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MARCH 18, 2025

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CIVIL DIVISION

General Docket

Pittsburgh Water and Sewer Authority vs Clouse Frances; GD-25-002589; Municipal Lien; Certificate of Location; 706.81; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Zoe Christian Community Center; GD-25-002591; Municipal Lien; Municipal Lien; Atty(s): Walaan Monica Samir

Cole Kimberly vs Wexford Healthcare Center, Communicare Health Services, Old Leasing Co. LLC; GD-25-002592; Medical/Hospital Liability; Complaint; Atty(s): Troyan Mark D

Pittsburgh Water & Sewer Authority vs SFR Workforce Owner LLC; GD-25-002593; Municipal Lien; Municipal Lien; Atty(s): Walaan Monica Samir

Pittsburgh Water and Sewer Authority vs Graczyk William; GD-25-002594; Municipal Lien; Municipal Lien; Atty(s): Walaan Monica Samir

Pittsburgh Water and Sewer Authority vs Bush Linda; GD-25-002595; Municipal Lien; Certificate of Location; 1147.99; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Sampson John; GD-25-002596; Municipal Lien; Certificate of Location; 183.48; Atty(s): Walaan Monica Samir, Farley Conor D.

Arnett Arthur; GD-25-002597; Miscellaneous Petition; Petition Initiating Case; Atty(s): Self-Represented

Borough of Coraopolis Water and Sewer Authority vs Bills Howard Thomas, Bills Ruby H; GD-25-002598; Municipal Lien; Certificate of Location; 206.39; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Banks Kenneth A., Banks Jeanie A.; GD-25-002599; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Williams Jamielynn vs Pizza Care FS LLC, McCoy Property, Meyers Management Co. Inc., Atlas Land and Building Corp.; GD-25-002600; Against Property Owner; Complaint; Atty(s): Nichols Lauren R.

Borough of Coraopolis Water and Sewer Authority vs Blackstone Charles E., Blackstone Kristen M.; GD-25-002601; Municipal Lien; Certificate of Location; 457.28; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Blohm Craig G., Neumann Robert; GD-25-002602; Municipal Lien; Certificate of Location; 319.33; Atty(s): McCabe Michael G.

CIVIL DIVISION

Arbitration Awards

Discover Bank vs Shaulis; AR-24-007700; P-atty: Danielle Berger Kramer; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$10,618.90. Dated 03/11/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40838

Discover Bank vs Tann; AR-24-007702; P-atty: Danielle Berger Kramer; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$13,859.42. Dated 03/11/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40838

Discover Bank vs Curtis; AR-24-001727; P-atty: Kirsten R. Armstrong; Award Ex Parte for Plaintiff and against Defendant in the amount of \$6,419.02. Defendant failed to appear at 11:37 a.m. Dated 03/11/25. As per Rule 236 Notice, copies sent to all parties 03/11/25. Notice of award sent. Arbitration Board #40838

K/S Renewal Systems, LLC vs Reed; AR-24-001747; P-atty: Daniel A. Wechsler; D-atty: Pro Se; Award Draw. Award for Defendant on Plaintiff's claim. Award for Plaintiff on Defendant's counterclaim. Dated 03/11/25. As per Rule 236 Notice, copies sent to all parties 03/11/25. Notice of award sent. Arbitration Board #4083

Barr vs Laurel Real Estate Services, LLC; AR-24-006767; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$750.00. Dated 03/12/25. As per Rule 236 Notice, copies sent to all parties 03/12/25. Arbitration Board #40840

Yates vs Brooks Properties, L.P.; AR-24-000726; P-atty: Michael F. Fives; 1303 Non Jury Verdict Dated 03/12/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$9,680.95 plus costs. Defendant not appearing. Ignelzi, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Velocity Investments, LLC vs Watkiss; AR-24-007731; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for Plaintiff and against Defendant in the amount of \$3,054.48. Defendant failed to appear at 10:05 a.m. Dated 03/12/25. As per Rule 236 Notice, copies sent to all parties 03/12/25. Arbitration Board #40839

Velocity Investments, LLC vs Spells; AR-24-007732; P-atty: Demetrios H. Tsarouhis; D-atty: Gregory T. Artim; Award for Defendant and against Plaintiff. Dated 03/12/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40839

ORPHANS' COURT

Wills

Ramona J. Ollendorf, deceased; Robin Sowder, Extrx.; Atty: Richard J. Catalano; 01299 of 2025.

Irene H. Muha, deceased; Noreen E. Muha, Extrx.; Atty: Timothy J. Giltinan; 01300 of 2025.

Robert J. Wyzykowski, deceased; Kathryn Wojciechowski, Extrx.; Atty: Marc Rosenwasser; 01303 of 2025.

Lorraine M. Soltesz, deceased; Kathryn J. Soltesz, Extrx.; 01305 of 2025.

Joan F. Humphrey, deceased; Constance H. Egan, Extrx.; Atty: Lance A. Whiteman; 01306 of 2025.

Samuel J. Alexander, deceased; Steven Alexander, Extr.; Atty: Donald E. Jerich; 01308 of 2025.

Douglas W. Kreps, deceased; Constance C. Reiter-Kreps, Extrx.; Atty: C. Eric Pfeil; 01309 of 2025.

Rose Marie Fallert, deceased; Susan Lynn Kriznik, Co-Extrx., Mary Ann May, Co-Extrx.; Atty: Jeffrey P. Derrico; 01312 of 2025.

William A. Conway, deceased; Bonnie C. Fisher, Extrx.; Atty: James S. Vergotz; 01313 of 2025.

Jeffrey J. Wienand, Sr., deceased; Jeffrey J. Wienand, Jr., Co-Extr., Jessica Oligino, Co-Extrx.; Atty: Rebecca A. Auld; 01314 of 2025.

John Charles Terosky, Jr., deceased; John C. Terosky, III, Extr.; Atty: E. Robert Pecori; 01317 of 2025.

Mildred Elaine Robinson, deceased; Kathleen Jean Welsh, Extrx.; Atty: E. Robert Pecori; 01320 of 2025.

William A. Snyder, deceased; Sharon Lynn Ferency, Extrx.; Atty: Daniel F. Bekavac, Sr.; 01321 of 2025.

Margaret Sobek Barbish, deceased; Robert D. Sobek, Extr.; Atty: William A. Goyette; 01325 of 2025.

Doris B. Ganster, deceased; Linda S. Lane, Extrx.; Atty: Eric J. Randolph; 01330 of 2025.

Ronald Thomas Williams, deceased; Ronald D. Williams, Extr.; Atty: Eric J. Randolph; 01343 of 2025.

Joann G. Kacin, deceased; Alvin R. Kacin, III, Extr.; Atty: R. Douglas Denardo; 01345 of 2025.

Kathleen Marie Merenick, deceased; Lynn Sciotti, Extrx.; Atty: Charles J. Jacques, III; 01347 of 2025.

Kathleen M. Searle, deceased; Steven G. Searle, Extr.; 01351 of 2025.

Anita J. Haney, deceased; Michael DeAngelo, Extr.; Atty: Lea E. Anderson; 01352 of 2025.

BANKRUPTCY COURT

Western District

Merle D. Schomer and Georgia M. Schomer; FAYETTE-PA; 25-20480; Atty: Kenneth Steidl; Chapter: 7; Filed 02/28/2025; Judge Taddonio

Michael C. LaRocco; ALLEGHENY-PA; 25-20481; Atty: Kenneth Steidl; Chapter: 7; Filed 02/28/2025; Judge Bohm

Thomas G. Ray; WASHINGTON-PA; 25-20482; Atty: Bryan P. Keenan; Chapter: 7; Filed 02/28/2025; Judge Bohm

Ian D. Arlia; WASHINGTON-PA; 25-20483; Atty: Kenneth Steidl; Chapter: 7; Filed 02/28/2025; Judge Taddonio

Kevin E. Jefferson and Cynthia M. Jefferson; ALLEGHENY-PA; 25-20484; Atty: Kenneth Steidl; Chapter: 7; Filed 02/28/2025; Judge Bohm

Anthony R. Spencer; BUTLER-PA; 25-20485; Atty: Christopher M. Frye; Chapter: 7; Filed 02/28/2025; Judge Taddonio

David Nusser and Laverda M. Nusser; ALLEGHENY-PA; 25-20486; Atty: Bryan P. Keenan; Chapter: 7; Filed 02/28/2025; Judge Taddonio

John W. Harris and Tracey L. Harris; ALLEGHENY-PA; 25-20487; Atty: Rodney D. Shepherd; Chapter: 13; Filed 02/28/2025; Judge Taddonio

Robert G. Walker, Jr.; ALLEGHENY-PA; 25-20488; Atty: Kenneth Steidl; Chapter: 13; Filed 02/28/2025; Judge Bohm

Rick A. Long, Jr. and Crystal R. Long; ALLEGHENY-PA; 25-20489; Atty: Kenneth Steidl; Chapter: 7; Filed 02/28/2025; Judge Bohm

Jarrod N. McManus; ALLEGHENY-PA; 25-20490; Atty: Ryan J. Cooney; Chapter: 7; Filed 02/28/2025; Judge Deller

Lance E. Nabors and Amy E. Nabors; ALLEGHENY-PA; 25-20491; Atty: Rodney D. Shepherd; Chapter: 13; Filed 02/28/2025; Judge Bohm

Aaron L. Wannamaker; BEAVER-PA; 25-20492; Atty: Jana S. Pail; Chapter: 13; Filed 02/28/2025; Judge Bohm

Gerald A. Wirbicki; ALLEGHENY-PA; 25-20493; Atty: Kenneth Steidl; Chapter: 13; Filed 02/28/2025; Judge Bohm

Rosemary C. Hooper; WESTMORELAND-PA; 25-20494; Atty: Kenneth Steidl; Chapter: 13; Filed 02/28/2025; Judge Deller

NJK Home Remodeling, LLC; WESTMORELAND-PA; 25-20495; Atty: Christopher M. Frye; Chapter: 7; Filed 02/28/2025; Judge Bohm

Christopher W. Dzinglski; WASHINGTON-PA; 25-20496; Atty: Lauren M. Lamb; Chapter: 7; Filed 02/28/2025; Judge Bohm

Jonathan Louis Sebek and Jennifer Nicole Sebek; WESTMORELAND-PA; 25-20497; Atty: David A. Colecchia; Chapter: 7; Filed 02/28/2025; Judge Taddonio

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CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Pittsburgh Water and Sewer Authority vs McCoy Lavenia; GD-25-002603; Municipal Lien; Certificate of Location; 183.11; Atty(s): Walaan Monica Samir, Farley Conor D.

Campbell LaRoss C. vs Pryle John; GD-25-002604; Ejectment; Certificate of Location; Atty(s): Campbell LaRoss C

Borough of Coraopolis Water and Sewer Authority vs Borlak William; GD-25-002605; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Brenneisen Rodger L, Brenneisen Robin L.; GD-25-002606; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Pittsburgh Water and Sewer Authority vs Third Down Holdings LLC; GD-25-002607; Municipal Lien; Certificate of Location; 1937.47; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Johnson Sonia M; GD-25-002608; Municipal Lien; Certificate of Location; 3485.54; Atty(s): Walaan Monica Samir, Farley Conor D.

Deer Creek Drainage Basin Authority vs Ebel Jr. Lawrence G, Ebel Darlene L; GD-25-002609; Municipal Lien; Certificate of Location; 659.04; Atty(s): Brown Ronald J.

Pittsburgh Water and Sewer Authority vs Irrevocable Trust of Nautice E Lucas, Irrevocable Trust of Nasya M Myles; GD-25-002611; Municipal Lien; Certificate of Location; 7714.33; Atty(s): Walaan Monica Samir, Farley Conor D.

Deer Creek Drainage Basin Authority vs Sieg Michele; GD-25-002612; Municipal Lien; Certificate of Location; 1527.53; Atty(s): Brown Ronald J.

Pittsburgh Water and Sewer Authority vs Fort Pitt No 1 Fraternal Order of Police, Builders Blacksmiths Forgers and Helpers; GD-25-002613; Municipal Lien; Municipal Lien; Atty(s): Walaan Monica Samir

Pittsburgh Water and Sewer Authority vs Ivanusic Robert L; GD-25-002614; Municipal Lien; Certificate of Location; 1589.16; Atty(s): Walaan Monica Samir, Farley Conor D.

Clawson Jessica, Johnston Stone, Johnston Aria vs Mauder Keith, Mauder Traci, Lumos Real Estate LLC, SJ Group LLC; GD-25-002615; Against Property Owner; Complaint; Atty(s): Del Duca Mark Thomas

Borough of Coraopolis Water and Sewer Authority vs Brown Arthur L., Brown Betty J.; GD-25-002616; Municipal Lien; Certificate of Location; 248.73; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Burns Dana, Burns Chad; GD-25-002617; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Burton Edward, Williams Marilyn; GD-25-002618; Municipal Lien; Certificate of Location; 162.99; Atty(s): McCabe Michael G.

Divisions Inc. vs Lotis Construction LLC, Erie Insurance Group, Olshesky Mary; GD-25-002619; Declaratory Judgment; Complaint in Declaratory Judgment; Atty(s): Ging Lawrence E, Horton Dana Weber

Borough of Coraopolis Water and Sewer Authority vs Candelmo Jeffrey A., Candelmo Julianne; GD-25-002620; Municipal Lien; Certificate of Location; 248.72; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Centofanti Luke Richard, Centofanti Mark A.; GD-25-002621; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Colangelo Sean, Stadnik Crystal; GD-25-002622; Municipal Lien; Certificate of Location; 455.11; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Council Bernice, Villarreal Carolyn Ann, Villarreal Carlos E.; GD-25-002624; Municipal Lien; Certificate of Location; 119.07; Atty(s): McCabe Michael G.

Deer Creek Drainage Basin Authority vs Bradley Kelly; GD-25-002623; Municipal Lien; Certificate of Location; 441.35; Atty(s): Brown Ronald J.

Borough of Coraopolis Water and Sewer Authority vs C9 Enterprises LLC, Coleman Kadierra; GD-25-002625; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Deer Creek Drainage Basin Authority vs Chapman Blair, Chapman Bradley; GD-25-002626; Municipal Lien; Certificate of Location; 993.19; Atty(s): Brown Ronald J.

Borough of Coraopolis Water and Sewer Authority vs Dean Sarah Ann, Dean Alfred; GD-25-002627; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Sion Nolan vs Goldman Deanna, Panza Philip; GD-25-002628; Motor Vehicle Accident; Complaint; Atty(s): Inman Christopher C.

Borough of Coraopolis Water and Sewer Authority vs Denk Charles P.; GD-25-002629; Municipal Lien; Municipal Lien; 206.39; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Dorsek Stephen, Dorsek La Donna; GD-25-002630; Municipal Lien; Municipal Lien; 248.72; Atty(s): McCabe Michael G.

Deer Creek Drainage Basin Authority vs Atkinson Ellen; GD-25-002631; Municipal Lien; Municipal Lien; 455.64; Atty(s): Brown Ronald J.

Borough of Coraopolis Water and Sewer Authority vs Dorsek Stephen, Dorsek La Donna; GD-25-002632; Municipal Lien; Certificate of Location; 248.72; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Eckelberry Ryan; GD-25-002633; Municipal Lien; Municipal Lien; 357.21; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Edwards Gregory, Edwards Jessica; GD-25-002634; Municipal Lien; Certificate of Location; 455.11; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Evans Paige; GD-25-002635; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Coraopolis Borough Water and Sewer Authority vs Evans Mary P; GD-25-002636; Municipal Lien; Certificate of Location; 455.11; Atty(s): McCabe Michael G.

Deer Creek Drainage Basin Authority vs Burk Thomas; GD-25-002637; Municipal Lien; Certificate of Location; 305.87; Atty(s): Brown Ronald J.

Coraopolis Borough Water and Sewer Authority vs Falbo Caleb, Falbo Amanda; GD-25-002638; Municipal Lien; Certificate of Location; 346.62; Atty(s): McCabe Michael G.

Coraopolis Borough Water and Sewer Authority vs Falcione Robert Angelo; GD-25-002639; Municipal Lien; Certificate of Location; 455.11; Atty(s): McCabe Michael G.

Brown Ronald J., Deer Creek Drainage Basin Authority vs Ausherman Allen J.; GD-25-002640; Municipal Lien; Certificate of Location; 336.40

Borough of Coraopolis Water and Sewer Authority vs Golden Clover Properties Llc; GD-25-002641; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Coraopolis Borough Water and Sewer Authority vs Garzony Richard, Spezialetti Michael, Mastrean Greg; GD-25-002642; Municipal Lien; Certificate of Location; 227.56; Atty(s): McCabe Michael G.

Coraopolis Borough Water and Sewer Authority vs Dorsek Ladonna K., Gorrng Velma J., Gorrng William R.; GD-25-002643; Municipal Lien; Certificate of Location; 455.11; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Grundy II Lawrence F., Grundy Cynthia E.; GD-25-002644; Municipal Lien; Certificate of Location; 216.97; Atty(s): McCabe Michael G.

Hargraves Norman, Hargraves Theresa vs Bruce Lisa; GD-25-002645; Ejectment; Certificate of Location; Atty(s): Davis Reed James

Coraopolis Borough Water and Sewer Authority vs Harpold Shanna; GD-25-002646; Municipal Lien; Certificate of Location; 216.97; Atty(s): McCabe Michael G.

Northgate School District vs Unknown Heirs of Jack Nigrelli, Unknown Heirs of Mary Jane Nigrelli; GD-25-002647; Sci Fa sur Tax Lien; Certificate of Location; Atty(s): Giglio Anthony

Coraopolis Borough Water and Sewer Authority vs Hawk Dennis M., Hawk Barbara E.; GD-25-002648; Municipal Lien; Certificate of Location; 216.97; Atty(s): McCabe Michael G.

Coraopolis Borough Water and Sewer Authority vs Jablonsky Michael; GD-25-002649; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Coraopolis Borough Water and Sewer Authority vs Hufnagel Nicholas P.; GD-25-002650; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Fischer Kathryn J.; GD-25-002651; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Coraopolis Borough Water and Sewer Authority vs Kleindienst Morgan, Tollis Larry L.; GD-25-002652; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Kriger Deborah Jean, Kriger Andrew William; GD-25-002653; Municipal Lien; Certificate of Location; 227.56; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Lee Sylvia R., Lee Janine E; GD-25-002654; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Coraopolis Borough Water and Sewer Authority vs Lee Tamara J; GD-25-002655; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Borough of Coraopolis Water and Sewer Authority vs Linner Joshua A; GD-25-002656; Municipal Lien; Certificate of Location; 325.46; Atty(s): McCabe Michael G.

Hajrizi Qelebije Shabani vs Oyono Nchama Josefa Nsuru, Mbomio Alfonso Monoyek, Mbomio Berthe Prisca; GD-25-002657; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Berret Thomas D.

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

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Citizens Bank, N.A. vs Cimino; AR-24-007738; P-atty: Ian M. Lauer; Award for Plaintiff and against Defendant in the amount of \$12,336.62. Dated 03/12/25. As per Rule 236 Notice, copies sent to all parties 03/12/25. Arbitration Board #40840

American Express National Bank vs Trivus; AR-24-007741; P-atty: Jordan W. Felzer; D-atty: Maria Misse; Award Non Pros for Defendant. Plaintiff not appearing at 10:21 a.m. Dated 03/12/25. As per Rule 236 Notice, copies sent to all parties 03/12/25. Arbitration Board #40840

Citizens Bank, N.A. vs Hills; AR-24-007742; P-atty: Ian M. Lauer; Award Ex Parte for Plaintiff in the amount of \$15,490.05. Defendant failed to appear at 10:15 a.m. Dated 03/12/25. As per Rule 236 Notice, copies sent to all parties 03/12/25. Arbitration Board #40839

Velocity Investments, LLC vs Baich; AR-24-007757; P-atty: Demetrios H. Tsarouhis; D-atty: Gregory T. Artim; Award for Defendant and against Plaintiff. Dated 03/12/25. As per Rule 236 Notice, copies sent to all parties 03/12/25. Arbitration Board #40839

American Express National Bank vs Christ; AR-24-007788; P-atty: Martin E. Odstrchel; Award Ex Parte Plaintiff is awarded \$11,082.54. Defendant failed to appear at 10:28 a.m. Dated 03/12/25. As per Rule 236 Notice, copies sent to all parties 03/12/25. Arbitration Board #40840

Smith vs Universal Motors Group; AR-24-003085; P-atty: Gerald V. Benyo; D-atty: Pro Se; 1303 Non Jury Verdict Dated 03/12/25, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Igelz, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Portfolio Recovery Associates, LLC vs Jerome; AR-24-006452; P-atty: James A. Holzman; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 03/12/25. As per Rule 236 Notice, copies sent to all parties 03/12/25. Arbitration Board #40839

Johnson vs Crawford, et al; LT-25-000029; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$1,800.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 03/13/25. As per Rule 236 Notice, copies sent to all parties 03/13/25. Arbitration Board #40843

PC Apartments, LLC vs Walker-Stribling; LT-25-000046; P-atty: Matthew L. Kurzweg; D-atty: Charles Roy Terwilliger; Award for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$2,937.00 for counsel fees. Dated 03/13/25. As per Rule 236 Notice, copies sent to all parties 03/13/25. Arbitration Board #40842

Fair vs Shoulders; LT-25-000063; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claim for possession based on breach of lease condition, other than non-payment of rent. Dated 03/13/25. As per Rule 236 Notice, copies sent to all parties 03/13/25. Arbitration Board #40843

COURT NOTICES

Pennsylvania Supreme Court

IN RE: EXTENSION OF PRELIMINARY MINIMUM STANDARDS FOR DELIVERY OF EFFECTIVE INDIGENT DEFENSE SERVICES PURSUANT TO ACT 34 OF 2023, ARTICLE II-F, INDIGENT DEFENSE

NO. 640 JUDICIAL ADMINISTRATION DOCKET

ORDER

PER CURIAM

AND NOW, this 11th day of March, 2025, pursuant to Article V, Section 10 of the Constitution of Pennsylvania and in the interests of justice and efficient administration pursuant to Pa.R.J.A. 103(a)(3),

IT IS ORDERED that the preliminary standards temporarily adopted by Order of May 29, 2024, to provide guidance to the Pennsylvania Commission on Crime and Delinquency (PCCD) and the Indigent Defense Advisory Committee (IDAC) regarding Indigent Defense Grant Program applications submitted in fiscal year 2023-24, are extended at PCCD and IDAC's request to provide guidance regarding Indigent Defense Grant Program applications submitted in fiscal year 2024-25 only.

These preliminary standards are aspirational in nature. Neither the adoption nor the extension of these preliminary standards shall constitute a determination of the constitutionality of Act 34 or any of its provisions under the Pennsylvania Constitution or the Constitution of the United States or create or determine any legal rights.

PCCD and IDAC shall, no later than 6 months from the date of this Order, submit minimum standards for the delivery of effective indigent defense services throughout the Commonwealth, and for attorneys providing such services, as required by Sections 203-F(i)(1) and (2) of Act 34 of 2023, for the Court's consideration in accordance with Section 203-F(i)(3) of Act 34.

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

25-01007

Court of Common Pleas of Allegheny County

Orphans' Court Judges Motions Schedule for the Month of April 2025

Week of

- April 7** - Judge McCarthy
- April 14** - Judge McGough
- April 21** - Judge Marmo
- April 28** - Judge McGough

25-00977

Court of Common Pleas of Allegheny County

JUVENILE COURT MOTIONS SCHEDULE

April 2025

- April 1** - Judge Sizemore
- April 2** - Judge Sizemore
- April 3** - Judge Sizemore
- April 4** - Judge Sizemore
- April 7** - Judge Watson
- April 8** - Judge Watson
- April 9** - Judge Watson
- April 10** - Judge Watson
- April 11** - Judge Watson
- April 14** - Judge McCrady
- April 15** - Judge McCrady
- April 16** - Judge McCrady
- April 17** - Judge McCrady
- April 18** - Holiday
- April 21** - Judge Woodruff
- April 22** - Judge Woodruff
- April 23** - Judge Woodruff
- April 24** - Judge Woodruff
- April 25** - Judge Woodruff
- April 28** - Judge Sizemore
- April 29** - Judge Sizemore
- April 30** - Judge Sizemore

25-00960

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

April 2025

- April 1** - Spurgeon, J. in Courtroom 320 at 10:00 AM
- April 2** - Middleman, J. in Courtroom 425 at 2:00 PM
- April 3** - Sweeney, J. in Courtroom 425 at 2:00 PM
- April 4** - No Motions
- April 7** - Bubash, J. in Courtroom 425 at 2:00 PM
- April 8** - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- April 9** - Korb, J. in Courtroom 425 at 2:00 PM
- April 10** - Woodruff, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
- April 11** - No Motions
- April 14** - McCrady, J. in Courtroom 320 at 9:30 AM and Eaton, J. in 814 City-County Building at 2:00 PM
- April 15** - Bush, J. in Courtroom 320 at 10:00 AM and Middleman, J. in Courtroom 425 at 2:00 PM
- April 16** - Cozza, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- April 17** - Sweeney, J. in Courtroom 425 at 2:00 PM
- April 18** - Court Holiday
- April 21** - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- April 22** - Korb, J. in Courtroom 425 at 2:00 PM
- April 23** - Costa, J. in Courtroom 425 at 2:00 PM

April 24 - Sizemore, J. in Courtroom 320 at 9:30 AM and Eaton, J. in 814 City-County Building at 2:00 PM

April 25 - No Motions

April 28 - Middleman, J. in Courtroom 425 at 2:00 PM

April 29 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

April 30 - Sweeney, J. in Courtroom 425 at 2:00 PM

25-00963

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, APRIL 21, 2025**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, JUNE 2, 2025**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
25-00937

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

Visit us today at
ACBA.org.

COURT SCHEDULES

Daily Jury and Non-Jury Trial List

Judge Patrick M. Connelly
City-County Building
Room 711
9:00 a.m.

Wednesday
March 19, 2025

Jury Trials

(147) AR-23-4473
Glann Lackey vs Jason Neuman; P-Atty:
Cynthia Burke, et al vs A.R. Wilfley &
Sons, Inc., et al; P-Atty: Leif J. Ocheltree;
D-Atty: Concetta Angela Silvaggio; 1x

(147A) 206018 GD-23-14332
Cynthia Burke, et al vs A.R. Wilfley &
Sons, Inc., et al; P-Atty: Leif J. Ocheltree;
D-Atty: Concetta Angela Silvaggio; 1x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Friday
March 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 Kelly Bigley
Courtroom 525

CR-0003595-24; Omid Malang Zada; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Samir George Hadeed

CR-0003594-24; Latifa Malangzada; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0003432-24; Sierra Stitt; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Joshua Guckert

Judge Thomas P. Caulfield
Courtroom 521

CR-0000774-24; Gregory Allen Beyerl; Tamper With/Fabricate Physical Evidence; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Ryan Nye Gailey

CR-0002448-24; Justin Willi McCullough; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Eric Joseph Beinhart

CR-0008321-24; Kyriq Davon Stephens; Int Poss Contr Subst By Per Not Reg; D-atty: James A. Wymard

CR-0008451-24; Matthew Dewayne Ulrich; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Ashlynn Sawyer Davis

CR-0004602-24; Kreg Maurice Williams; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Celia Dicarlo

Judge Beth A. Lazzara
Courtroom 306A

CR-0007534-24; Deajah Byrdwright; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0007827-24; Amy Carneiro; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0008734-24; Amy Carneiro; Disarming Law Enforcement Officer - Without Lawful Authorization; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0007535-24; Tashawn Hassain Estes; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Eric James Randolph

CR-0003508-24; Tashita Shavonne Gales; Arson Endangering Property-Reckless Endangerment of Inhabited Buildings; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0005281-24; Jason R. Garchak; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Daniel Patrick Joyce

CR-0007881-24; John Haertel; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0007905-24; Omar Hassan; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0008705-23; Arnez Johnson; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0008704-23; Arnez Johnson; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0002984-23; Arnez Johnson; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003099-24; Astasha Joines Mathews; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Corey Anthony Leon

CR-0007713-24; Elijah Dudiak Oellaton; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0007688-24; Harvey Alexander Toler; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

CR-0007558-24; Jabari Ata Wilson Jr.; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

Judge Jill E. Rangos
Courtroom 327

CR-0007134-23; Jabria Lanae Caldwell; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Rodney D. Shepherd

CR-0005578-23; Jabria Lanae Caldwell; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Rodney D. Shepherd

Arbitration Trial List

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

Friday
March 21, 2025

AR-24-008050; Citibank, N.A. vs Evans; P-atty: Michael Robert Lipinski

AR-24-008049; Citibank, N.A. vs Clark; P-atty: Michael Robert Lipinski

AR-24-008046; Citibank, N.A. vs Wilcox; P-atty: Michael Robert Lipinski

AR-24-008045; Citibank, N.A. vs Rice; P-atty: Michael Robert Lipinski

AR-24-008043; Citibank, N.A. vs Weiss; P-atty: Michael Robert Lipinski; D-atty: Brittany Nicole Weston

AR-24-008042; Citibank, N.A. vs Brown; P-atty: Michael Robert Lipinski

AR-24-008038; McCoy vs Help at Home, et al; P-atty: Pro Se; D-atty: Asra Hashmi

AR-24-008037; Demek vs General Motors, LLC; P-atty: Robert M. Silverman; D-atty: Alexander M. Shaen

AR-24-008036; Geico Secure Insurance Company vs Nichols, et al; P-atty: Travis L. McElhaney; D-atty: Jennifer M. Swistak

AR-24-008035; Grassy Sprain Group, Inc. vs Macioce, et al; P-atty: Demetrios H. Tsarouhis; D-atty: Gusty A. E. Sunseri

AR-24-008034; Acuity vs Russell General Contracting, LLC; P-atty: Richard W. Keifer, III

AR-24-008032; Rice vs FCA US, LLC; P-atty: Robert M. Silverman; D-atty: Jon B. Waldorf

AR-24-008031; Velocity Investments, LLC vs Formley; P-atty: Demetrios H. Tsarouhis; D-atty: Travis A. Gordon

AR-24-008030; Grassy Sprain Group, Inc. vs Cox; P-atty: Demetrios H. Tsarouhis; D-atty: Brian J. Fenters

AR-24-008028; Grassy Sprain Group, Inc. vs Kusumah; P-atty: Demetrios H. Tsarouhis

AR-24-008027; Velocity Investments, LLC vs Rivet; P-atty: Demetrios H. Tsarouhis

AR-24-008025; Sommer vs McGowan; P-atty: Eric T. Chaffin; D-atty: Kevin R. O'Malley

AR-24-008019; Portfolio Recovery Associates, LLC vs Austin, II; P-atty: Robert N. Polas, Jr.

AR-24-008018; Seneca Place vs Natale; P-atty: James R. Mall

AR-24-008016; Portfolio Recovery Associates, LLC vs Offen; P-atty: Robert N. Polas, Jr.

AR-24-008012; Columbia Gas of Pennsylvania vs Niando Construction, Inc.; P-atty: William T. Molczan

AR-24-008009; Portfolio Recovery Associates, LLC vs Larkin; P-atty: Robert N. Polas, Jr.

AR-24-008006; Westlake Services, LLC vs Waleko; P-atty: Ian M. Lauer; D-atty: Rebecca Sember Izsak

AR-24-008002; Ibem Shareef vs Dick Sport Good Store, et al; P-atty: Pro Se; D-atty: Brian S. Kane, Connor M. Riley, Teresa O. Sirianni

AR-24-008001; Portfolio Recovery Associates, LLC vs Troop; P-atty: Robert N. Polas, Jr.

AR-24-007996; PNC Bank, National Association vs Chermonitz; P-atty: Danielle Berger Kramer, Brittany R. Fitzgibbon

AR-24-007995; PNC Bank, National Association vs Griffiths, Jr.; P-atty: Danielle Berger Kramer, Brittany R. Fitzgibbon

AR-24-007992; Portfolio Recovery Associates, LLC vs Stroup; P-atty: Robert N. Polas, Jr.

AR-24-007991; Portfolio Recovery Associates, LLC vs Paschl; P-atty: Robert N. Polas, Jr.

AR-24-007990; PNC Bank, National Association vs Baronyak, et al; P-atty: Danielle Berger Kramer, Brittany R. Fitzgibbon

AR-24-007989; Pfaff vs General Motors, LLC; P-atty: Robert M. Silverman; D-atty: Alexander M. Shaen

AR-24-007724; Chen, et al vs Atre, et al; P-atty: Elizabeth M. Tarasi; D-atty: Bryan S. Neft

AR-24-007485; PCA Acquisitions V, LLC vs Lee; P-atty: Michael Ratchford; D-atty: Kelly J. Adams

AR-24-006790; Advanced Equity Capital, LLC vs Fox, et al; P-atty: Carl M. Hanchak

AR-24-006554; Montour Industrial Supply, Inc. vs Idrailou, LLC; P-atty: Pro Se; D-atty: Anthony L. Rosner

AR-24-005668; Goldman Sachs Bank USA vs Bey; P-atty: Michael F. McGuigan; D-atty: Todd W. Elliott

AR-24-002511; Next Level Development, LLC vs W Group Holdings, LLC; P-atty: Malika V. Fields; D-atty: Pro Se

AR-23-005935; Rehll vs Cochrane, et al; P-atty: Nicholas Ray Dinardo; D-atty: D. Scott Lautner

AR-23-004705; Miyan Associates, LLC vs Beck, et al; P-atty: Anthony Borrero; D-atty: Donald R. Calaiaro

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).

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:

Acciaroli, Jr., John P. a/k/a John Paul Acciaroli, Jr., deceased, of Pittsburgh, PA. No. 01044 of 2025. Abby L. Turkovich, Admrx., 111 Blackberry Drive, Aliquippa, PA 15001 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
25-01004 Mar 18, 25; Apr 1, 2025

Barker, Margaret M., deceased, of Stowe Township, PA. No. 783 of 2025. Theresa L. Barker, Extr., 1114 Gleaning Close, Virginia Beach, VA 23455 or to Dennis A. Uram, Esq., 342 Forest Grove Rd., Coraopolis, PA 15108.
25-00518w Mar 18, 25; Apr 1, 2025

Bendle, Denise E., deceased, of Town of McCandless, PA. No. 1389 of 2025. Michelle Black, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
25-00517w Mar 18, 25; Apr 1, 2025

Boyd, Mary Ruth, deceased, of Monroeville, PA. No. 01220 of 2025. Brandon S. Boyd, Extr., c/o David J. Eckle, Esq., Law Office of David J. Eckle, 244 Center Road, Suite 202, Monroeville, PA 15146.
25-00524w Mar 18, 25; Apr 1, 2025

DeBaldo, Ronald, deceased, of Wexford, PA. No. 01529 of 2025. Peter A. DeBaldo, Extr., PO Box 985, Gibsonia, PA 15044.
25-00526w Mar 18, 25; Apr 1, 2025

Duda, Edward a/k/a Ed Duda, deceased, of South Park, PA. No. 01263 of 2025. Geraldine E. Ziegenfuss, Extr., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.
25-01002 Mar 18, 25; Apr 1, 2025

Greer, John Francis a/k/a John F. Greer, deceased, of Borough of Ingram, PA. No. 1599 of 2025. John F. Greer, II, Extr., c/o Gabrielle N. Morella, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237.
25-00521w Mar 18, 25; Apr 1, 2025

Griffiths, Russell M. a/k/a Russell Marsh Griffiths, deceased, of West Mifflin, PA. No. 04059 of 2024. Jennifer L. Carter, Extr., 2690 Bethel Crest Dr., Bethel Park, PA 15102 or to Kerry R. McCann, Esq., Law Office of Kerry R. McCann, Esq., 229 Shiloh Street, PO Box 6007, Pittsburgh, PA 15211.
25-00522w Mar 18, 25; Apr 1, 2025

Henke, Francis J. a/k/a Francis Joseph Henke, deceased, of Pittsburgh, PA. No. 04832 of 2024. Dean Trew, Extr., 970 Carlton Drive, Bentleyville, PA 15314.
25-00994 Mar 18, 25; Apr 1, 2025

Howard, Mary Catherine, deceased, of Pittsburgh, PA. No. 971 of 2025. William J. Howard, Extr., c/o Mary Kathleen Certo,

Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.
25-00512w Mar 18, 25; Apr 1, 2025

Lucey, Michael John, deceased, of O'Hara, PA. No. 1639 of 2025. Madeline Lucey, Admrx., 711 Robinhood Road, Pittsburgh, PA 15215 or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Twp., PA 15108.
25-00514w Mar 18, 25; Apr 1, 2025

Marra, Gertrude N., deceased, of Carnegie, PA. No. 01080 of 2025. James P. Marra, Jr., Extr., 606 Avon Belden Road, Avon Lake, OH 44012 or to Chad F. McMillen, Esq., McMillen, Urlick, Tocci & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.
25-00999 Mar 18, 25; Apr 1, 2025

Ollendorf, Ramona J. a/k/a Ramona Joyce Ollendorf, deceased, of Gothensburg, NE. No. 01299 of 2025. Robin Sower, Extr., 1310 Northgate Boulevard, Fairborn, OH 45324 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.
25-00997 Mar 18, 25; Apr 1, 2025

Pergantis, Ann C., deceased, of White Oak, PA. No. 1323 of 2025. Linda Prokop, Admrx., 423 Diehl Drive, McKeesport, PA 15132 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
25-01000 Mar 18, 25; Apr 1, 2025

Pettijohn, Kathleen M. a/k/a Mary Kathleen Pettijohn, deceased, of Pittsburgh, PA. No. 956 of 2025. Marie Miller, Co-Extr. and Kathleen Gilbert, Co-Extr., 137 Roosevelt Road, Pittsburgh, PA 15202 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.
25-00998 Mar 18, 25; Apr 1, 2025

Ratliff, Jeanne Elenor, deceased, of Pittsburgh, PA. No. 00045 of 2025. Eric D. Ratliff, Extr., 24065 Ocean Ave., Apt. 107, Torrance, CA 90505 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.
25-00995 Mar 18, 25; Apr 1, 2025

Roedler, Catherine W. a/k/a Catherine G. Roedler, deceased, of Kennedy Township, PA. No. 6697 of 2024. Kenneth M. Roedler, Extr., 72 Erie Street, McKees Rocks, PA 15136 or to Dennis A. Uram, Esq., 342 Forest Grove Rd., Coraopolis, PA 15108.
25-00516w Mar 18, 25; Apr 1, 2025

Rovnak, William Robert, deceased, of Cheswick, PA. No. 714 of 2025. Norene Rovnak, Extr., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.
25-00513w Mar 18, 25; Apr 1, 2025

Schmitt, Max Q., deceased, of Plum Borough, PA. No. 01590 of 2025. Zenon E. Schmitt, Adm., 2123 County Line Road, Box 445, Champion, PA 15622 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.
25-00509w Mar 18, 25; Apr 1, 2025

Simcho, James Paul, deceased, of Pittsburgh, PA. No. 01508 of 2025. Thomas Simcho, Extr., 313 Tara Drive, Pittsburgh, PA 15236 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.
25-00520w Mar 18, 25; Apr 1, 2025

Smith, Julia Corbett, deceased, of Pittsburgh, PA. No. 1180 of 2025. Thomas Post, Extr., 205 Regal Dr., Marmora, NJ 08223.
25-00525w Mar 18, 25; Apr 1, 2025

Snyder, William A., deceased, of Elizabeth, PA. No. 1321 of 2025. Sharon

Lynn Ferency, Extr., 2121 Round Hill Church Road, Elizabeth, PA 15037 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
25-01001 Mar 18, 25; Apr 1, 2025

Werbaneth, Paul Francis a/k/a Paul F. Werbaneth a/k/a Paul Werbaneth, deceased, of Pittsburgh, PA. No. 01497 of 2025. Gregory L. Werbaneth, Extr., c/o Benjamin Scott Johns, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
25-00511w Mar 18, 25; Apr 1, 2025

Zbezinski, Anna Marie a/k/a Anna Maria Zbezinski, deceased, of Carnegie, PA. No. 00202 of 2025. Jeffrey Zbezinski, Extr., 102 Essex Ct., Evans City, PA 16033 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
25-01003 Mar 18, 25; Apr 1, 2025

Barry, III, Herbert, deceased, of Pittsburgh, PA. No. 00935 of 2025. Louise I. Borke, Extr., 488 Pleasant Street, North Andover, MA 01845-2920 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.
25-00927 Mar 11, 18, 25, 2025

Beale, Diane Marie a/k/a Diane M. Beale, deceased, of West Mifflin, PA. No. 05680 of 2024. William H. Neely, Adm., 108 Kenwood Place, West Mifflin, PA 15122 or to James M. Herb, Esq., d/b/a Herb & Winters Law, 464 Perry Hwy., Pittsburgh, PA 15229.
25-00934 Mar 11, 18, 25, 2025

Chippich, Regina A., deceased, of Shaler Twp., PA. No. 01229 of 2025. William J. Chippich, Adm., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.
25-00916 Mar 11, 18, 25, 2025

Cox, Rebecca, deceased, of Pittsburgh, PA. No. 01368 of 2025. Tammy J. Cox, Extr., 9241 Saltsburg Road, Pittsburgh, PA 15239 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 6530 William Penn Hwy., Ste. 310, Delmont, PA 15626.
25-00445w Mar 11, 18, 25, 2025

Durham, Gavita Wylene, deceased, of Pittsburgh, PA. No. 7539 of 2024. Barbara Hill, Admrx., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.
25-00928 Mar 11, 18, 25, 2025

Eberhart, Daniel J., deceased, of Coraopolis, PA. No. 01370 of 2025. Mark Cichon, Extr., 191 Hermitage Ridge, Waynesville, NC 28785 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 6530 William Penn Hwy., Ste. 310, Delmont, PA 15626.
25-00450w Mar 11, 18, 25, 2025

Folino, Janet M., deceased, of Pittsburgh, PA. No. 00649 of 2025. John Stanko, III, Extr., 12 Morningtide Court, Monroeville, PA 15146.
25-00931 Mar 11, 18, 25, 2025

Jahn, Sr., Ralph R., deceased, of Pittsburgh, PA. No. 1398 of 2025. Ralph R. Jahn, Jr., Extr., 9325 Highland Road, Pittsburgh, PA 15237 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
25-00446w Mar 11, 18, 25, 2025

King, Hartley C. a/k/a Hartley Charles King, deceased, of McKeesport, PA. No. 01143 of 2025. Ryan Zeleznik, Co-Extr., 910 Spencer Ridge Drive, Glenshaw, PA 15116 and Keeley D. Goldsmith, Co-Extr., 3600 Deruyter Circle, Charlotte, NC 28269 or to Mark C. Coulson, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
25-00456w Mar 11, 18, 25, 2025

Larkin, Jr., Willie J. a/k/a James Larkin, Jr. a/k/a Willie Larkin a/k/a Willie Larkin, Jr. a/k/a Willie James Larkin a/k/a Willie James Larkin, Jr., deceased, of Pittsburgh, PA. No. 00583 of 2025. Sherrell E. Kuhns, Admrx., 5 Clark Road, Bedford, MA 01730 or to Andrew P. Acosta, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second St., Greensburg, PA 15601.
25-00915 Mar 11, 18, 25, 2025

Macejka, Mary Ann, deceased, of Pittsburgh, PA. No. 01175 of 2025. Larry L. Macejka, Extr., 999 Rohe Farm Lane, Middle River, MD 21220 or to Douglas C. Hart, Esq., Burns White LLC, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.
25-00926 Mar 11, 18, 25, 2025

Madden, Viola, deceased, of Pittsburgh, PA. No. 00680 of 2025. James Madden, Extr., 2042 Carriage Lane, Saxonburg, PA 16056 or to James L. Welsh, III, Esq., The Welsh Law Group, LLC, 3875 Franklinton Court, Ste. 130, Murrysville, PA 15668.
25-00930 Mar 11, 18, 25, 2025

Martin, Albert J., deceased, of Pittsburgh, PA. No. 01099 of 2025. Albert Michael Martin, Extr., 13190 Bartley Court, North Huntingdon, PA 15642 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 6530 William Penn Hwy., Ste. 310, Delmont, PA 15626.
25-00449w Mar 11, 18, 25, 2025

Raszewski, Kathleen A., deceased, of Elizabeth, PA. No. 01356 of 2025. Pauline Raszewski, Extr., 401 Oliver Drive, Elizabeth, PA 15037 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.
25-00451w Mar 11, 18, 25, 2025

Searle, Kathleen M., deceased, of Pittsburgh, PA. No. 01351 of 2024. Steven G. Searle, Extr., 417 E. 78th Street, Apt. 1D, New York, NY 10075.
25-00458w Mar 11, 18, 25, 2025

Stover, Joan H., deceased, of Plum Borough, PA. No. 01202 of 2025. James S. Stover, Co-Extr., George O. Stover, Co-Extr. and Linda S. Mitchell, Co-Extr., 175 Shadow Ridge Drive, Pittsburgh, PA 15238 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.
25-00933 Mar 11, 18, 25, 2025

Stover, Sr., Richard, deceased, of Allison Park, PA. No. 00645 of 2025. David L. Stover, Extr., 6 Glen Drive, Pittsburgh, PA 15209 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 6530 William Penn Hwy., Ste. 310, Delmont, PA 15626.
25-00448w Mar 11, 18, 25, 2025

Toward, Jr., Robert C., deceased, of North Fayette Township, PA. No. 00495 of 2025. Donna J. Toward, Extr., 7999 Noblestown Rd. #2, McDonald, PA 15057 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.
25-00914 Mar 11, 18, 25, 2025

Whalen, Daniel W. a/k/a Daniel Whalen, deceased, of Pittsburgh, PA. No. 06819 of 2023. Timothy F. Whalen, Adm., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.
25-00457w Mar 11, 18, 25, 2025

Whitsey, Jerome, deceased, of Pittsburgh, PA. No. 1260 of 2025. Ilawray Whitsey, Admrx., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.
25-00929 Mar 11, 18, 25, 2025

Williams, Ronald Thomas, deceased, of North Versailles, PA. No. 01343 of 2025. Ronald Thomas Williams, Extr., 2020

Whitaker Way, Munhall, PA 15120 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-00932 Mar 11, 18, 25, 2025

Bako, Robert A., deceased, of Bethel Park, PA. No. 00819 of 2025. Timothy A. Mullen, Extr., 5056 Orchard Ave., Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

25-00748 Mar 4, 11, 18, 2025

Baumann, William Henry a/k/a William Henry Baumann, Jr., deceased, of Pittsburgh, PA. No. 08048 of 2024. Brian L. Barr, Admr., 110 5th Street, Beaver, PA 15009 or to James J. Loll, P.C., 1122 Third St., Beaver, PA 15009.

25-00749 Mar 4, 11, 18, 2025

Canyock, Jean V., deceased, of Pittsburgh, PA. No. 01076 of 2025. Ellen Gill, Extr., 301 South Home Avenue, Apt. 500, Pittsburgh, PA 15202 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

25-00747 Mar 4, 11, 18, 2025

Caragein, Gary R., deceased, of Pittsburgh, PA. No. 01023 of 2025. Olivia Caragein, Admr. c.t.a., 300 Hightower Boulevard, Apt. 1207, Pittsburgh, PA 15205 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

25-00404w Mar 4, 11, 18, 2025

Chuha, John, deceased, of Homestead, PA. No. 01004 of 2025. Monica Bielawski, Extr., 318 Overbrook Boulevard, Pittsburgh, PA 15210 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 6530 William Penn Hwy., Ste. 310, Delmont, PA 15626.

25-00394w Mar 4, 11, 18, 2025

Costantino, Roger Anthony, deceased, of Pittsburgh, PA. No. 01022 of 2025. Robert J. Costantino, Admr., 156 Nottingham Drive, Pittsburgh, PA 15205 or to John M. Smith, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.

25-00752 Mar 4, 11, 18, 2025

Direnna, Sandra, deceased, of Bridgeville, PA. No. 07587 of 2025. Kimberly Arnold, Admr., 3228 Provost Rd., Pittsburgh, PA 15227.

25-00402w Mar 4, 11, 18, 2025

Doerzbacher, Jr., Fred W., deceased, of Pittsburgh, PA. No. 00794 of 2025. Fred W. Doerzbacher, IV, Extr., 418 Pearce Road, Pittsburgh, PA 15234 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

25-00758 Mar 4, 11, 18, 2025

Driscoll, Marjorie B. a/k/a Marjorie Ann Driscoll a/k/a Marjorie Byers Driscoll, deceased, of Pittsburgh, PA. No. 07199 of 2024. Ruth Ann Driscoll, Extr., c/o Benjamin Scott Johns, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

25-00396w Mar 4, 11, 18, 2025

Fulwylie, Sr., Stephen H. a/k/a Stephen H. Fulwylie, deceased, of Penn Hills, PA. No. 1071 of 2025. Stephen H. Fulwylie, Jr., Admr., c/o Jennifer Roller Chontos, Esq., Chontos & Chontos, P.C., 561 Beulah Rd., Turtle Creek, PA 15145.

25-00753 Mar 4, 11, 18, 2025

Gallick, Mary Nancy, deceased, of McCandless, PA. No. 01014 of 2025. John J. Gallick, Admr., 943 Manchester Drive, Cary, NC 27511 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

25-00745 Mar 4, 11, 18, 2025

Grese, Bernadette L., deceased, of McKeesport, PA. No. 0357 of 2025. Anastasia Rydzak, Extr., c/o Gabrielle N. Morella, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237.

25-00401w Mar 4, 11, 18, 2025

Guerrieri, Josephine, deceased, of Pittsburgh, PA. No. 00744 of 2025. Mary J. McGettigan, Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

25-00757 Mar 4, 11, 18, 2025

Kennedy, Karen W., deceased, of Pittsburgh, PA. No. 00573 of 2025. Patricia Quirin, Extr., c/o David K. Barnes, Esq., 537 Monroe Ave., Ste. 1, Pittsburgh, PA 15202.

25-00746 Mar 4, 11, 18, 2025

Kerrigan, Edward J., deceased, of Monroeville, PA. No. 08141 of 2024. James Richard Kerrigan, Extr., 1103 Waterbrooke Lane, Johnson City, TN 37604 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

25-00755 Mar 4, 11, 18, 2025

Larkin, Janis Marie, deceased, of Wexford, PA. No. 00890 of 2025. John E. Larkin, Admr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00403w Mar 4, 11, 18, 2025

McDonald, Cyril Joseph a/k/a Cyril J. McDonald a/k/a Cyril McDonald, deceased, of Monroeville, PA. No. 00771 of 2025. Glenn A. McDonald, Extr., 9580 Laurel Avenue, North Huntingdon, PA 15642 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131.

25-00750 Mar 4, 11, 18, 2025

Monier, Anna Marie, deceased, of Pittsburgh, PA. No. 01068 of 2025. Colette Monier-Coughlin, Extr., 1151 Sky Ridge Drive, Pittsburgh, PA 15241-3622 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

25-00397w Mar 4, 11, 18, 2025

OMalley, Dennis R. a/k/a Dennis R. Malley a/k/a Dennis O. Malley, deceased, of West Deer, PA. No. 00837 of 2025. Marlene OMalley, Admr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

25-00744 Mar 4, 11, 18, 2025

Piscitelli, Verna Mae a/k/a Vern Piscitelli a/k/a Verna M. Piscitelli, deceased, of Homestead, PA. No. 01060 of 2025. Charlie Orsini, Extr., c/o Ashley R. Bozewski, Esq., Sherrard German & Kelly P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.

25-00754 Mar 4, 11, 18, 2025

Pohl, Sharon A., deceased, of Pittsburgh, PA. No. 01114 of 2025. Michele Pentland, Extr., 206 Linden Vista Road, Sewickley, PA 15143 or to Sean J. Carmody, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.

25-00400w Mar 4, 11, 18, 2025

Robb, JoAnn K., deceased, of Presto, PA. No. 00983 of 2025. Samuel R. Robb, Jr., Extr., 3911 Schooner Pointe Drive #106, Jupiter, FL 33477 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.

25-00743 Mar 4, 11, 18, 2025

Shackle, Todd, deceased, of Coraopolis, PA. No. 01239 of 2025. Bradley Alayon, Admr., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C. 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

25-00395w Mar 4, 11, 18, 2025

Srodes, Charles, deceased, of Fox Chapel, PA. No. 863 of 2025. Julie M. Srodes, Extr., 1445 Bennington Avenue, Pittsburgh, PA 15217 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldolo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

25-00756 Mar 4, 11, 18, 2025

Szarmach, Edward a/k/a Edward J. Szarmach, deceased, of Pittsburgh, PA. No. 00568 of 2025. Linda A. Bienenfeld, Admr. c.t.a., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00398w Mar 4, 11, 18, 2025

Walters, Jeanne, deceased, of Swissvale, PA. No. 00588 of 2025. Kirt Walters, Extr., 1116 Gaston Avenue, Fairmont, WV 26554 or to McKenna Adams, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

25-00751 Mar 4, 11, 18, 2025

Articles of Incorporation Business Corporation

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 Villagio Luxury Shops and Hotel LLC.

25-00523w Mar 18, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-015282. In re: Petition of Margaret Mary LaCamera, for change of name to Margaret Mary LaWuehler. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 2, 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. Shannon D. Sacca, Bononi & Company, P.C., 417 Frick Building, 437 Grant Street, Pittsburgh, PA 15219, Ph: 412-832-0606, Attorney for Petitioner.

25-00508w Mar 18, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-015273. In re: Petition of Andrew Michael Wuehler, for change of name to Andrew Michael LaWuehler. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 2, 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. Shannon D. Sacca, Bononi & Company, P.C., 417 Frick Building, 437 Grant Street, Pittsburgh, PA 15219, Ph: 412-832-0606, Attorney for Petitioner.

25-00519w Mar 18, 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 Serenity at LGAR, with its principal office or place of business at 800 Elsie Street, Turtle Creek, PA 15145. The names and

addresses of all persons who are parties to the registration are: LGARPa Corp.

25-00510w Mar 18, 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 The Yellow Front Flats Condominium Association, with its principal office or place of business at 3513 Butler St., Pittsburgh, PA 15201. The names and addresses of all persons who are parties to the registration are: Butler Street Associates, LLC, 3513 Butler St., Pittsburgh, PA 15201.

25-00993 Mar 18, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-014710. Notice is hereby given to Theodore Jackson and all other parties of interest, that a tax sale has been initiated against the property located at 110 Locust Street, Pittsburgh, Allegheny County, Pennsylvania 15210 known as lot/block 14-M-231. This notice acts as service of the Praecepto for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the February 27, 2025 Order of Court.

25-00996 Mar 18, 2025

Notice of Trust Administration

Notice is hereby given of the administration of The Concetta M. Blakley Revocable Trust dated November 18, 2010.

Concetta M. Blakley, Settlor of the Trust, of Turtle Creek, Allegheny County, Pennsylvania, died on October 22, 2024. All persons having claims against said Trust are requested to make the same known to Frederick J. Swearingen, successor Trustee. All persons indebted to the Trust are requested to make payment without delay to Frederick J. Swearingen, successor Trustee. Frederick J. Swearingen, successor Trustee c/o John W. Ament, Esquire Ament Law Group, P.C. 3950 William Penn Highway, Suite 5 Murrysville, PA 15668 (724) 765-0440 jwa@ament.law

25-01006 Mar 18, 25; Apr 1, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-25-000502

Allegheny County Central Tax Collection District, Plaintiff,

vs.

Jungdam Won & Seoyeon Kang, Defendant(s).

Jungdam Won & Seoyeon Kang:

You are hereby notified that on January 23, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-000502. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2019 through 2022 that were to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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
Pittsburgh, PA 15219
(Telephone: 412-261-5555)
25-01023 Mar 18, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-25-000088
Allegheny County Central Tax Collection District, Plaintiff,
vs.
Joseph M. Hannah, Defendant(s).
Joseph M. Hannah:

You are hereby notified that on January 7, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-000088. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2020 through 2022 that were to be reported and paid.

Notice To Defend
You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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
Pittsburgh, PA 15219
(Telephone: 412-261-5555)
25-01024 Mar 18, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-25-000070
Allegheny County Central Tax Collection District, Plaintiff,
vs.
Sean P. McAdams, Defendant(s).
Sean P. McAdams:

You are hereby notified that on January 7, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-000070. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2021 and 2022 that were to be reported and paid.

Notice To Defend
You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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
Pittsburgh, PA 15219
(Telephone: 412-261-5555)
25-01025 Mar 18, 2025

**Voluntary Dissolution
Business Corporation**

Diana Bruce Bonino, Esq., Meyer, Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222-2315. Notice is hereby given by Marsh Professional Simulators, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-01005 Mar 18, 25, 2025

**Voluntary Dissolution
Nonprofit Corporation**

Matthew J. McClelland, Esq., Bernstein-Burkley, P.C., 601 Grant Street, 9th Floor, Pittsburgh, PA 15219. Notice is hereby given by Pittsburgh Community Television Corporation, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-00452w Mar 11, 18, 2025

ORPHANS' COURT

Wills

(Continued from Page 1, Column 3)

Denise Cervone, deceased; Nicole L. Hines, Extr.; Atty: Philip Klein Deily; 01355 of 2025.

Kathleen Ann Raszewski, deceased; Pauline F. Raszewski, Extr.; 01356 of 2025.

Judith B. Gross, deceased; Rhonda J. Dunbar, Extr.; Atty: Craig S. O'Connor; 01357 of 2025.

Albert Michael Dzuka, deceased; Joann L. Ballog, Extr.; Atty: William R. Pelger; 01360 of 2025.

Eugene Cindric, deceased; Heather M. Larotonda, Extr.; Atty: John F. Hooper; 01362 of 2025.

Dennis R. Buettner, deceased; William J. Buettner, Extr.; Atty: Thomas M. Junker; 01363 of 2025.

Barbara D. Tufton, deceased; Max J. Solomon, Extr.; Atty: Heidi Rai Stewart; 01364 of 2025.

George O. Edwards, deceased; Keith Edwards, Extr.; Atty: Albert P. Caruso; 00301 of 2021.

Teresa Foley, deceased; James E. Foley, Extr.; Atty: Mary Martha Halechko; 00635 of 2025.

Albert J. Martin, deceased; Albert Michael Martin, Extr.; Atty: Colleen D. Bratkovich; 01099 of 2025.

Rebecca R. Cox, deceased; Tammy J. Cox, Extr.; Atty: Colleen D. Bratkovich; 01368 of 2025.

Daniel J. Eberhart, deceased; Mark Cichon, Extr.; Atty: Colleen D. Bratkovich; 01370 of 2025.

Stephen Walter Dziegielewski, deceased; Paul Dziegielewski, Extr.; Atty: Max Feldman; 01375 of 2025.

Brian D. Pearlman, deceased; Brenda D. Pearlman, Extr.; 01376 of 2025.

Anna Beigay, deceased; David A. Beigay, Extr.; 01378 of 2025.

Robert L. Podobnik, deceased; Katherine Jeannetta Thomas, Extr.; Atty: Joseph M. Olimpi; 01380 of 2025.

Susan H. Ross, deceased; Malcolm Harris, Co-Extr., Emily Harris, Co-Extr.; Atty: Ilene H. Fingeret; 01388 of 2025.

Denise E. Bendle, deceased; Michelle Black, Extr.; Atty: Philip Klein Deily; 01389 of 2025.

Patricia A. Merlo, deceased; Mary Van Allen, Extr.; 01392 of 2025.

Phyllis A. Habali, deceased; Linda S. Fontana, Extr.; Atty: Tyler J. Jones; 01394 of 2025.

Claire M. Weinbaum, deceased; David L. Weinbaum, Co-Extr., Judith S. Weinbaum, Co-Extr.; Atty: Glynis Ritchie; 01397 of 2025.

Ralph R. Jahn, Sr., deceased; Ralph R. Jahn, Jr., Extr.; Atty: Philip D. Luciano, II; 01398 of 2025.

Barbara H. Moriarty, deceased; Michael Moriarty, Co-Extr., Adele K. Myers, Co-Extr.; Atty: James P. Coulter; 01401 of 2025.

Gwenn M. Wisner, deceased; Rennick Remley, Extr.; Atty: David J. Delfiandra; 01402 of 2025.

June M. Scherer, deceased; J. Scott Scherer, Co-Extr., M. Sandra Scherer, Co-Extr.; Atty: David J. Delfiandra; 01403 of 2025.

Susan M. Horne, deceased; Reva J. Rettinger, Extr.; Atty: John W. Giltinan; 01404 of 2025.

Patricia A. Schmitt, deceased; Jerome H. Beining, Extr.; Atty: Michael A. Nahas; 00984 of 2025.

Randy R. Kubiczki, deceased; Andrew J. Kubiczki, Extr.; Atty: Megan E. Loftis; 01418 of 2025.

Edward J. Habjan, deceased; Tracy A. Habjan, Extr.; Atty: Steven Abramovitz; 01419 of 2025.

Annie Germaine Divito, deceased; Dennis D. Divito, Extr.; Atty: Mallory Gold; 01421 of 2025.

Susan K. Major, deceased; Stephanie J. Swartzwelder, Extr.; Atty: Emily L. Davidson; 01423 of 2025.

Joan Marie Jamison, deceased; Robert E. Wilson, Extr.; Atty: Alan I. Farber; 01427 of 2025.

Jane C. Schuette, deceased; Elaine Marie Echols, Extr.; Atty: Scott B. Lang; 01428 of 2025.

Debra A. May, deceased; Michael R. May, Extr.; Atty: David Nichols; 01429 of 2025.

Amy Caird Van Buskirk, deceased; Serena Van Buskirk, Extr.; Atty: Jeanine M. Franciscus; 01433 of 2025.

Anna Sarah Yakupkovic, deceased; Richard Yakupkovic, Jr., Co-Extr., Francine Vollmer, Co-Extr.; Atty: Carol Sikov Gross; 01434 of 2025.

Eileen Daquente, deceased; Mary Ellen MacKin, Extr.; Atty: Benjamin W. Urso; 01437 of 2025.

Rose Marie Hilton, deceased; Debra A. Jablonski, Extr.; Atty: Patrick F. Lawlor; 01440 of 2025.

Susan E. Brandt, deceased; Karen B. Bolden, Extr.; Atty: John Patrick Montoya; 01447 of 2025.

David N. Pohl, deceased; Michele Pentland, Extr.; Atty: Sean J. Carmody; 01448 of 2025.

Florence F. Glogowski, deceased; Owen Glogowski, Extr.; Atty: Samuel R. Coury; 01139 of 2025.

Valada Walker, deceased; Diane Marie Brown, Extr.; Atty: Joseph M. Gaydos; 01457 of 2025.

James D. Dattilo, deceased; Cheryl L. Dattilo, Extr.; Atty: Gusty A. E. Sunseri; 01458 of 2025.

Edwina Peterson, deceased; Harry A. Peterson, Extr.; Atty: Chelsea M. Mague; 01463 of 2025.

Barbara Skees, deceased; Robert M. Skees, Extr.; Atty: Michael A. Carr; 01464 of 2025.

Peter Pancari, Jr., deceased; Peter F. Pancari, Co-Extr., Angela Cornwell, Co-Extr.; Atty: Thomas L. Stevenson; 01465 of 2025.

Richard J. Safranek, deceased; Marc R. Safranek, Extr.; Atty: Mark V. Aletto; 01472 of 2025.

Laverne L. Scott, deceased; Howard A. Scott, Extr.; Atty: Thomas G. Michalek; 01474 of 2025.

Kathryn L. Miller, deceased; Edward J. Miller, Extr.; 01479 of 2025.

Paul R. Herrle, deceased; James J. Herrle, Co-Extr., Richard P. Herrle, Co-Extr.; Atty: Meg L. Burkardt; 01480 of 2025.

Mary R. Werbaneth, deceased; Gregory Werbaneth, Extr.; Atty: Joseph D. Silvaggio; 00482 of 2022.

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

ALLEGHENY COUNTY BAR ASSOCIATION Annual Meeting Notice

Thursday, March 27, 2025 | 12:00 p.m.

Koppers Building Conference Center & by Zoom Web Conference callJoin Zoom Meeting: <https://us02web.zoom.us/j/87295646896> (Meeting ID: 872 9564 6896 | Passcode: 378639)

Or Phone Dial (by your location)

+1 309 205 3325 • +1 312 626 6799 (Chicago) • +1 646 558 8656 (New York) • +1 301 715 8592 (Washington DC)

PRESIDENT-ELECT: Daniel E. Fitzsimmons**SECRETARY:** Joseph R. Froetschel**BOARD OF GOVERNORS (Five to be Elected):**

Jessica K. Albert	Nicholas W. Kennedy
Kimberly M. Bennett	Renee D. Pietropaolo
Holly L. Deihl	Weldianne C. Scales
Judith A. Hale	Stephanie R. Reiss
Jacqueline B. Martinez	

JUDICIARY COMMITTEE**At-Large Representatives (Two to be Elected):**

Kerri L. Cappella	Joan E. Owhe Ojo
M. Summer F. Carroll	Anthony D. Paolo
Harrison P. Graydon	Renee D. Pietropaolo
Aleksandra Kocelko	Genevieve G. Redd
Lauren R. Nichols	Matthew M. Roohollahi
Justin D. Okun	Weldianne C. Scales

Appellate Court Representative (One to be Elected): Renee D. Pietropaolo • Anthony D. Paolo**Civil Court Representative (One to be Elected):** Lauren R. Nichols**Criminal Court Representative (One to be Elected):** M. Summer F. Carroll • Matthew M. Roohollahi**Family Court Representative (One to be Elected):** Kerri L. Cappella • Aleksandra Kocelko**Elder/Probate and Trust Representative (One to be Elected):** Genevieve G. Redd**Diverse Representatives (Three to be Elected):** Joan E. Owhe Ojo • Yemi T. Olaiya • Weldianne C. Scales**Young Lawyer Representative (One to be Elected):** Harrison P. Graydon • Justin D. Okun

Nominations will be accepted from the floor with the following conditions:

- No candidate may nominate him or herself nor second the nomination. All candidates for nominations from the floor must be present to qualify or provide written confirmation to the ACBA Executive Director of their desire to seek office and authorization to be nominated prior to the Annual Meeting.
- No person shall be eligible for nomination for President-Elect unless that person shall have previously served as a member of the Board of Governors.
- Members of the Judiciary and Law Clerks are prohibited from serving on the Judiciary Committee.
- Any candidate seeking to be nominated from the floor for a Diverse Representative seat on the Judiciary Committee must self-identify as a member of a historically underrepresented racial or ethnic group, as LGBTQ+, or as an individual with a disability under the American with Disabilities Act.
- All candidates that are nominated from the floor must provide a bio and photo to the ACBA by Friday, March 29, 2024.

All candidates must be active members of the Allegheny County Bar Association.