

# The Pittsburgh Legal Journal

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AUGUST 23, 2023

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## CIVIL DIVISION

### General Docket

**Canon Financial Services Inc.** vs JP Quality Printing LLC; GD-23-009778; Foreign Judgment; Affidavit of Foreign Judgment; 22660.19; Atty(s): Fleischer Brian M

**United States of America** vs Clay Corrigan; GD-23-009779; Federal Criminal Judgment; Federal Criminal Judgment; 5100.00; Atty(s): Bradley Jill Locnikar

**First National Bank of Pennsylvania** vs Becker Jeffrey S., Becker Lindy N.; GD-23-009782; Confession of Judgment; Notice of Judgment & Documents; Atty(s): Donaher Donna M

**Capital One Bank (USA) N.A.** vs Sheridan Timothy L.; GD-23-009785; MDJ Transcript; Notice of Judgment Mailed; 2625.34; Atty(s): Ratchford Michael

**Azevedo Emanulle** vs Felix Anacere; GD-23-009787; MDJ Transcript; Notice of Judgment Mailed; 1645.25; Atty(s): Lynch Michael J

**Galaxy International Purchasing LLC** vs Connolly Larry J.; GD-23-009788; Exemption of Record; Notice of Judgment Mailed; 31902.51; Atty(s): Ratchford Michael

**Hankinson Deanna** vs Lubash Exteriors; GD-23-009789; MDJ Transcript; Praecipe for Writ of Execution; 5692.25; Atty(s): Pro Se

**Davkel Properties LLC** vs Bigs Sanitations Inc.; GD-23-009790; Motor Vehicle Accident; Complaint; Atty(s): Kobylinski David M, Kobylinski Peter T

**Newtek Small Business Finance LLC** vs Digital Drem Labs Inc., High Knoll Development, Hanchar Harry Jacob; GD-23-009791; Confession of Judgment; Notice of Judgment & Documents; Atty(s): Winter John J

**Hollenberger Douglas** vs Kelly David, CAB East LLC; GD-23-009793; Motor Vehicle Accident; Complaint; Atty(s): Elsen Eve M.

**Reese Dawn** vs Molinari Sandino, Molinari John A.; GD-23-009794; Motor Vehicle Accident; Complaint; 100000.00; Atty(s): Reese Jr. Albert G

**Busha Marc**; GD-23-009795; Petition for Change of Name; Order of Court; Atty(s): Pro Se

**Diethorn Cheryle** vs Berry Stacy; GD-23-009796; MDJ Transcript; Notice of Judgment Mailed; 1577.25; Atty(s): Pro Se

**Meek John, Meek Tonya** vs EQT Production Company, Lindy Paving Inc.; GD-23-009797; Other Tort; Complaint; Atty(s): Floro Gianni

**University of Pittsburgh of the Commonwealth System of Higher Education** vs Mascaro Construction Company LP; GD-23-009798; No Lien Agreement; Certificate of Location; Atty(s): Pro Se

(Continued on Page 2, Column 1)

## CIVIL DIVISION

### Statutory Appeals

**Commonwealth of PA Department of Transportation** vs Brazil Keesha; SA-23-000372; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Evans Katrina; SA-23-000373; OLS - Breathalyzer Refusal; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Macias Terri M.; SA-23-000374; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Aigner Aidan; SA-23-000375; Operator License Suspension; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Wise Jordan William; SA-23-000376; OLS - Breathalyzer Refusal; Appeal from OLS; Atty(s): Sarna Samir, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Custer Wendy; SA-23-000377; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Goins Tina Marie; SA-23-000378; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Meyo Deedee** vs City of McKeesport Housing Authority; SA-23-000379; Housing Authority Appeal; Petition to Proceed IFP; Atty(s): Pro Se

**Commonwealth of PA Department of Transportation** vs Garrett Stanley; SA-23-000380; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Horvath Gary; SA-23-000381; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs King Saytimma; SA-23-000382; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Drakeford Jr. Kevin; SA-23-000383; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Gonsowski William Daniel; SA-23-000384; Operator License Suspension; Appeal from OLS; Atty(s): Sarna Samir, Kuhar Jr. William A

(Continued on Page 8, Column 4)

## ORPHANS' COURT

### Wills

**Keith Allan Burnett, deceased**; Matthew J. Burnett, Extr.; Atty: John R. Cook; 05491 of 2023.

**Dolores M. Farah, deceased**; George J. Farah, Extr.; Atty: Joseph S. Bielecki; 05493 of 2023.

**Rodney B. Shatkoff, deceased**; Tina M. Hall, Extr.; Atty: Timothy B. Thurman; 05498 of 2023.

**Ruth Ann Young, deceased**; Kathleen A. McKee, Extr.; Atty: Harold A. English; 05499 of 2023.

**Lenee Bullick, deceased**; Lindsay E. Krajca, Extr.; Atty: Samuel R. Coury; 05500 of 2023.

**John C. Fite, deceased**; Rebecca Ellen Fite, Extr.; Atty: Mitchell J. Moximchalk; 05502 of 2023.

**Scott Alan Brown, deceased**; Sandra Lee Esposito, Extr.; Atty: Bruce S. Gelman; 05505 of 2023.

**Ronald E. Dries, deceased**; James R. Dries, Extr.; 05506 of 2023.

**Vera Perkins, deceased**; Eileen Cervone, Extr.; 05407 of 2023.

**Patricia A. Bycura, deceased**; Jean Staszewski, Extr.; Atty: Grey Douglas Pratt; 05515 of 2023.

**Charles Stephen Blausier, deceased**; James D. Yates, Sr., Extr.; Atty: David A. Crissman; 05519 of 2023.

**Sophie Balawajder, deceased**; James J. Balawajder, Extr.; Atty: Richard J. Catalano; 05529 of 2023.

**Louise K. Testoni, deceased**; Nicholas A. Testoni, Co-Extr., Alfred N. Testoni, Co-Extr.; Atty: Steven L. Sablowsky; 05539 of 2023.

**Sean Novak, deceased**; Joseph Luke Novak, Extr.; Atty: Raymond W. Bitar; 05542 of 2023.

**Edward W. Monroe, deceased**; Lynda M. Risnear, Extr.; Atty: Eric J. Randolph; 05547 of 2023.

**Jeffrey B. Green, deceased**; Nancy Green, Extr.; Atty: Michele P. Conti; 05548 of 2023.

**Sharon Reese, deceased**; Danean Boyer, Extr.; Atty: Branden Anton Fulciniti; 05549 of 2023.

**Genevieve S. Yuna, deceased**; Maryann B. Zoscak, Extr.; 05552 of 2023.

**Glenn E. Thomas, deceased**; Carol L. Mathews, Extr.; Atty: Orlando R. Sodini; 05553 of 2023.

**Antoinette M. Renda, deceased**; Marc A. Mastro, Extr.; Atty: Melvin P. Gold; 05556 of 2023.

**John Joseph Harkins, deceased**; Margaret M. Harkins Mulqueen, Extr.; 05557 of 2023.

**Richard V. Delonga, deceased**; Roger V. Delonga, Extr.; Atty: Joan Shinavski; 05560 of 2023.

## BANKRUPTCY COURT

### Eastern District

**Victor Joseph Johnson**; PHILADELPHIA-PA; 23-12287; Atty: Siana Newman; Chapter: 7; Filed 07/31/2023; Judge Coleman

**David Andrew Fink**; MONTGOMERY-PA; 23-12288; Atty: Joseph L. Quinn; Chapter: 7; Filed 07/31/2023; Judge Chan

**Victor Rene Berrios Torres and Evelyn Elizabeth Berrios**; LEHIGH-PA; 23-12289; Atty: Charles Laputka; Chapter: 7; Filed 07/31/2023; Judge Mayer

**Michael Sharp Patrone, Jr.**; CHESTER-PA; 23-12290; Atty: Joseph L. Quinn; Chapter: 13; Filed 07/31/2023; Judge Chan

**Kashmir Sade Young**; PHILADELPHIA-PA; 23-12291; Atty: Michael A. Cibik; Chapter: 13; Filed 07/31/2023; Judge Mayer

**Damien Pine**; PHILADELPHIA-PA; 23-12292; Atty: Marissa Edelman; Chapter: 7; Filed 07/31/2023; Judge Chan

**Teresa M. Houston**; LEHIGH-PA; 23-12293; Atty: George R. Tadross; Chapter: 13; Filed 07/31/2023; Judge Mayer

**Edgardo Diaz, Jr.**; MONTGOMERY-PA; 23-12294; Atty: Joseph L. Quinn; Chapter: 13; Filed 07/31/2023; Judge Coleman

**Claude A. Blagmon**; PHILADELPHIA-PA; 23-12295; Atty: Roger V. Ashodian; Chapter: 13; Filed 07/31/2023; Judge Coleman

**John B. Stankiewicz**; BERKS-PA; 23-12296; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 07/31/2023; Judge Mayer

**Kelly K. DiBattista and Gregory M. DiBattista**; DELAWARE-PA; 23-12297; Atty: Joseph A. Diorio; Chapter: 7; Filed 07/31/2023; Judge Chan

**Michael Gerald Donahue**; LEHIGH-PA; 23-12298; Atty: Mark C. Van Horn; Chapter: 13; Filed 07/31/2023; Judge Mayer

**Michael DeRubeis and Theresa DeRubeis**; BERKS-PA; 23-12299; Atty: Michael A. Latzes; Chapter: 13; Filed 07/31/2023; Judge Mayer

**Mariann C. Lentz**; DELAWARE-PA; 23-12300; Atty: Dimitri L. Karapelou; Chapter: 7; Filed 07/31/2023; Judge Mayer

**Alyson L. McGeehin**; LEHIGH-PA; 23-12301; Atty: Lynn E. Feldman; Chapter: 13; Filed 07/31/2023; Judge Mayer

**Marlene A. Myers**; DELAWARE-PA; 23-12302; Atty: Jeanne Marie Cella; Chapter: 7; Filed 07/31/2023; Judge Chan

**Diane Russell**; CHESTER-PA; 23-12303; Atty: Jeanne Marie Cella; Chapter: 7; Filed 07/31/2023; Judge Coleman

**Terri A. Kassabian**; DELAWARE-PA; 23-12304; Atty: Jeanne Marie Cella; Chapter: 7; Filed 07/31/2023; Judge Chan

**Allison Nicole Hemig**; BERKS-PA; 23-12305; Atty: Brian C. Eves; Chapter: 7; Filed 07/31/2023; Judge Mayer

## CIVIL DIVISION

## General Docket

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**Michaelson Renee Dawn**; GD-23-009799; Petition for Change of Name; Order of Court; Atty(s): Pro Se

**McKenzie Place Condominium Association** vs Russell Cynthia; GD-23-009800; Condominium Lien; Certificate of Location; 8048.66; Atty(s): Jug Jr. Fred C.

**Irwin Wayne** vs King Robert C.; GD-23-009801; Motor Vehicle Accident; Complaint; Atty(s): Elsen Eve M.

**Mt. Oliver Borough** vs Flannery Carol M.; GD-23-009802; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1938.60; Atty(s): Mulhner Amanda L, Vincent Christopher Elliot, Mazzella Michael

**Atlantic States Insurance Company** vs Andrews Bryant; GD-23-009803; Other Tort; Complaint; 50001.00; Atty(s): Bederman Eugene

**Fencil Erin E., Fencil Adam** vs Johnson & Johnson, Johnson & Johnson Consumer Companies Inc., Klingensmith Drug Inc., Ltl Management LLC; GD-23-009805; Asbestos Silicas; Praeipce for Writ of Summons; Atty(s): Savinis Janice M

**Scalase Carol A.** vs Perlor Inc., Sigismund Lora, Sigismund Perry, American Leather Operations LLC; GD-23-009806; Other Tort; Complaint; Atty(s): Zegarelli Gregg R

**Verdi Salvatore P., Verdi Heather R.** vs Benjamin Marcus Homes LLC; GD-23-009807; No Lien Agreement; Certificate of Location; Atty(s): Shovlin Elizabeth A

**TNT Rehabs Inc.**; GD-23-009808; Mechanic's Lien; Certificate of Location; 17288.88; Atty(s): Pro Se

**Deer Creek Drainage Basin Authority** vs Thalman Georgetta; GD-23-009810; Municipal Lien; Municipal Lien; 3516.08; Atty(s): Brown Ronald J.

**Burns Travis, Burns Erika, Getty James, Getty Mary, Mattera Kyle** vs Goodall, Eriks North America Inc., John Doe 1, John Doe 2, John Doe 3, John Doe 4, John Doe 5, John Doe 6, John Doe 7, John Doe 8, John Doe 9, John

Doe 10, ABC Corporation 1, ABC Corporation 2, ABC Corporation 3, ABC Corporation 4, ABC Corporation 5, ABC Corporation 6, ABC Corporation 7, ABC Corporation 8, ABC Corporation 9, ABC Corporation 10; GD-23-009811; Product Liability; Complaint; Atty(s): Hessel Daniel L, Golkow James F, Aponte Kimberly A., Millin Jeffrey K

**Grant MacKay Company Inc.**; GD-23-009813; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Brennan Julie A., Baicker-McKee Kyle S.

**Commonwealth of PA Department of Labor & Industry** vs Mdk&B LLC; GD-23-101128; Unemployment Compensation Lien; Unemployment Compensation Lien; 1898.54

**Commonwealth of PA Department of Labor & Industry** vs Advance Marketing LLC; GD-23-101129; Unemployment Compensation Lien; Unemployment Compensation Lien; 2053.14

**Commonwealth of PA Department of Revenue** vs Gamble Michael M; GD-23-101130; Commonwealth Tax Lien; Personal Income Tax; 8110.72

**Commonwealth of PA Department of Revenue** vs Allen Companies LLC; GD-23-101131; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 2961.81

**Commonwealth of PA Department of Revenue** vs Steinle Todd C.; GD-23-101132; Commonwealth Tax Lien; Personal Income Tax; 8152.89

**Commonwealth of PA Department of Revenue** vs Ninja Entertainment Holdings LLC; GD-23-101133; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 12125.92

**Commonwealth of PA Department of Revenue** vs All Life Advanced Care LLC; GD-23-101134; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 13377.69

**Commonwealth of PA Department of Revenue** vs Santacroce Lori, Shaffer Scott; GD-23-101135; Commonwealth Tax Lien; Personal Income Tax; 8068.69

**US Bank National Association** vs Williamson Desiree J.; MG-23-000750; Mortgage Foreclosure; Complaint; Atty(s): Haller Leon P

**U.S. Bank National Association** vs Swann Randal, Swann Roxanne; MG-23-000751; Mortgage Foreclosure; Praeipce for Appearance; 112018.81; Atty(s): Zeron Kayleigh

**Wells Fargo Bank N.A.** vs Joyce Richard, Varner Colleen M; MG-23-000752; Mortgage Foreclosure; Confidential Information Form; Atty(s): Hong Kimberly J

**Midland Credit Management Inc.** vs Briston Ashley; GD-23-009812; MDJ Transcript; Notice of Judgment Mailed; 8993.38; Atty(s): Cawley Jonathan Paul

**Austin Chaz L.** vs Young Tonya M.; GD-23-009814; Contract - Buyer Plaintiff; Order of Court - IFP Granted; 1200000.00; Atty(s): Pro Se

**U.S. Bank Trust National Association** vs Gilbert Rose, Unknown Heirs of Clara Gilbert; GD-23-009815; Mortgage Foreclosure; Praeipce for Appearance; 63278.81; Atty(s): Zeron Kayleigh

**Midland Credit Management Inc.** vs Register Darcy L.; GD-23-009816; MDJ Transcript; Notice of Judgment Mailed; 1154.35; Atty(s): Cawley Jonathan Paul

**Brinegar Paula, Brinegar Dean** vs Folk Kendra; GD-23-009817; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Nalducci Walter

**Hays Margaret** vs Boncukcu Niyazi; GD-23-009818; Motor Vehicle Accident; Complaint; Atty(s): Shorr Adam Daniel, Giannetti Anthony J.

**Kesten Thomas** vs Weaver Shawn C.; GD-23-009819; MDJ Transcript; Praeipce for Writ of Execution; 6786.25; Atty(s): Pro Se

**Clunies Daniel A.** vs Shaler Township; GD-23-009821; Miscellaneous Petition; Petition Initiating Case; Atty(s): Pro Se

**Wilksburg Borough School District, Wilksburg Borough** vs DNT Property Investments LLC; GD-23-009822; Sci Fa sur Tax Lien; Certificate of Location; 4088.59; Atty(s): Maiello Lawrence J., Cerce Jennifer L.

**Wilksburg Borough School District, Wilksburg Borough** vs Jones Robert W.; GD-23-009823; Sci Fa sur Tax Lien; Certificate of Location; 11229.00; Atty(s): Maiello Lawrence J.

**Custom Rich Coatings LLC** vs BSS & K LLC; GD-23-009824; Mechanic's Lien; Certificate of Location; Atty(s): Levicoff Avrum

**Portfolio Recovery Associates LLC** vs Sciarretti Richard F; GD-23-009825; MDJ Transcript; Notice of Judgment Mailed; 2001.46; Atty(s): Pomy Matthew Weston

**Firewater Restoration Inc.** vs Spring Hill SNF Realty LLC; GD-23-009826; Mechanic's Lien; Certificate of Location; 37702.96; Atty(s): Brahan Jeffrey P

**Wright Asphalt Paving LLC** vs KDP Roosevelt 369 LLC; GD-23-009827; Mechanic's Lien; Certificate of Location; 110000.00; Atty(s): Sherry Patrick T., Kunselman Harry F

**Anderson Nicole M.** vs Donovan Michael; GD-23-009828; Other Tort; Complaint; Atty(s): Gianantonio A. Michael, Friday Peter D

**Philadelphia Indemnity Insurance Company** vs Narasimhadevara Jayadattaperi; GD-23-009832; Motor Vehicle Accident; Complaint; 53798.46; Atty(s): Allen Robert W.

**Meyer Todd L.** vs 3E Real Estate LLC, Melwood Properties Inc., Wang Tommy, Wang Henry; GD-23-009840; Other Tort; Praeipce for Lis Pendens; Atty(s): Kroeck Louis John

**Commonwealth of PA Department of Labor & Industry** vs Southwinds Inc; GD-23-101136; Unemployment Compensation Lien; Unemployment Compensation Lien; 3758.51

**Commonwealth of PA Department of Revenue** vs Villain Vape Shop LLC; GD-23-101137; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 2178.69

**Commonwealth of PA Department of Revenue** vs Cable Dale A, Cable Suzanne M; GD-23-101138; Commonwealth Tax Lien; Personal Income Tax; 7988.86

**Commonwealth of PA Department of Revenue** vs Dairy Queen Of Rochester Inc; GD-23-101139; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 3001.66

**Commonwealth of PA Department of Revenue** vs Adolfo's Restaurant Inc.; GD-23-101140; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 3287.56

**Commonwealth of PA Department of Revenue** vs Edgeworth Protective Services LLC; GD-23-101141; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 2677.03

**Commonwealth of PA Department of Revenue** vs Ppd Development LP; GD-23-101142; Commonwealth Tax Lien; Commonwealth Tax Lien - Responsible Party; 8151.76

**Pennsylvania Housing Finance Agency** vs Fine Frank, Fine Stephanie; MG-23-000753; Mortgage Foreclosure; Complaint; Atty(s): Haller Leon P

**Midfirst Bank** vs Berardelli Philip J.; MG-23-000754; Mortgage Foreclosure; Confidential Information Form; Atty(s): Hong Kimberly J

**Freedom Mortgage Corporation** vs Dolegowski Eric Anthony; MG-23-000755; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

**PNC Bank National Association** vs Miller Luke; MG-23-000756; Mortgage Foreclosure; Confidential Information Form; 18052.18; Atty(s): Linn Geraldine M.

**PNC Bank National Association** vs O'Shea Patrick K.; MG-23-000757; Mortgage Foreclosure; Confidential Information Form; 47670.27; Atty(s): Linn Geraldine M.

**Pennymac Loan Services LLC** vs Burgwin Duane M.; MG-23-000758; Mortgage Foreclosure; Confidential Information Form; 134272.68; Atty(s): Linn Geraldine M.

**HMC Assets LLC** vs 522 Freeland St PA LLC; MG-23-000759; Mortgage Foreclosure; Complaint; Atty(s): Aponte Catherine

**U.S. Bank National Association** vs Ordean Sr. John H., Ordean Nicole F; MG-23-000760; Mortgage Foreclosure; Complaint; 170155.42; Atty(s): Fay Roger

**Midland Credit Management Inc.** vs Harrell Stephen; GD-23-009829; MDJ Transcript; Notice of Judgment Mailed; 2497.77; Atty(s): Cawley Jonathan Paul

**Portfolio Recovery Associates LLC** vs Straznick Paula; GD-23-009830; MDJ Transcript; Notice of Judgment Mailed; 5504.94; Atty(s): Pomy Matthew Weston

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**COURT NOTICES**

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Arnold I. Klein**

Beginning October 5, 2023, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

Thursday, October 5, 2023 at 9:00 a.m.  
Thursday, November 2, 2023 at 8:30 a.m.  
Thursday, December 7, 2023 at 9:00 a.m.  
23-03244

**Court of Common Pleas  
of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE  
September 2023**

September 1 - Judge Sizemore  
September 4 - Holiday  
September 5 - Judge Hens-Greco  
September 6 - Judge Hens-Greco  
September 7 - Judge Hens-Greco  
September 8 - Judge Hens-Greco  
September 11 - Judge Middleman  
September 12 - Judge Middleman  
September 13 - Judge Middleman  
September 14 - Judge Middleman  
September 15 - Judge Middleman  
September 18 - Judge Cozza  
September 19 - Judge Cozza  
September 20 - Judge Cozza  
September 21 - Judge Cozza  
September 22 - Judge Cozza  
September 25 - Judge Woodruff  
September 26 - Judge Woodruff  
September 27 - Judge Woodruff  
September 28 - Judge Woodruff  
September 29 - Judge Woodruff  
23-03024

**Court of Common Pleas  
of Allegheny County**

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

**September 2023**

September 1 - No Motions  
September 4 - Court Holiday  
September 5 - Bush, J. in Courtroom 320 at 10:00 AM  
September 6 - Hens-Greco, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM  
September 7 - McGough, J. in Courtroom 425 at 2:00 PM  
September 8 - No Motions  
September 11 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

September 12 - Middleman, J. in Courtroom 320 at 9:30 AM and Korbel, J. in Courtroom 425 at 2:00 PM  
September 13 - Costa, J. in Courtroom 425 at 2:00 PM  
September 14 - Sizemore, J. in Courtroom 320 at 9:30 AM and Wagner, J. in Courtroom 425 at 2:00 PM  
September 15 - No Motions  
September 18 - McCrady, J. in Courtroom 224 at 10:00 AM; Woodruff, J. in Courtroom 320 at 10:00 AM; and Eaton, J. in Courtroom 425 at 2:00 PM  
September 19 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM  
September 20 - Cozza, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM  
September 21 - Korbel, J. in Courtroom 425 at 2:00 PM  
September 22 - No Motions  
September 25 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM  
September 26 - Wagner, J. in Courtroom 425 at 2:00 PM  
September 27 - McGough, J. in Courtroom 425 at 2:00 PM  
September 28 - Korbel, J. in Courtroom 425 at 2:00 PM  
September 29 - No Motions  
000 Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge McGough, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbel, 010 Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Wagner, 018 Judge McCrady, 019 Judge Spurgeon  
23-03139

**Court of Common Pleas  
of Allegheny County**

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

**Week of**

September 4 - Judge Marmo  
September 11 - Judge McCarthy  
September 18 - Judge Williams  
September 25 - Judge O'Toole  
23-03150

**Court of Common Pleas  
of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **TUESDAY, AUGUST 29, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **TUESDAY, OCTOBER 10, 2023**, General Argument and Equity Argument List  
**PATRICK M. CONNELLY  
CALENDAR CONTROL JUDGE**  
23-02951

**COURT SCHEDULES**

**Criminal Division**

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

**Monday  
August 28, 2023**

All parties and witnesses in the cases listed below should report directly in the Courtroom of the Trial Judge assigned to the case on the date indicated at the time previously ordered. The failure of the Defendant to appear as ordered will result in the forfeiture of bail and the issuance of an arrest warrant.

**Judge Bruce R. Beemer  
Courtroom 510**

**CR-0001170-23;** Philip Ramone Andrews; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony Jackson**

**CR-0000195-23;** Drekie Derek Bailey; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

**CR-0002822-23;** Dannayja Cain; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher P. Lacich**

**CR-0003580-23;** Carlos Eackles; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah E. Coblentz**

**CR-0000210-23;** Dana Marie George; Identity Theft; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

**CR-0000399-23;** Kaela Joi Jeter; Loans On, Or Lending, Giving Firearms Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

**CR-0002828-23;** Tahjir Moore; Conspiracy; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

**CR-0002829-23;** Dayja Pollard; Conspiracy; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

**CR-0001742-22;** James Joseph Scheall; Drg Lic Sus/Rev Purs to Sec 3802/1547B1-3rd or Subs. Violation; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

**Judge Alexander P. Bicket  
Courtroom 321**

**CR-0003187-23;** Lerin Jovan Dukes; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**CR-0007174-22;** Victoria Lakyn Kaplon; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0001850-23;** Mark Alan Laughner; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

**CR-0000584-22;** Eraina Genell Morgan; Arson-Danger Of Death Or Bodily Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**CR-0000802-21;** Staekisha T. Thomas; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

**Judge Edward J. Borkowski  
Courtroom 514**

**CR-0005137-22;** James Aaron Currence; Corruption Of Minors - Defendant Age 18 or Above; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Edward Waltman**

**CR-0000937-23;** Ramone Curry; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

**CR-0008708-22;** Victoria Lynn Puskar; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

**CR-0000612-23;** Edward Samosky; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Dominic Pometto**

**CR-0013911-19;** Ayesha Smith; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

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

**CR-0002988-23;** Chace Hadi Auston; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0003628-23;** Brittany Nicole Bailey; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0003472-23;** Dallas Chrestler; Possess Weapon On School Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael D. Foglia**

**CR-0003489-23;** Dallas Chrestler; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael D. Foglia**

**CR-0004748-22;** Leah Maria Frantz; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0001899-23;** Larecha Johnson; Simple Assault; ADA: **Nichole Marie Onda;** D-atty: **Bradley Thomas Marscher**

**CR-0004590-22;** Sean Patrick Robertson; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max Craig Feldman**

**CR-0003813-23;** Giuseppe Russano; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0002057-23;** Kenneth James Sipe; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

**CR-0002058-23;** Kenneth James Sipe; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

**Judge Thomas Flaherty  
Courtroom 324**

**CR-0005786-20;** Heaven Franklin-Pitts; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Patrick Sheets**

**CR-0003223-21;** Heaven Franklin-Pitts; Insurance/Intent To Defraud; ADA: **Matthew Steven Robinowitz;** D-atty: **James Patrick Sheets**

**CR-0005748-20;** Gabrielle Dominique Parker; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

**CR-0007678-22;** Andraya Williams; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**Judge Elliot Howsie  
Courtroom 533**

**CR-0001593-23;** Brittany Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Benjamin Jeffery Bentley;** D-atty: **Tirza Ann Kyes**

**CR-0007969-22;** Xavier Clinton Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0003246-22;** Terrance Waddell; Default In Required Appearance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**Judge Beth A. Lazzara  
Courtroom 313**

**CR-0008499-21;** Milton Morgan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron David Sontz**

**CR-0008500-21;** Milton Morgan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron David Sontz**

**CR-0004672-22;** Milton Morgan; DUI; Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron David Sontz**

**CR-0009438-21;** Keayonna Pennybaker; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Edward Waltman**

**Judge Anthony M. Mariani  
Courtroom 316**

**CR-0009162-22;** Roma Lisette Burkes; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

**CR-0006038-22;** Brook Lynn Lank; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

**CR-0002885-23;** Chad Thrush; Rape Forcible Compulsion; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0013420-19;** Wesley Lamar Walker; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

**CR-0004159-20;** Wesley Lamar Walker; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

**CR-0002721-23;** Alexander Tyler Wilk; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**CR-0002632-23;** Lamar Mourice Williams; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

**CR-0003078-23;** Lamar Mourice Williams; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

**Judge Jill E. Rangos  
Courtroom 327**

**CR-0009247-22;** Raimie Nater; Invol. Deviate Sexual Intercourse W/Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Meron Eshete Murphy**

**CR-0007537-22;** Henry Rainey; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**CR-0006666-22;** Maimouna C. Rouamba; Identity Theft; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

**CR-0007600-21;** Margaret F. Sloan; Aggravated Assault - Victim Less Than 6 and Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Kenneth Nightingale**

**Judge Jennifer Satler  
Courtroom 527**

**CR-0002980-23;** Majed Naser Hajorie; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

**CR-0003038-23;** Rudy Musulin; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carl A. Parise**

**CR-0003046-23;** Ryan Musulin; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert G. Delgreco Jr.**

## Department of Court Records

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

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

**9:30 a.m.  
Tuesday  
September 5, 2023**

### Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Monday, September 18, 2023 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

**1359-2020;** Alexander, Marian Marie a/k/a Marian Alexander a/k/a Marian M. Alexander; Acct: Lawrence O. Alexander and Louis P. Alexander, Co-Extrs.; Acct-atty: **Roxanne S. Eichler**

**2622-2021;** Chromey, John Dennis; Acct: Sarah Stockey and Libby Moore, Guardians; Acct-atty: **Joseph M. Olimpi**

**4911-2020;** Comunale, Annie Lee; Acct: Thomas A. Will, Extr.; Acct-atty: **Thomas A. Will**

**3466-2022;** Deluca, James D.; Acct: Edward Deluca, Admr.; Acct-atty: **Charles J. Jacques**

**527-2020;** Devries, Raymond G. a/k/a Raymond Devries; Acct: Karen W. Devries, Extrs.; Acct-atty: **Adam G. Anderson**

**2970-2021;** Diehl, Loretta; Acct: Thomas J. Dempsey, Jr., Admr. d.b.n.c.t.a.; Acct-atty: **Benjamin Scott Johns**

**5847-2016;** Hanisak, Brooke P.; Acct: Suzanne Knauss, Guardian; Acct-atty: **David G. Henry**

**1126-2006;** Jones, Sonja; Acct: Joy Palonis, Guardian; Acct-atty: **Jay L. Fingeret**

**654-1996;** Kish, Rosalie A.; Acct: Jewish Family and Children's Service, Guardian; Acct-atty: **Gary J. Gushard**

**8752-2021;** Konesky, Victoria J.; Acct: Robert C. Konesky, Admr.; Acct-atty: **Jeffrey J. Lochner**

**1507-2022;** Papadakos, Peter Clyde a/k/a Peter Clyde Nicholas Papadakos; Acct: Thomas Papadakos, Admr.; Acct-atty: **Gregory A. Evashavik**

**1883-2022;** Walthour, Joann Elizabeth; Acct: Smithfield Trust Co., Extr.; Acct-atty: **Nathan C. Miller**

**8978-2021;** White, R. Blaine a/k/a Robert Blaine White; Acct: Edward J. Kress, Extr.; Acct-atty: **Edward J. Kress**

### Deeds of Trust

**7276-2015;** Dowey, Barbara A.; Acct: Life Enrichment Trust, Inc., Trustee; Acct-atty: **Thomas W. King, III**

**5605-2019;** Gorra, Dolores; Acct: Heidi Kern-Moose, Trustee; Acct-atty: **Deborah Liotus**

**573-1949;** Lockhart, James Henry and Florence Dilworth; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Kristen M. Del Sole**

**2817-2023;** O'Brien, Jr., Charles M.; Acct: Barbara McGinley and Smithfield Trust Co., Co-Trustees; Acct-atty: **R. Douglas DeNardo**

**5142-2023;** Walthour, Joann Elizabeth; Acct: Smithfield Trust Co., Trustee; Acct-atty: **Nathan C. Miller**

**6654-2011;** Walthour, Joann Elizabeth; Acct: Smithfield Trust Co., Trustee; Acct-atty: **Nathan C. Miller**

**4754-2023;** Walthour, Mabel and Lawrence Walthour and Joann Walthour; Acct: Smithfield Trust Co., Trustee; Acct-atty: **Nathan C. Miller**

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an attorney,  
paralegal,  
legal assistant,  
legal secretary or  
legal administrator?**

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LEGAL ADS

Treasurer's Sale

**SALE BY THE TREASURER OF THE CITY AND SCHOOL DISTRICT OF PITTSBURGH OF REAL ESTATE TO SATISFY UNPAID CLAIMS FOR CITY, SCHOOL AND ALLEGHENY COUNTY TAXES TO BE HELD ON FRIDAY, SEPTEMBER 1, 2023 AT 10:00 A.M.**

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

The following properties in the City of Pittsburgh will be exposed to public sale in City Council Chambers, City-County Building 5th Floor, Pittsburgh, PA, on Friday, September 1, 2023 at 10:00 A.M. and continued by adjournment to such time or times, as the City Treasurer shall designate such properties shall be sold for unpaid taxes which have been assessed against said properties. The following schedule shows (opposite each numbered property or properties) the City, School and County taxes for 2022 and prior years as well as PWSA, demolition, and other municipal charges which are unpaid but does not include advertising, posting and lien charges all of which are legally due and must be paid prior to the above date and time of sale in order to avoid sale. Names shown are those of owners, lienholders, or other known interested parties who may retain a legal interest in the property described.

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

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

(1) Immediately pay the advertised amount by cashier/certified check or cash set forth opposite the particular property sold. Payment must be in cash, certified check or cashier's check.

(2) Any amount bid in excess of the upset price must be received in the Department of Finance on or before 2:00 P.M. the day of sale. Funds to be paid by cash, certified check or cashier's check.

(3) Pay any and all other City, School and County tax claims and municipal charges and claims, whether lien or not, together with any penalty and interest, advertising cost, posting cost and County Department of Court Records' costs owed against the property purchased upon demand after the sale.

(4) Failure to comply with item 3 will result in the initial payment being forfeited and the sale being canceled.

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

Phone: (412) 255-2525

Jennifer Gula,  
Treasurer, City and  
School District of Pittsburgh

**Tenth Ward**

1. Zapler Kenneth & Zapler Ruth B - 1100081d00202 00. 126 Stanton Ct W, Zapler Plan Of Lots Lot 1 = 25.91x101.12x26.20x104.98 Partial Claim.....\$2,675.02

**Thirteenth Ward**

2. Patten Peter - 1130175c00302 00. Hale St, E H Bossinger Plan 1 Lot 43.64xavg65.26x6.58 Rr Hale St Cor Mulford (unf) Partial Claim.....\$15,833.42  
4. Dorsey William S & Dorsey Dolores A - 1130175c00369 00. Hamilton Ave, Bank Of Commerce Addn Plan Pt 211 Lot 39.79xavg 137.402x40 Rr Hamilton Ave 2 1 Sty Brk Garages Partial Claim.....\$25,235.75

**Fourteenth Ward**

5. Reese Melanee J - 1140125r00211 00. McPherson Blvd, Blvd Pl Plan Pt 29 Lot 27x140 McPherson St Bet Linden & Dallas 2 Sty Stn & Brk Hse 6817 Partial Claim.....\$18,597.49

**Fifteenth Ward**

6. McCauley Fred J - 1150056l00071 00. 234 E Elizabeth St, Lot 16.69x75 Elizabeth St 2 Sty Brk V Hse 234 Partial Claim.....\$49,073.88

**Eighteenth Ward**

7. Lanese Michael K - 1180003r00173 00. Arlington Ave, John Brown Plan 4 Lot 25xavg162.50x33.57 Partial Claim.....\$41,114.08  
8. Duku Hope, Melissa Spivey - 1180015f00223 00. Industry St, Boggs Plan 5.59 Ft 22 & Pl 23 Lot 30.5x120 In All Industry St 2 St Brk & Shg Hse 54 Partial Claim.....\$17,170.46  
9. Bartlett Medea S & Richard S Scott - 1180015f00224 00. Industry St, L L Boggs Plan 24 Lot 25x120 Industry St 2 1/2 Sty Fra Alum Hse 56 Partial Claim.....\$3,247.70

**Twenty-third Ward**

10. Beyond Measures & Investment Properties, L - 1230024f00084 00. 1007 Salter Way, Verina Iten Plan Pt 51 Lot 22xavg56.54 Salter Way 2 Sty Fra (insel Brk) Hse #7 Partial Claim.....\$10,997.13

**Twenty-fourth Ward**

12. Est Of David L Hunkele & Hunkele Betty L - 1240024c00142 00. High St, Lot 25x225 High St 2 1/2 Sty Fra-asb Shgl Hse 1252 Partial Claim.....\$58,703.06  
13. Bryce Peters Financial & Corporation - 1240024c00158 00. High St, Wm Robinson Jr Plan 123-124 Lot 50x312x78.06 In All High St 3 Sty Fra-alum Sdg Hse 1220- 1222 Partial Claim.....\$47,582.02  
14. Muehlbauer Josephine & Est Of Andrew R Muehlbauer, Monica L Ordean - 1240020004c00195 00. 1261 High St, W R Robinson Jr Plan Nly 1/2 45 Lot 25x60 High St 3 Sty Fra & Shg Hse 1261 Partial Claim.....\$8,161.36  
15. Mustakas Arthur G - 1240047p00359 00. 106 Solar St, Wm Martin Plan 64-65 Lot 44x100 In All Solar St 2 1/2 Sty Fra-alum Sdg Sdg Hse 106 Partial Claim.....\$8,752.08

**Twenty-fifth Ward**

16. Est Of Gladys M Cherry - 1250023c00002 00. 11 Belleau St, 11 Lot 20x100 Belleau St 2 Sty Fra Hse 11 Partial Claim.....\$40,456.42  
17. Foley Francis M & Estof Patricia Ann Buck - 1250023c00066 00. Catoma St, Pt 46 Lot 23x30 Catoma St 2 Sty Fra Hse 1617 Rr Meadville St Partial Claim.....\$3,222.10  
18. Mamaux Vivian Y - 1250023c00159 00. 1708 Meadville St, 190 Lot 20x100 Meadville St 2 Sty Fra Hse 1708 Fra & Shg Gar Partial Claim.....\$6,043.55

19. Peach Blossom & Properties LLC - 1250023c00195 00. 1611 Myler St, Col James Anderson Plan Lot 10 = 23x115x23x115 Partial Claim.....\$1,953.09  
20. Gls Development Inc - 1250023d00050 00. 2 Edenvale St, James Andrews Plan Pts 56-57 Lot 48x30 In All E Denvale St 2 Sty Fra-alum Hse #2 Partial Claim.....\$44,068.39  
21. Solid Ground Properties & LLC, Kevin R Thompson CEO - 1250023d00072 00. 20 Edenvale St, Irreg Lot 19.93x165x65 Edenvale St Cor Fineview Ave 2 1/2 Sty Fra Stucco Hse 432 1 Sty Garage Partial Claim.....\$45,110.60  
22. Johnson Roy J & Johnson Stacey L - 1250023d00079 00. 63 Edenvale St, Edenvale Plan Pt 36 Lot 23xavg68.75x23.86 Rr 2 1/2 Sty Fra-shgl Hse #63 Frank Andrews Plan Pt 36 Irreg Lot 46x71.42 Edenvale St Partial Claim.....\$48,051.94  
23. Gonzales Raymond A & Est Of Catherine M - 1250023d00096 00. 1723 Warren St, James Andrew Plan 72 Lot 23x120 Warren St 2 Sty Fra Shg & Alum Sdg Hse 1723 Partial Claim.....\$23,123.15  
24. Gonzales Raymond A & Est Of Catherine M Gonza - 1250023d00097 00. Warren St, Jas Andrews Plan 17 Lot 23x120 Warren St Partial Claim.....\$2,223.90  
25. Yannotti Theodore - 1250023d00107 00. Edenvale St, James Andrews Plan Pt 63 Lot 23x70 Warren St James Andrews Plan Pt 64 Lot 23x60 Edenvale St Partial Claim.....\$936.60  
26. Filsinger Ronald J Jr & Filsinger Pam - 1250023d00108 00. 6 Edenvale St, Pts 61-62 Lot 13.89x120 Partial Claim.....\$15,308.20  
27. Cit Group Consumer & Finance Inc - 1250023d00110 00. 4 Edenvale St, Lot 17.43x120.03 Warren St 2 Sty Fra Hse 4 Edenvale Partial Claim.....\$26,409.55  
28. Lawrence Johanna & Est Of Karen Dorsch - 1250023d00114 00. 6 Carrie St, Robert Henderson Pln Pts 17-18-19 Lot 25x74.78 In All Carrie St 2 1/2 Sty Fra Hse #6 Partial Claim.....\$17,730.48  
29. Est Of Karen Diane Dorsch - 1250023d00115 00. 8 Carrie St, R Henderson Plan Pts 17-18-19 Lot 25x74.78 In All Carrie Cor Sam St 2 1/2 Sty Fra Hse 8 1 Sty Steel Gar Partial Claim.....\$5,491.28  
30. Kremer Dorothy M - 1250023d00185 00. 5 Carrie St, Henderson Est Plan Pt 3 Lot 16.77x84 Carrie St 2 1/2 Sty Fra Hse 5 Partial Claim.....\$31,428.53  
31. Moran Joseph C - 1250023d00187 00. Carrie St, Henderson Est Plan 2 Lot 25xavg115.94 Carrie St 1 Sty Alum Shed Partial Claim.....\$2,188.48  
32. Moran Joseph C - 1250023d00188 00. 1 Carrie St, Lot 25x115 Carrie St 2 1/2 Sty Fra-shg Ven Hse 1 Partial Claim.....\$11,273.54  
33. Quinn James M III & Quinn Emma E - 1250023d00195 00. Ural St, McKee Pl Plan 3 Lot 30x74.50 Ural St McKee Place Plan 4 Lot 30x74.50 Ural St Partial Claim.....\$8,621.27  
34. Quinn James M III & Quinn Emma E - 1250023d00202 00. Ural St, McKee Pl Plan 5 Lot 30x85.5 Ural McKee Pl Plan 6 Lot 30x85.5 Ural Partial Claim.....\$9,321.19

35. Kim Patrick Dong Jo - 1250023d00204 00. 1728 Warren St, Lot 43x100 Warren St 2 Sty Fra Hse 1728 I C Gar Partial Claim.....\$3,776.38  
36. Gross Lawrence J Jr - 1250023d00212 00. Pilsen St, Lot 75.16xavg114.08 End Of Pilsen St Partial Claim.....\$11,064.51  
37. Gross Lawrence J Jr - 1250023d00219 00. 9 Pilsen St, Lot 30x105 Pilsen St 2 Sty Fra-alum Sdg Hse 9 John D Houston Pla 9 Lot 30x80 Pilsen St Cor Riga Way 1 Sty C B Gar Partial Claim.....\$65,471.99  
38. Est of Tripp Bertha Matthews - 1250046s00348 00. 74 Edenvale St, Lot 20x120.98 Warren St 2 Sty Fra Hse #74 Partial Claim.....\$6,055.57  
39. Hess Grace M - 1250046s00359 00. 1901-1905 Warren St, Lot = 54.00x120.89x55.00 x132.00 Partial Claim.....\$50,016.20  
40. Ogden Robert E & Est Of Sally A Ogden - 1250046s00371 00. Warren St, Lot 93xavg154x50 Rr Warren St Partial Claim.....\$18,051.90  
41. Mcshane Ruth - 1250046s00389 00. Edenvale St, R Henderson Plan Hrs Lot 54xavg97x55 Rr Edenvale St Partial Claim.....\$15,406.68

**Twenty-sixth Ward**

42. Grzandziel Gary M - 1260047c00236 00. 47 Schubert St, A Kohler Plan 35 Lot 25xavg149.9 Schubert St 2 Sty Vinyl Sdg Hse #47 Lot 25x146.2 Schubert St (.083 A) Partial Claim.....\$19,778.48  
43. Helt Daniel & Helt Denise - 1260047c00244 00. 39 Schubert St, Anna Kohler Plan 30 Lot 25xavg188.03 Schubert St Mutzig Plan 31 Lot 25xavg180.05 Mutzig Private Rd 1 1/2 Sty Ins Brk Hse Partial Claim.....\$20,690.68  
44. 98 Watson Boulevard & Land Trust - 1260077b00212 00. 98 Watson Blvd, Watson Pl Plan Pt 407 Lot 24.77xavg120.38x33.20 Rr Watson Blvd 2 Sty Brk & Shg Hse & Int Gar 98 Partial Claim.....\$25,842.05  
45. Tarantino Mark Edward - 1260116j00284 00. 216 Venture St, Stewart Plan 16 Lot 25x120 Venture To Cherryhill 2 Sty Brk V Hse-int Gar #216 Partial Claim.....\$23,219.61

**Twenty-eighth Ward**

46. Mudryk Michael, Mudryk Denise - 1280020p00106 00. 928 Zahniser St, Val Lorenzi Plan 8 Lot 40xavg109.36x40 Zahniser St 1 Sty Brk V Bung-int Gar #928 Partial Claim.....\$14,841.60

**Twenty-ninth Ward**

47. Peterson James R & Peterson Patricia D Patricia D Peterson - 1290060h00154 00. 237 E Meyers St, South View Place Plan Lot 193 = 50x125x50x125 2 1/2 Sty Fra Hse 237 1 Sty Iron Gar Partial Claim.....\$35,152.45

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Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at **ACBA.org/LivingWill**.

**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:

Anderson, Owen T., deceased, of Allison Park, PA. No. 05830 of 2023. Margaret Temple, Extr., 1825 Guyton Road, Allison Park, PA 15101.  
23-01600w Aug 23, 30; Sep 6, 2023

Bohr, William P., deceased, of Ross Township, PA. No. 05589 of 2023. Rachel C. Wisniewski, Extr., 233 Center Avenue, Pittsburgh, PA 15202 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.  
23-03237 Aug 23, 30; Sep 6, 2023

Carmona, Pamela J., deceased, of McKees Rocks, PA. No. 07764 of 2022. Vito Carmona, Admr., 26811 Arcadia Drive, #2, Fort Riley, KS 66442 or to Sheila M. Ford, Esq., 6419 Stanton Ave., Pittsburgh, PA 15206.  
23-01603w Aug 23, 30; Sep 6, 2023

Casciato, Raymond G., deceased, of Whitehall, PA. No. 05138 of 2023. Andrea Hulsman, Extr., 5366 Tomfran Drive, Pittsburgh, PA 15236 or to R. Damien Schorr, Esq., 1015 Irwin Dr., Pittsburgh, PA 15236.  
23-03223 Aug 23, 30; Sep 6, 2023

Christopher, Thomas H., deceased, of Brentwood, PA. No. 04074 of 2023. Neil Robert Christopher, Extr., c/o Samantha J. Gagliardo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.  
23-03239 Aug 23, 30; Sep 6, 2023

Cramer, Meryl L., deceased, of Cuddy, PA. No. 05445 of 2023. Kristine E. Cramer, Co-Extr., 10 S. Fayette Street, Cuddy, PA 15031 and Kimberly A. Lowder, Co-Extr., 103 Boxwood Drive, Bridgeville, PA 15017 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.  
23-03238 Aug 23, 30; Sep 6, 2023

Dippolito, Patricia Ann, deceased, of McKeesport, PA. No. 01154 of 2022. Carol Lundy, Admr., 104 Georgetown Place, McKeesport, PA 15135 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.  
23-03233 Aug 23, 30; Sep 6, 2023

Elkowitz, Joseph E., deceased, of Clairton, PA. No. 05505 of 2022. Michael J. Mursch, Admr., 815 Meadow Drive, West Mifflin, PA 15122 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.  
23-03231 Aug 23, 30; Sep 6, 2023

Harrell, Diane Lee a/k/a Diane Hackett Harrell, deceased, of Oakmont, PA. No. 05652 of 2023. Barry D. Hackett, Admr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.  
23-03243 Aug 23, 30; Sep 6, 2023

Hawthorne, Dwight L. a/k/a Dwight Hawthorne a/k/a Dwight Lee Hawthorne, deceased, of Monroeville, PA. No. 05043 of

2023. Kimberly A. Lo Tito, Extr., 401 College Park Drive, Monroeville, PA 15146 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.  
23-03241 Aug 23, 30; Sep 6, 2023

Kendall, Elizabeth J. a/k/a Elizabeth Jane Kendall, deceased, of Pittsburgh, PA. No. 05490 of 2023. William N. Kendall, Extr., c/o George W. Jacoby, Esq., 564 Forbes Ave., Suite 1008, Pittsburgh, PA 15219-2903.  
23-03240 Aug 23, 30; Sep 6, 2023

Kennedy, Helen, deceased, of Sewickley Borough, PA. No. 04876 of 2023. Robert D. Kennedy, Admr., 200 Parkview Drive, Pittsburgh, PA 15236 or to Kevin F. Israel, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222.  
23-03230 Aug 23, 30; Sep 6, 2023

Leahy, Jill H. a/k/a Jill Helen Leahy, deceased, of Pittsburgh, PA. No. 05571 of 2023. Dale P. Frayer, Extr. and Atty., Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.  
23-03229 Aug 23, 30; Sep 6, 2023

LeDonne, Arlene a/k/a Arlene C. LeDonne a/k/a Arlene Carol LeDonne, deceased, of Pittsburgh, PA. No. 05477 of 2023. Louis LeDonne, Extr., 3983 Sunflower Court, Murrysville, PA 15668 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.  
23-03234 Aug 23, 30; Sep 6, 2023

Longo, Jennie A., deceased, of Pittsburgh, PA. No. 05835 of 2023. Gloria Mele, Admr., 308 Churchill Drive, Greensburg, PA 15601 or to Gusti Sunseri, Esq., 1290 Freeport Road, Pittsburgh, PA 15238.  
23-01599w Aug 23, 30; Sep 6, 2023

Melko, Paul a/k/a Paul P. Melko, deceased, of Upper St. Clair, PA. No. 05416 of 2023. George M. Melko, Jr., Extr., 1160 Bower Hill Road, 904A, Pittsburgh, PA 15243 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.  
23-03236 Aug 23, 30; Sep 6, 2023

Nash, Frances A. a/k/a Frances A. Layman a/k/a Frances Aileen Nash, deceased, of Jefferson Hills, PA. No. 05453 of 2023. Clarence E. Nash, III, Admr., 117 Sharp Street, Jefferson Hills, PA 15025 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.  
23-03227 Aug 23, 30; Sep 6, 2023

Schnur, Ruth Elizabeth, deceased, of Elizabeth, PA. No. 4909 of 2023. Diane C. Michaels, Admr., 405 Mill Hill Rd., Elizabeth, PA 15037 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.  
23-03232 Aug 23, 30; Sep 6, 2023

Scofield, Ginerva Maria a/k/a Ginerva M. Biscaglia, deceased, of Monroeville, PA. No. 03758 of 2023. Anita Jo Angelo, Extr., 233 Shady Ridge Drive, Monroeville, PA 15146.  
23-03228 Aug 23, 30; Sep 6, 2023

Shilko, Eleanor J. a/k/a Eleanor Joan Shilko, deceased, of San Antonio, TX. No. 05713 of 2023. Kenneth J. Curler, Extr., 53323 Trenton Lane, Bristol, IN 45607 or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Twp., PA 15108.  
23-01601w Aug 23, 30; Sep 6, 2023

Sloane, Daniel A. a/k/a Daniel Adam Sloane, deceased, of North Versailles, PA. No. 05588 of 2023. Garrett Helfrich, Extr., c/o Steven L. Sablowsky, Esq., Goldblum

Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
23-03242 Aug 23, 30; Sep 6, 2023

Smith, Dolores W., deceased, of Pittsburgh, PA. No. 04651 of 2023. Donna J. Moore, Extr., 694 Princeton Boulevard, Pittsburgh, PA 15221 or to Sheila M. Ford, Esq., 6419 Stanton Ave., Pittsburgh, PA 15206.  
23-01602w Aug 23, 30; Sep 6, 2023

Testoni, Louise K., deceased, of Pittsburgh, PA. No. 05539 of 2023. Alfred N. Testoni, Co-Extr. and Nicholas A. Testoni, Co-Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
23-03235 Aug 23, 30; Sep 6, 2023

Beltz, Ilamae, deceased, of Bethel Park, PA. No. 05415 of 2023. Lawrence Pollins, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.  
23-03158 Aug 16, 23, 30, 2023

Blauser, C. Steven a/k/a Charles Stephen Blauser a/k/a Charles Steven Blauser a/k/a C. Stephen Blauser a/k/a Steve Blauser, deceased, of Gibsonia, PA. No. 05519 of 2023. James D. Yates, Sr., Extr., 31 Buckskin Lane, Rolling Hills Estates, CA 90274 or to David A. Crissman, Esq., Montgomery

Crissman, 518 N. Main Street, Butler, PA 16001.  
23-01538w Aug 16, 23, 30, 2023

Bycura, Patricia A., deceased, of Pittsburgh, PA. No. 05515 of 2023. Jean Staszewski, Extr., 901 Bungalow Avenue, Winter Park, FL 32789 or to Grey Douglas Pratt, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.  
23-01535w Aug 16, 23, 30, 2023

DiStazio, Carmella Jean a/k/a Carmella DiStazio, deceased, of Pittsburgh, PA. No. 02268 of 2023. Michelle Cefalo, Extr., c/o Kara E. Powell, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Township, PA 15108.  
23-01546w Aug 16, 23, 30, 2023

Eshenbaugh, Louis W., deceased, of Pittsburgh, PA. No. 05649 of 2023. Pamela A. Eshenbaugh, Extr., 104 Mulkerrin Drive, Pittsburgh, PA 15214 or to Sean J. Carmody, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.  
23-01539w Aug 16, 23, 30, 2023

Fink, Edward M., deceased, of Tarentum, PA. No. 05411 of 2023. Kay Fink, Extr., 538 E. Second Ave., Tarentum, PA 15084 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.  
23-03168 Aug 16, 23, 30, 2023



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Fröhlich, Carol Jean, deceased, of Pittsburgh, PA. No. 5628 of 2023. MaryAnn Morrone, Extr., 4929 Linda Drive, Pittsburgh, PA 15236 or to Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219.  
23-01537w Aug 16, 23, 30, 2023

Grotstein, Lawrence M. a/k/a Lawrence Morton Grotstein, deceased, of Pittsburgh, PA. No. 03905 of 2023. Ricki Sedaka Harbaugh, Extr., 605 Victoria Lane, Wexford, PA 15090 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.  
23-03153 Aug 16, 23, 30, 2023

Jeanne C. Duss, deceased, of Shaler Township, PA. No. 05198 of 2023. Darlene Bottegall, Extr., c/o Timothy J. Rogers, Esq., 1494 Maple Ave., Glenshaw, PA 15116.  
23-03166 Aug 16, 23, 30, 2023

Ludwick, Scott Alan, deceased, of Bridgeville, PA. No. 04927 of 2023. Craig J. Ludwick, Extr., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.  
23-01544w Aug 16, 23, 30, 2023

Luttig, Steven C., deceased, of Mt. Washington, PA. No. 04848 of 2023. David M. Luttig, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.  
23-03157 Aug 16, 23, 30, 2023

Maier, JoAnn, deceased, of Pittsburgh, PA. No. 03866 of 2023. Gerald W. Maier, Sr., Extr., 294 Coraopolis Road, Coraopolis, PA 15108 or to Tracey L. Maier, Esq., Williams Coulson, 420 Ft. Duquesne Blvd., 16th Floor, Pittsburgh, PA 15222.  
23-01545w Aug 16, 23, 30, 2023

Marasco, Joseph A., deceased, of McKeesport, PA. No. 05461 of 2023. Ryan L. Dansak, Admr. and Atty., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.  
23-03161 Aug 16, 23, 30, 2023

Merecky, William J. a/k/a William John Merecky, deceased, of Baldwin Borough, PA. No. 04850 of 2023. Kenneth J. Meehan, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.  
23-03156 Aug 16, 23, 30, 2023

Micklow, Michael P., deceased, of Russellton, PA. No. 05584 of 2023. Wendy L. Muntz, Admr., 2789 Florence Drive, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
23-01542w Aug 16, 23, 30, 2023

Mierzejek, Barbara J., deceased, of West Deer, PA. No. 05449 of 2023. Jan Marie Roth, Extr., 1075 1st Ave., Brackenridge, PA 15014 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freepoint Rd., Natrona Heights, PA 15065.  
23-03169 Aug 16, 23, 30, 2023

Miller, Stephen A., deceased, of Whitaker, PA. No. 07085 of 2022. Joseph Miller, Extr., 720 Edgewater Drive, West Mifflin, PA 15122 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.  
23-03159 Aug 16, 23, 30, 2023

Mohn, Alice Louise a/k/a A. Louise Mohn, deceased, of Oakmont Borough, PA. No. 04769 of 2023. PNC Bank, N.A., Extr., Attention: Sharon L. Whitney, 300 Fifth Avenue, 31st Floor, Pittsburgh, PA 15222 or to Kevin F. Israel, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222.  
23-03160 Aug 16, 23, 30, 2023

Neely, Jr., Earl F. a/k/a Earl F. Neely, deceased, of Shaler Township, PA. No. 05374 of 2023. Kenneth W. Neely, Extr., c/o David C. Moran, Esq., Moran & Moran, P.C., 2500 Brooktree Rd., Ste. 203, Wexford, PA 15090.  
23-03162 Aug 16, 23, 30, 2023

Petrick, Margaret J., deceased, of West Mifflin, PA. No. 05622 of 2023. Paula Francis, Extr., 3321 Cypress Street, West Mifflin, PA 15122 or to Grey Douglas Pratt, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.  
23-01534w Aug 16, 23, 30, 2023

Rogers, Thomas A., deceased, of Pittsburgh, PA. No. 05425 of 2023. Christie Moulder, Extr., 101 Robinson Woods, Charlottesville, VA 22903 or to George M. Janocsko, Esq., 1201 Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219.  
23-03170 Aug 16, 23, 30, 2023

Snitzer, Rae G., deceased, of Pittsburgh, PA. No. 03246 of 2023. Jan Seavitch, Extr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.  
23-01543w Aug 16, 23, 30, 2023

Stefanyak, Joan A., deceased, of Baldwin, PA. No. 05090 of 2023. Jacqueline Hunter, Extr., c/o John Paul Spina, Esq., Spina Law Associates, PC, 1002 Fifth Ave., 2nd Fl., Pittsburgh, PA 15219.  
23-03155 Aug 16, 23, 30, 2023

Szabo, Miklos, deceased, of McKeesport, PA. No. 04447 of 2023. Beatrice Schubert, Co-Extr., 160 Van Meter Road, Rostraver Township, PA 15012 and Kathleen Majors, Co-Extr., 110 Darren Ct., White Oak, PA 15131 or to John Eric Bumbaugh, Jr., Esq., Bumbaugh & Nicola, Old Trail Professional Bldg., 10526 Old Trail Rd., Ste. 1, North Huntingdon, PA 15642.  
23-03167 Aug 16, 23, 30, 2023

Ward, Kathleen J., deceased, of Sewickley, PA. No. 05650 of 2023. Margaret Robbivaro, Extr., 418 Duff Road, Sewickley, PA 15143 or to Sean J. Carmody, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.  
23-01541w Aug 16, 23, 30, 2023

Weisberger, Ruth Faye, deceased, of Mount Lebanon, PA. No. 05045 of 2023. Kimberly Fleming, Extr., c/o Samuel J. Goncz, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152.  
23-03154 Aug 16, 23, 30, 2023

Woody, Mary T. a/k/a Mary Woody, deceased, of North Versailles, PA. No. 04421 of 2023. Ronald J. Woody, Co-Extr. and David A. Woody, Co-Extr., c/o George Allen Butler, Esq., Mahady & Mahady, 223 South Maple Ave., Greensburg, PA 15601.  
23-03165 Aug 16, 23, 30, 2023

Yuna, Genevieve S. a/k/a Genevieve Yuna, deceased, of North Versailles, PA. No. 05552 of 2023. Maryann B. Zoscak, Extr., 1536 Kansas Ave., White Oak, PA 15131.  
23-03149 Aug 16, 23, 30, 2023

Bartha, Patsy J. a/k/a Patsy J. Hofacker, deceased, of Carnegie, PA. No. 02347 of 2023. Janie Kay Hofacker, Extr., 1899 Greentree Road, Pittsburgh, PA 15220.  
23-03065 Aug 9, 16, 23, 2023

Black, Mary L., deceased, of Pittsburgh, PA. No. 00384 of 2019. Monique Love, Admr., c/o Irene McLaughlin Clark, Esq., 8908 Upland Terrace, Pittsburgh, PA 15235.  
23-01492w Aug 9, 16, 23, 2023

Blizman, Thomas E., deceased, of Natrona Heights, PA. No. 05380 of 2023. Jay Blizman, Admr., 165 Crandon Circle, Beaver, PA 15009 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.  
23-03031 Aug 9, 16, 23, 2023

Danko, Carolyn M. a/k/a Carolyn Mae Danko, deceased, of West Deer Township, PA. No. 05460 of 2023. Carol L. Christman, Extr., 618 James Street, Turtle Creek, PA 15145 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.  
23-01493w Aug 9, 16, 23, 2023

DaVane, Roy a/k/a Roy S. DaVane, deceased, of North Versailles, PA. No. 04631 of 2023. Dana M. Serrapere, Extr., 537 St. George Drive, North Versailles, PA 15137 or to Rodger J. Blissman, Esq., 900 Lincoln Hwy., Box 180, East McKeesport, PA 15035.  
23-03064 Aug 9, 16, 23, 2023

Fisher, Edith Hall, deceased, of Pittsburgh, PA. No. 05091 of 2023. Chester G. Fisher, III, Co-Extr., PO Box 655, Ligonier, PA 15658-0655, James A. Fisher, III, Co-Extr., 119 Williams Street, Unit 16, Ketchum, ID 83340 and Kenneth D. Perkins, Co-Extr. and Atty., 301 Grant Street, Suite 270, Pittsburgh, PA 15219.  
23-01485w Aug 9, 16, 23, 2023

Frame, Coralie M. a/k/a Coralie Morgan Frame, deceased, of Pittsburgh, PA. No. 01425 of 2023. Michael McNelis, Admr., c/o L. Dawn Haber, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317.  
23-03067 Aug 9, 16, 23, 2023

Griger, Robert Allen, deceased, of Pittsburgh, PA. No. 05349 of 2023. Judith Ann Griger, Admr., 345 Toura Drive, Pittsburgh, PA 15236 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.  
23-01487w Aug 9, 16, 23, 2023

Kraeuter, Patricia Ann, deceased, of West Mifflin, PA. No. 05466 of 2023. Jodi Klebick, Extr., 1423 N. St. Clair Street, Pittsburgh, PA 15206 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.  
23-01489w Aug 9, 16, 23, 2023

Mikolaj, David William, deceased, of West Elizabeth, PA. No. 05348 of 2023. Christopher D. Mikolaj, Admr., 3034 Walton Road, Finleyville, PA 15332 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.  
23-01488w Aug 9, 16, 23, 2023

Nill, Carol a/k/a Carol Kemp Nill, deceased, of White Oak, PA. No. 05080 of 2023. Edward Kemp, Extr., 12470 Leonard Lane, Irwin, PA 15642 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131.  
23-03066 Aug 9, 16, 23, 2023

Rueter, Carl, deceased, of Glenshaw, PA. No. 05334 of 2023. Barbara Rueter, Extr., 304 N. Rose Drive, Glenshaw, PA 15116 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.  
23-01486w Aug 9, 16, 23, 2023

Sarner, Audrey a/k/a Audrey M. Sarner a/k/a Audrey Patricia Miran a/k/a Audrey Patricia Sarner, deceased, of Upper St Clair, PA. No. 05455 of 2023. Randy Sarner, Extr., 616 Aljo Drive, Pittsburgh, PA 15241.  
23-01483w Aug 9, 16, 23, 2023

Tudose, Sevastita, deceased, of Crescent, PA. No. 04547 of 2023. Georgeta Tudose, Extr., 131 Banksville Place, Pittsburgh, PA 15220.  
23-01494w Aug 9, 16, 23, 2023

White, Betty, deceased, of Pittsburgh, PA. No. 04862 of 2023. Nicole White, Co-Admr., 123 Saint Croix Drive, Pittsburgh, PA 15235 and Carol Greer, Co-Admr., 709 Russellwood Avenue, Pittsburgh, PA 15136.  
23-01490w Aug 9, 16, 23, 2023

Wolcott, Kellie Frances, deceased, of Penn Hills Township, PA. No. 05473 of 2023. Sean Philip Wolcott, Admr., 22 Laurel Valley Ct., Verona, PA 15147.  
23-01484w Aug 9, 16, 23, 2023

**Action to Quiet Title**

In the Court of Common Pleas of Allegheny County, Pennsylvania

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

GD-2023-009472

City of Pittsburgh vs Lawrence Ward; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh

86. Lot 22 x 101 Morrison St. f/k/a Morrison Ave. Block & Lot 22-D-73. All roads public and private affecting the land and the rights of others therein. Easements or servitudes which are unrecorded or are apparent from an inspection of the premises and any variation in location or dimensions. Conflict with lines of adjoining property, encroachments, projections or other matters which might be disclosed by and accurate survey of the premises. Terms and conditions of any unrecorded lease or tight of the parties in possession of any portion of the land. Subject to oil and gas leases, rights of way, building restrictions, restrictive covenants, etc. as may be contained in proper instruments of record and/or recorded plan.

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

23-03256

GD-2023-009464

City of Pittsburgh vs Roderick Q. Blackburn; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh

Block & Lot 22-D-76. Lot 22 x 101 - Morrison Ave. Defects, Liens, Encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effected date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest or mortgage thereon covered by this commitment. Easements or servitudes with are unrecorded or are apparent from an inspection of the premises and any variation in location or dimensions conflict with lines of adjoining property, encroachments, projections or other matters which might be disclosed by an accurate survey of the premises. Terms and conditions of any unrecorded lease or tight of the parties in possession of any portion of the land. All coal and mining rights and all rights relating thereto. Subject to oil and gas leases, rights of way, building restrictions restrictive covenants, etc. as may be contained in prior instruments of recorded and/or recorded plan. All roads public and private affecting the land and the rights of others therein.

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

23-03257

GD-2023-009474

City of Pittsburgh vs TD Bank USA, N.A.; Valerie Hairston; Wilbert Carter; GLS Capital; Allegheny County Economic Development Dept RAAC Liens; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh

913 Morrison Avenue. William Robinson Executors Plan 84. Lot 22 x 101 Morrison

Avenue, 1 Story frame & aluminum siding house - 913. Block & Lot 22-D-75. All roads public and private affecting the land and the rights of others therein. Subject to all additional easements, encroachments, agreements, etc. of record.

Under and subject or reservations, restrictions, easements and rights of way recorded in prior instruments of record. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records at attaching subsequent to the effective date hereof but proper to the date the proposed insured acquires for value of the record the estate or interest or mortgage thereon covered by this commitment. Easements or servitudes which might be disclosed by an accurate survey of the premises. Terms and conditions of any unrecorded lease or rights of the parties in possession of any portion of the land. Possible additional assessments for taxes for new construction or for any major improvement pursuant to provisions of acts of assembly relating thereto, which are not yet due or payable. Any reservations, restrictions, limitations, conditions or agreements set forth in the instrument by which title is bested in the insured owner. All coal and mining rights and all rights relating thereto. Subject to oil and gas leases, rights of way, building restrictions, restrictive covenants, etc. As may be contained in prior instruments of record and/or recorded plan.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-03258

GD-2023-009462

City of Pittsburgh vs The Estate of Victor Najanick; Commonwealth of Pennsylvania Inheritance Tax Division; Department of Revenue; PA Attorney General; Michael J. Henny, Esquire; William W. Najanick, Beneficiary; Caulis Negris; their heirs, successors, assigns and respondents.

27th Ward, Pittsburgh  
Block & Lot 45-E-322. 1234 Woodland Ave. Fleming Plan Pt 16 Lot 16.58 x 103.53 Woodland Ave. Rights and privileges as set forth in Deed Book Volume 5659, Page 109. Subject to all matters shown on the plan as recorded in the department of real estate office of Allegheny county, Pennsylvania in Plan Book Volume 8, Page 285. Accuracy of area content not insured. Any variation in location of lines or dimensions of other matters. Coal and Mining rights and all rights related thereto. Notice: This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restart or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (see 52 P.A. 1551) Oil, Gas or other mineral interests and all rights incident thereto now previously conveyed, transferred, leased, excepted or reserved. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein. All roads public and private affecting the land and the rights of others therein.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-03259

GD-2023-008485

City of Pittsburgh vs Carl Scherrah; Linda Ryan Scherrah; their heirs, successors, assigns and respondents.

14th Ward, Pittsburgh  
714 Naylor St. Louis Berkowitz Plan 46 Lot 24 x 80 Naylor Ave. Block & Lot 54-F-146.

Subject To All Matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 4, Page 219. Excepting and reserving that portion of the premises lying in and along the roadbed(s); Subject to public and private rights thereon.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-03260

GD-2023-009475

City of Pittsburgh vs Raymond Kelly; Virginia Kelly; Allegheny County - Criminal Division; their heirs, successors, assigns and respondents.

1st Ward, Pittsburgh  
Tustin St. f/k/a 2003 Tustin St. Lot 12.12 x 42.873 Tustin St. Block and Lot 11-K-140-6. Convents, Conditions, Restrictions and easements which may encumber title. Subject to all matters shown on the plan as recorded in the recorder's office of Allegheny County, Pennsylvania in Plan Book Vol. 8 Page 265. Certificate evidencing zoning classification and compliance must be obtained in accordance with Act of July 27, 1955, P./: 288 as amended and Ordinance No. 24 of 1982 of the City of Pittsburgh, which certificate must be produced at the closing by or on behalf of the seller for delivery to the buyer. Ordinance No. 922.03F of the Pittsburgh Zoning Code required that the purchaser in a sale of real estate or the borrower in refinance apply for a certificate of zoning classification and legality of use. Possible liability for cost overrun in remediation under City of Pittsburgh ordinance 2006-3. Right of access by PWSA on premises in question.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-03261

GD-2023-009477

City of Pittsburgh vs Wanda Antoinette Yost; Caulis Negris, LLC; Finance America Consumer Discount Company; Allegheny County Economic Development - RACC Liens; GLS Capital Inc.; National Tax Funding L.P.; their heirs, successors, assigns and respondents.

21st Ward, Pittsburgh  
1204 Warlo Street. Lot 24 x 68 Warlo Street. Block and Lot 22-L-276.

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-03262

GD-2023-009561

City of Pittsburgh vs Alexandra Mercurio; Ford Consumer Discount Company; Associates Home Equity Consumer Discount Company, Inc.; New Jersey Mortgage and Investments Corp.; Citi Financial Mortgage Company; their heirs, successors, assigns and respondents.

20th Ward, Pittsburgh  
174 Wabash Ave. (n/k/a) McKnight St. Denny Estate Plan PTS-8-9 Lot 16.8 x 100 Wabash Ave. Block & Lot 19-S-128. All roads public and private affecting the land and the rights of others therein. Easements, or claims of easements, not shown by the public records. Accuracy of area content not insured. Easement of party walls. Easement between Alexandra Mercurio and City of Pittsburgh dated 4/25/2000 and recorded in Deed Book Volume 10755 Page 236. Restrictions and conditions as in proposal to purchase and lease agreement with William Corbett executed 12/21/2022 (unrecorded).

Subject To All additional easements, encroachments, agreements, etc. of record.  
23-03263

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

John Miller  
Assistant City Solicitor  
City of Pittsburgh  
Aug 23, 2023

#### Certificate of Organization Limited Liability Company

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Brightening Minds.

23-01604w Aug 23, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-008405. In re: Petition of Joshua Nirella and Laura Nirella, parent(s) and Legal guardian(s) of Elin Joseph Nirella for change of name to Elin Joseph Nirella. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, September 18, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

23-03253 Aug 23, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-006730. In re: Petition of Kaysie Lynn Yaider and Chelsea Lynn Thomson, for change of names to Kaysie Yaider Lynn and Chelsea Thomson Lynn. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, August 28, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said names should not be changed as prayed for.

23-03275 Aug 23, 2023

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-001276. Notice is hereby given to all unknown heirs of Nick Stathopoulos, deceased and Anna Stathopoulos, deceased and all other parties of interest, that a judgment has been entered in the amount of \$11,955.48 for the property located at 621 Overhill Drive, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 459-A-126. This notice acts as service of the Praecepto to Enter Judgment for Want of an Answer pursuant to the May 4, 2023 Order of Court.

23-03246 Aug 23, 2023

#### Notice

Kristen M. Mirra v. Triple D's Estate, LLC, Darrell Johnson, Mica Dawkins, Greenwood Property Solutions, LLC (GD-23-005716)

Action for Fraud-Intentional Misrepresentation, Fraud-Intentional Non-Disclosure, Fraud-Negligent

Misrepresentation, Violation of the Real Estate Seller Disclosure Law, Violation of the Pennsylvania Unfair Trade Practices and Consumer Protection Law, Breach of Contract and Unjust Enrichment.

#### 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 for the 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  
Allegheny County Bar Association  
4th Floor Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
www.getapittsburghlawyer.com  
23-03247 Aug 23, 2023

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-009583. Notice is hereby given to All Unknown Heirs of Robert H. Baum, Jr. and Carol A. Baum, deceased, and all other parties of interest, that a judgment has been entered in the amount of \$32,864.30 for the property located at 3112 Orris Road, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 459-E-043. This notice acts as service of the Praecepto to Enter Judgment for Want of an Answer pursuant to the October 19, 2022 Order of Court.

23-03248 Aug 23, 2023

## CIVIL DIVISION

### Statutory Appeals

(Continued from Page 1, Column 2)

**Commonwealth of PA Department of Transportation** vs Woodson Maurice Darrell; SA-23-000385; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Demore Jennifer; SA-23-000386; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Shuey James, Shuey Norann, Randza Cara, Randza Jon, Austin Victoria, Koenig Jeremy, Koenig Abbey, Hutchinson Robert, Hutchinson Yvonne** vs West Deer Township, Board of Supervisors of the Township of West Deer; SA-23-000387; Land Use Appeal; Writ of Certiorari; Atty(s): Smith John M

**Commonwealth of PA Department of Transportation** vs Valentine Lydia A.; SA-23-000388; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Angiulli John Peter; SA-23-000389; Operator License Suspension; Appeal from OLS; Atty(s): Cohen Frederic M, Kuhar Jr. William A