice is hereby given that SHOPPROP INC. filed a Foreign Registration Statement to do business in the Commonwealth of Pennsylvania. The mailing address of its principal office under the laws of its jurisdiction is 405 Blumont St., Laguna Beach, CA 92651-2342. The Commercial Registered Office provider is eResidentAgent, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412.
25-00612 Feb 18, 2025

Voluntary Dissolution Limited Liability Company

John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203. Notice is hereby given by Homegrown Health, LLC, a Pennsylvania limited liability company, that said entity is winding up its affairs in the manner prescribed by the Pennsylvania Limited Liability Company Act, so that its existence shall cease upon the filing of a Certificate of Dissolution in the Department of State of the Commonwealth of Pennsylvania. Persons having claims against said entity must state the claim in writing sent to the referenced address (preferably registered or return receipt requested). Claims against the entity are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.
25-00261w Feb 11, 18, 2025

Voluntary Dissolution Limited Liability Company

Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freeport Road, Suite 3BF, Pittsburgh, PA 15238. Notice is hereby given by Einhorn Media Group, LLC, a Pennsylvania limited liability company, that said entity is winding up its affairs in the manner prescribed by the Pennsylvania Limited Liability Company Act, so that its existence shall cease upon the filing of a Certificate of Dissolution in the Department of State of the Commonwealth of Pennsylvania. Persons having claims against said entity must state the claim in writing sent to the referenced address (preferably registered or return receipt requested). Claims against the entity are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.
25-00255w Feb 10, 18, 2025

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Gender bias still exists. You are not alone.

If you have observed or experienced any form of gender bias in your role as an attorney, you may contact any one of the following members of the Gender Bias Subcommittee of the Women in the Law Division. These duty officers will keep your report confidential and will discuss with you actions available through the subcommittee.

Kimberly Brown	412-394-7995	kabrown@jonesday.com
Rhoda Neft	412-606-8387	rhoda.neft@gmail.com



[ACBA.org/member-center/gender-bias-hotline](https://www.acba.org/member-center/gender-bias-hotline)