

The Pittsburgh Legal Journal

TUESDAY
JANUARY 31, 2023

Vol. 149 - No. 20

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Pittsburgh Water & Sewer Authority vs I Work Solution LLC; GD-23-000678; Municipal Lien; Municipal Lien; 167.69; Atty(s): Moussa Monica Samir

Municipality of Bethel Park vs Delestienne Darla D; GD-23-000679; Municipal Lien; Municipal Lien; 936.58; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Doyle Meghan; GD-23-000681; Municipal Lien; Municipal Lien; 868.14; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Dupree Michael F, Dupree Rhonda M.; GD-23-000682; Municipal Lien; Municipal Lien; 1364.01; Atty(s): McCabe Michael G.

Bethel Park Borough vs Ehland Wayne T., Ehland Alexis; GD-23-000684; Municipal Lien; Municipal Lien; 652.33; Atty(s): McCabe Michael G.

Dziatkowicz William vs Keystone Business Systems; GD-23-000686; Contract - Other; Complaint; 75000.00; Atty(s): Diulus Gregory P

Sara Elizabeth Masonry LLC vs Ware Samuel, Ware Lucy; GD-23-000687; Mechanic's Lien; Claim; 35165.00; Atty(s): O'Donnell Sloane B.

Municipality of Bethel Park vs Evergreen Property Invest LLC; GD-23-000688; Municipal Lien; Municipal Lien; 521.99; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Fording Lee Ann, Fording Chris; GD-23-000689; Municipal Lien; Municipal Lien; 769.14; Atty(s): McCabe Michael G.

Bethel Park Borough vs Giovenazzo Jr. Michael J.; GD-23-000690; Municipal Lien; Municipal Lien; 1208.52; Atty(s): McCabe Michael G.

Penn Hills School District, Municipality of Penn Hills vs P & A International Business Consultants LLC; GD-23-000692; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 5425.39; Atty(s): Cerce Jennifer L.

Bethel Park Borough vs Gregg James. V., Klos Mark R; GD-23-000694; Municipal Lien; Municipal Lien; 807.03; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Gulassa Clarisse L.; GD-23-000696; Municipal Lien; Municipal Lien; 964.94; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Hammer Raymond J.H., Hammer Jennifer K.; GD-23-000698; Municipal Lien; Municipal Lien; 762.04; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Hatten Steven D., Tompkins Ellen; GD-23-000701; Municipal Lien; Municipal Lien; 551.87; Atty(s): McCabe Michael G.

CIVIL DIVISION

Arbitration Awards

Mullinary vs Frances; AR-22-003925; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$22,000.00. Dated 01/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39892

Pleasant vs Port Authority of Allegheny County; GD-21-010753; P-atty: Mark D. Troyan, Jacob Landau; D-atty: Roger W. Foley, Jr.; Award for Plaintiff in the amount of \$2,500.00. Dated 01/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39893

Portfolio Recovery Associates LLC vs Stevens; AR-22-000435; P-atty: Robert N. Polas, Jr.; D-atty: Travis A. Gordon; Award Ex Parte for Plaintiff in the amount of \$1,199.33, Defendant not appearing at 11:00 a.m. Dated 01/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39893

Bank of America N.A. vs Kanski Jr.; AR-22-001782; P-atty: Kellie T. Hannum; Award for Defendant against Plaintiff. Dated 01/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39892

McKeesport Urban Holdings 1 LLC vs Brown, et al; LT-22-001270; P-atty: Denise R. Turner; D-atty: Julia A. Zebley; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,294.00 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 01/26/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39896

I.R.E.C. LLC vs Perez; LT-22-001407; D-atty: Pro Se; Non Jury Verdict Dated 01/26/2022. A Verdict is entered in favor of plaintiff and against the defendant in the amount of \$7800 plus costs. Defendant not appearing. It is further ORDERED That possession is granted to the Plaintiff of the property located at 828 Vermont Ave., Glassport PA 15045. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is GRANTED. Any monies shall be released and applied to the verdict. Connelly, J. As Per Rule 236 Notice, copies sent to all parties on MM/DD/YYYY.

Riva Ridge Real Estate Services Inc. vs Garland; LT-22-001486; P-atty: Louis John Kroeck, IV; D-atty: Pro Se; Non Jury Verdict Dated 01/26/2022. A Verdict is entered in favor of plaintiff and

ORPHANS' COURT

Petitions & Motions

Judge Lawrence J. O'Toole
James L. Miller: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: T. Miller; 6817 of 2019.

Robert Carnevale: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: L. R. Vuono, G. Carnevale; 6814 of 2019.

Dwayne E. Moore: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: T. A. Charles, S. L. Moore; 6766 of 2019.

Lou Ann Nolder: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: A. Scheller; 6202 of 2019.

Stephanie Tolkacevic: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: K. F. Israel, S. J. Tolkacevic; 6200 of 2019.

Elizabeth W. Messenger: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: M. J. Hagan, M. Bond; 6176 of 2019.

Charles L. Powell: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: J. J. Elash; 6157 of 2019.

William Kalupanov: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with

BANKRUPTCY COURT

Eastern District

Shannon Everk; BUCKS-PA; 23-10075; Atty: Paul H. Young; Chapter: 7; Filed 01/11/2023; Judge Chan

Alan J. Kiel; MONTGOMERY-PA; 23-10076; Atty: Michael A. Latzes; Chapter: 7; Filed 01/11/2023; Judge Chan

Carol M. Seiders; BERKS-PA; 23-10077; Atty: Joseph T. Bambrick, Jr.; Chapter: 7; Filed 01/12/2023; Judge Mayer

Earl A. Brommer, Jr.; BUCKS-PA; 23-10078; Atty: Michael Seth Schwartz; Chapter: 7; Filed 01/12/2023; Judge Frank

Dennis McGovern; BUCKS-PA; 23-10079; Atty: Michael Seth Schwartz; Chapter: 13; Filed 01/12/2023; Judge Coleman

Dolores M. Dougherty; MONTGOMERY-PA; 23-10080; Atty: Michael Seth Schwartz; Chapter: 13; Filed 01/12/2023; Judge Chan

John M. Hynd; BUCKS-PA; 23-10081; Atty: Brad J. Sadek; Chapter: 13; Filed 01/12/2023; Judge Frank

Theresa M. Alicea; BUCKS-PA; 23-10082; Atty: Paul H. Young; Chapter: 13; Filed 01/12/2023; Judge Frank

James Paul Horn; LEHIGH-PA; 23-10083; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 01/12/2023; Judge Mayer

John Thomas Moore, Jr.; PHILADELPHIA-PA; 23-10084; Atty: Michael A. Cibik; Chapter: 13; Filed 01/12/2023; Judge Chan

Michael Anthony Sloan, Jr.; MONTGOMERY-PA; 23-10085; Atty: Georgette Miller; Chapter: 7; Filed 01/12/2023; Judge Chan

David Saravia; LEHIGH-PA; 23-10086; Atty: Charles Laputka; Chapter: 7; Filed 01/12/2023; Judge Mayer

Joanne M. Trujillo; BUCKS-PA; 23-10087; Atty: Carol B. McCullough; Chapter: 13; Filed 01/12/2023; Judge Frank

Vance Terrence Dorsey; MONTGOMERY-PA; 23-10088; Atty: Pro Se; Chapter: 7; Filed 01/13/2023; Judge Chan

Bruce Michael Rotfeld and Arlene Rhonda Rotfeld; MONTGOMERY-PA; 23-10089; Atty: David M. Offen; Chapter: 7; Filed 01/13/2023; Judge Frank

Alexander B. Anderson; CHESTER-PA; 23-10090; Atty: Joseph L. Quinn; Chapter: 13; Filed 01/13/2023; Judge Frank

Hung B. Nguyen; MONTGOMERY-PA; 23-10091; Atty: Paul H. Young; Chapter: 13; Filed 01/13/2023; Judge Coleman

Courtney Beth Mink; PHILADELPHIA-PA; 23-10092; Atty: Michael A. Cataldo; Chapter: 13; Filed 01/13/2023; Judge Chan

Deborah A. Kofroth; BERKS-PA; 23-10093; Atty: Joseph T. Bambrick, Jr.; Chapter: 7; Filed 01/13/2023; Judge Mayer

(Continued on Page 2, Column 1)

(Continued on Page 3, Column 1)

(Continued on Page 6, Column 4)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Bethel Park Borough vs Haunn Kevin P, Haunn Judith A; GD-23-000702; Municipal Lien; Municipal Lien; 1180.95; Atty(s): McCabe Michael G.

Bethel Park Borough vs Heath Brian E., Heath Teresa M.; GD-23-000703; Municipal Lien; Municipal Lien; 570.50; Atty(s): McCabe Michael G.

Bethel Park Borough vs Hellerman Beth A.; GD-23-000705; Municipal Lien; Municipal Lien; 547.32; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Edwards Charlotte Marie; GD-23-000706; Municipal Lien; Municipal Lien; 686.49; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Hickey James M., Hickey Justina L.; GD-23-000707; Municipal Lien; Municipal Lien; 818.93; Atty(s): McCabe Michael G.

Norris Shawn P. vs Walmart, Walmart Inc., Wal-Mart Real Estate Business Trust, Walmart Supercenter #3738, Divisions Inc., JNC Contracting Inc.; GD-23-000708; Other Tort; Praecepte for Writ of Summons; Atty(s): Schweers Timothy J

Bethel Park Borough vs Johnson Deborah S; GD-23-000709; Municipal Lien; Municipal Lien; 636.97; Atty(s): McCabe Michael G.

Shannon Charlotte A. vs Cumberledge Raymon Paul; GD-23-000710; Motor Vehicle Accident; Complaint; Atty(s): Jones Julie A.

Bethel Park Borough vs King Louis, King Orene R; GD-23-000711; Municipal Lien; Municipal Lien; 545.14; Atty(s): McCabe Michael G.

Bethel Park Borough vs Kogler Jr. John W.; GD-23-000712; Municipal Lien; Municipal Lien; 855.94; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Klepal Jr. William Robert, Klepal Nicole Ann; GD-23-000713; Municipal Lien; Municipal Lien; 742.80; Atty(s): McCabe Michael G.

Bethel Park Borough vs Kristobak Patrick, Kristobak Kristin; GD-23-000714; Municipal Lien; Municipal Lien; 720.40; Atty(s): McCabe Michael G.

Bethel Park Borough vs Lear Dennis E.; GD-23-000715; Municipal Lien; Municipal Lien; 631.55; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Locke Jr. John W, Locke Sherry J; GD-23-000716; Municipal Lien; Municipal Lien; 800.74; Atty(s): McCabe Michael G.

Bethel Park Borough vs Lovich Jan M.; GD-23-000717; Municipal Lien; Municipal Lien; 313.07; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Macko Edward, Macko Catherine L.; GD-23-000718; Municipal Lien; Municipal Lien; 925.98; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Madore Joshua A.; GD-23-000720; Municipal Lien; Municipal Lien; 576.87; Atty(s): McCabe Michael G.

Bethel Park Borough vs Makohus Kraig W, Makohus Lori A; GD-23-000721; Municipal Lien; Municipal Lien; 684.99; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Mcdaniel Jeffrey R., Mcdaniel Merrit L.; GD-23-000722; Municipal Lien; Municipal Lien; 996.85; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Mcmullen Amy; GD-23-000723; Municipal Lien; Municipal Lien; 738.15; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Metzler Joanna T., Metzler John J.; GD-23-000725; Municipal Lien; Municipal Lien; 784.02; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Mercurio Luigi, Mercurio Giovanna; GD-23-000727; Municipal Lien; Municipal Lien; 732.85; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Metzmaier Brian M., Metzmaier Autumn G.; GD-23-000728; Municipal Lien; Municipal Lien; 882.40; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Moore J. Thomas, Moore Marlene K.; GD-23-000729; Municipal Lien; Municipal Lien; 979.60; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Mueser Richard M., Mueser Lisa M.; GD-23-000730; Municipal Lien; Municipal Lien; 1008.60; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Mullner Jr. Robert E., Mullner Gloria M.; GD-23-000731; Municipal Lien; Municipal Lien; 1002.30; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Murtaugh Gregory W., Murtaugh Sara C.; GD-23-000732; Municipal Lien; Municipal Lien; 603.64; Atty(s): McCabe Michael G.

Potter Mary E. vs Smith Perry C., Auberle; GD-23-000733; Motor Vehicle Accident; Complaint; Atty(s): Murray Patrick W

Municipality of Bethel Park vs Newell Jennifer R.; GD-23-000734; Municipal Lien; Municipal Lien; 543.89; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Ohara Jarren R.; GD-23-000735; Municipal Lien; Municipal Lien; 751.60; Atty(s): McCabe Michael G.

Angle Fund Inc. vs McClendon Management LLC; GD-23-000736; Mortgage Foreclosure; Confidential Information Form; 39999.81; Atty(s): Williams Robert W.

Municipality of Bethel Park vs Opferman Tracy; GD-23-000737; Municipal Lien; Municipal Lien; 686.32; Atty(s): McCabe Michael G.

Municipality of Bethel Park vs Parry Edith A; GD-23-000738; Municipal Lien; Municipal Lien; 772.45; Atty(s): McCabe Michael G.

Pennsylvania Housing Finance Agency vs Condo Alaina; MG-23-000035; Mortgage Foreclosure; Complaint; Atty(s): Haller Leon P

Midfirst Bank vs Tuite Lisa M.; MG-23-000036; Mortgage Foreclosure; Complaint; 50282.66; Atty(s): Haller Leon P

CWS Investments Inc. vs Schwarz Jane E; MG-23-000037; Mortgage Foreclosure; Complaint; 17794.93; Atty(s): Nolan Jillian L

Towd Point Mortgage Trust 2017-6 vs Bednar Mary S., Dunn Frances M.; MG-23-000038; Mortgage Foreclosure; Confidential Information Form; 107015.45; Atty(s): Linn Geraldine M.

Capital One Bank (USA) N.A. vs Guyaux Jessica; GD-23-000634; MDJ Transcript; Notice of Judgment Mailed; 3907.82; Atty(s): Ratchford Michael

Capital One Bank (USA) N.A. vs Clibbens Jordan A.; GD-23-000638; MDJ Transcript; Notice of Judgment Mailed; 2683.27; Atty(s): Ratchford Michael

Capital One Bank (USA) N.A. vs Byrnes Meghan L.; GD-23-000639; MDJ Transcript; Notice of Judgment Mailed; 2675.66; Atty(s): Ratchford Michael

Lewis II Wade S., White Ruth Anne vs UPMC McKeesport, University of Pittsburgh Physicians; GD-23-000646; Medical/Hospital Liability; Complaint; Atty(s): Lupetin Brendan B.

Lowe Robert vs Pennsylvania CVS Pharmacy LLC, North East Winds Snow Management LLC, Leo's Landscaping LLC; GD-23-000654; Other Tort; Complaint; Atty(s): Lupetin Brendan B.

Bayliss Jr. William vs Peoples Natural Gas Company LLC; GD-23-000660; Other Tort; Complaint; Atty(s): Cooney Margaret M., Lupetin Brendan B.

McKees Rocks Borough vs S&S Investments LLC; GD-23-000662; Municipal Lien; Praecepte for Appearance; 9615.38; Atty(s): Gordon David R

LVNV Funding LLC vs Gervasoni Kane R.; GD-23-000664; MDJ Transcript; Notice of Judgment Mailed; 1675.01; Atty(s): Rutkowski Mychal Thomas

Neyman Randall, Hochstetler Rebecca vs Sunbelt Rentals Inc.; GD-23-000667; Other Tort; Complaint; Atty(s): Lupetin Brendan B.

Feeney Michael L., Feeney Nancy vs Cincinnati Indemnity Company; GD-23-000669; Motor Vehicle Accident; Complaint; Atty(s): Simon Ernest

Pielin Melissa, Lowe Jr. Barry vs Matta Esq. Gary J., Dalfonso Esq. Samuel J., Dodaro Cambest & Associates PC; GD-23-000672; Legal Liability; Complaint; Atty(s): Cooney Margaret M., Lupetin Brendan B.

McKees Rocks Borough vs Webb Jamal; GD-23-000677; Municipal Lien; Praecepte for Appearance; 17111.87; Atty(s): Gordon David R

McKees Rocks Borough vs Webb Jamal; GD-23-000680; Municipal Lien; Withdrawal/Entry of Appearance; 7669.11; Atty(s): Gordon David R

McKees Rocks Borough vs Bednar Michael, Bednar Elsie; GD-23-000683; Municipal Lien; Withdrawal/Entry of Appearance; 4004.47; Atty(s): Gordon David R

Duquesne Light Company vs Concrete Rose Realty; GD-23-000685; MDJ Transcript; Praecepte for Writ of Execution; 7631.90; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

McKees Rocks Borough vs Kosol Richard; GD-23-000691; Municipal Lien; Withdrawal/Entry of Appearance; 6585.94; Atty(s): Gordon David R

Sorce Olivia vs Cicero Pete; GD-23-000693; MDJ Transcript; Notice of Judgment Mailed; 1554.20; Atty(s): Pro Se

McKees Rocks Borough vs Jones Raeann J., Jones Constance; GD-23-000695; Municipal Lien; Withdrawal/Entry of Appearance; 6663.67; Atty(s): Gordon David R

Duquesne Light Company vs Mell Cayce; GD-23-000697; MDJ Transcript; Praecepte for Writ of Execution; 3493.10; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

McKees Rocks Borough vs Congdon Keith A.; GD-23-000699; Municipal Lien; Withdrawal/Entry of Appearance; 12185.53; Atty(s): Gordon David R

McKees Rocks Borough vs Esposito James M, Esposito Diane K; GD-23-000700; Municipal Lien; Withdrawal/Entry of Appearance; 14497.55; Atty(s): Gordon David R

McKees Rocks Borough vs Khan Moshen; GD-23-000704; Municipal Lien; Praecepte for Appearance; 18742.87; Atty(s): Gordon David R

Duquesne Light Company vs Martin Mark; GD-23-000719; MDJ Transcript; Praecepte for Writ of Execution; 3849.63; Atty(s): Wendolowski Jr. Raymond P.

Berkoben Cindy vs Dougherty M.D. Lela, BHS Fastecare PLLC, Butler Health System; GD-23-000724; Medical/Hospital Liability; Certificate of Merit; Atty(s): Rothery Andrew

Serra Alex H. vs Yenchick Melissa, Yenchick James; GD-23-000726; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Tully Michael J.

Diehl Automotive Group vs DiehlHyundai.com, Doe John; GD-23-000740; Other Tort; Praecepte for Writ of Summons; Atty(s): Blackwell Dennis M

Wei Ronnie R., Yin Jun; GD-23-000751; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se
MacDonald Matthew, MacDonald Amy vs Allstate Insurance Company; GD-23-000767; Contract - Buyer Plaintiff; Praecepte for Writ of Summons; Atty(s): Kobylinski David M, Kobylinski Peter T

Established 1853

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

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

©Allegheny County Bar Association 2023

To place a legal advertisement contact PLJads@acba.org / 412-261-6255.

For questions regarding the Pittsburgh Legal Journal website or Allegheny Lawyers Online contact dvelez@acba.org / 412-402-6687.

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

The Pittsburgh Legal Journal has been designated by the Court of Common Pleas of Allegheny County, the Supreme Court of Pennsylvania, the United States District Court for the Western District of Pennsylvania, the Commonwealth Court of Pennsylvania, the Superior Court of Pennsylvania and the Bankruptcy Court for the Western District of Pennsylvania as the official newspaper for the publication of all notices in Allegheny County.

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)

against the Defendant in the amount of \$6763.08 plus costs. Defendant not appearing. It is further ORDERED that possession is granted to the Plaintiff of the property located at 6900 Riverside Place, Building 35, Apt. D Pittsburgh, PA 15225. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is GRANTED. Any monies shall be released and applied to the verdict. Connelly, J. As Per Rule 236 Notice, copies sent to all parties on MM/DD/YYYY.

Centre Avenue Housing vs Little; LT-22-001576; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/26/2022. A Verdict is entered in favor of plaintiff and against the defendant in the amount of \$3701.67 plus costs. Defendant not appearing. It is further ORDERED that possession is granted to the Plaintiff of the property located at 301 Third Ave. #220, Pittsburgh, PA 15219. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is GRANTED. Any monies shall be released and applied to the verdict. Connelly, J. As Per Rule 236 Notice, copies sent to all parties on 01/27/2023.

Residences At Wood Street vs Gary; LT-22-001591; D-atty: Pro Se; Award for Plaintiff on claim for damages in the amount of \$2,982.00 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 01/26/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39895

Housing Investment Company vs Tagyen; LT-22-001616; 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 \$4,900.00 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 01/26/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39894

New Arbitration Suits

Peoples Natural Gas Company LLC vs Guerra Excavating Inc.; AR-23-000140; Other Tort; Complaint; 2003.06; Atty(s): Leyland Jacob

Portfolio Recovery Associates LLC vs Hogan Troy; AR-23-000141; Contract - Debt Collection; Exhibits; 4620.69; Atty(s): Polas Jr. Robert N.

Portfolio Recovery Associates LLC vs Kiss Jessica; AR-23-000142; Contract - Debt Collection; Exhibits; 586.12; Atty(s): Polas Jr. Robert N.

Stowe Township vs Wilkes Joel, Wilkes Carol; AR-23-000143; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Pro Se

McLellan Michael vs Home Serve; AR-23-000144; Contract - Other; Plaintiff's Appeal of MDJ; 2932.25; Atty(s): Pro Se

Cavalry SPV I LLC vs Wilson Ashleigh T.; AR-23-000165; Contract - Credit Card; Complaint; 4498.95; Atty(s): Apothaker David J

COURT NOTICES

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

FEBRUARY 2023

February 1 - McGough, J. in Courtroom 425 at 2:00 PM

February 2 - Sizemore, J. in Courtroom 320 at 9:30 AM

February 3 - Korbelt, J. in Courtroom 425 at 10:30 AM

February 6 - McCrady, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM

February 7 - Spurgeon, J. in Courtroom 425 at 10:00 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM

February 8 - Hens-Greco, J. in Courtroom 320 at 9:30 AM and Wagner, J. in Courtroom 425 at 2:00 PM

February 9 - Bush, J. TBD at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM

February 10 - Costa, J. in Courtroom 425 at 10:30 AM

February 13 - McGough, J. in Courtroom 425 at 2:00 PM

February 14 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

February 15 - Bubash, J. in Courtroom 425 at 2:00 PM

February 16 - Woodruff, J. in Courtroom 320 at 10:00 AM

February 17 - Wagner, J. in Courtroom 425 at 10:30 AM

February 20 - Court Holiday

February 21 - Henry-Taylor, J. in Courtroom 425 at 10:30 AM

February 22 - Cozza, J. in Courtroom 320 at 9:30 AM and Korbelt, J. in Courtroom 425 at 2:00 PM

February 23 - Costa, J. in Courtroom 425 at 2:00 PM

February 24 - Bubash, J. in Courtroom 425 at 10:30 AM

February 27 - Wagner, J. in Courtroom 425 at 2:00 PM

February 28 - Middleman, J. in Courtroom 320 at 9:30 AM and Eaton, J. in Courtroom 425 at 2:00 PM

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 Korbelt, 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

23-00278

Court of Common Pleas of Allegheny County

JUVENILE COURT

MOTIONS SCHEDULE

February 2023

February 1 - Judge Cozza

February 2 - Judge Cozza

February 3 - Judge Cozza

February 6 - Judge Hens-Greco

February 7 - Judge Hens-Greco

February 8 - Judge Hens-Greco

February 9 - Judge Hens-Greco

February 10 - Judge Hens-Greco

February 13 - Judge Spurgeon

February 14 - Judge Spurgeon

February 15 - Judge Spurgeon

February 16 - Judge Spurgeon

February 17 - Judge Spurgeon

February 20 - Holiday

February 21 - Judge Middleman

February 22 - Judge Middleman

February 23 - Judge Middleman

February 24 - Judge Middleman

February 27 - Judge McCrady

February 28 - Judge McCrady

22-05091

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, FEBRUARY 27, 2023**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, APRIL 10, 2023**, General Argument and Equity Argument List. No motions for Summary Judgment or Judgment on the Pleadings will be accepted where the case appears on a published trial list, except by Leave of Court for cause shown.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
23-00133

Court of Common Pleas of Allegheny County

Orphans' Court Judges Motions Schedule for the Month of February 2023

Week of

February 6 - Judge Williams

February 13 - Judge Marmo

February 20 - Judge O'Toole

February 27 - Judge McCarthy

23-00049

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS
Honorable Daniel D. Regan

Beginning January 17, 2023, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

Tuesday, January 17, 2023 at 9:30 a.m.

Wednesday, February 8, 2023 at 9:30 a.m.

Tuesday, March 14, 2023 at 9:30 a.m.

22-05014

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS
Honorable Arnold I. Klein

Beginning January 12, 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, January 12, 2023 at 8:30 a.m.

Thursday, February 9, 2023 at 9:00 a.m.

Thursday, March 9, 2023 at 8:30 a.m.

22-04936

Unsure if a certain action is ethical?

All calls are confidential.

Take advantage of our Professional Ethics Hotline.

Visit www.ACBA.org/OfficerAssignments for more.

COURT SCHEDULES

Daily Jury and Non-Jury Trial List

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

Wednesday
February 1, 2023

Jury Trials

(251A) 203471 GD-22-1734
James Donak, et al vs A. R. Wilfley & Sons, et al; P-Atty: **Craig E. Coleman**; D-Atty: **Concetta Angela Silvaggio**; 1x

(251B) LT-22-929
Prudential Realty Company vs Simone Cephas; P-Atty: **Matthew Francis Dolfi**; D-Atty: **Pro Se**; 1x

Non-Jury Trials

(254) AR-21-5486
Coleen D. Sabatino vs JK Motor Cars; P-Atty: **Pro Se**; D-Atty: **Pro Se**; 1x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Friday
February 3, 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-0011191-17; Clarence L. Hooks; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Coblentz McGuire**

CR-0006151-21; Malaka Unique Kelly; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Coblentz McGuire**

CR-0001560-22; Vadol Le Lewis-Taylor; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Fred Gordon Rabner**

CR-0006574-22; Candace Eula Jane Smith; Theft By Unlaw Taking-Immovable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

Visit us today at
ACBA.org.

Arbitration Trial List

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

Friday
February 3, 2023

AR-22-004255; Bank of America N.A. vs Mars; P-atty: **Frederic I. Weinberg**
AR-22-004252; Dollar Bank F.S.B. vs Drugan; P-atty: **Raymond P. Wendolowski Jr.**

AR-22-004249; State Farm Mutual Automobile Ins. Co. vs Nickel; P-atty: **Robert W. Allen**; D-atty: **Diane A. Blackburn**

AR-22-004248; Rosentrater, et al vs Ford Motor Company; P-atty: **Robert A. Rapkin**; D-atty: **Rachel Monaghan**

AR-22-004246; First National Bank of Omaha vs Snatchko; P-atty: **Nicholas J. Raker**

AR-22-004244; Swartz vs Mitsubishi Motors North America Inc.; P-atty: **Robert A. Rapkin**; D-atty: **Jeffrey M. Stacko**

AR-22-004235; Cavalry SPV I LLC vs Wooten; P-atty: **David J. Apothaker**; D-atty: **Pro Se**

AR-22-004233; Cavalry SPV I LLC vs Krebs; P-atty: **David J. Apothaker**

AR-22-004232; Cavalry SPV I LLC vs Ianuale; P-atty: **David J. Apothaker**; D-atty: **Pro Se**

AR-22-004231; Cavalry SPV I LLC vs Scott; P-atty: **David J. Apothaker**

AR-22-003861; March vs Second Avenue Property Management; P-atty: **Pro Se**; D-atty: **Alisa N. Carr**

AR-22-003187; Mt Lebanon Municipality vs Home Remodeling; P-atty: **Pro Se**

AR-22-003076; Bitty Advance NY LLC vs Canonico; P-atty: **Jaclyn S. Scarduzio**

AR-22-002555; State Farm Mutual Automobile Insurance Company vs Frey; P-atty: **Robert W. Allen**; D-atty: **Danielle M. Deklewa**

AR-22-001417; Crawford vs LT Elite Capital LLC, et al; P-atty: **Matthew S. Feinman**

AR-22-001364; State Farm Mutual Automobile Insurance Company vs Hobby; P-atty: **Robert W. Allen**; D-atty: **Megan R. Padgett**

Summary Appeals Branch

Judge Thomas P. Caulfield
City-County Building
Room 821

Friday
February 3, 2023

Hearings

SA-0001460-22; Comm. of PA vs Sean Burr; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001462-22; Comm. of PA vs Nickia Lashon Bursey; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001213-22; Comm. of PA vs Robin Renee Cook; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001279-22; Comm. of PA vs Gregory Robert Dahl; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001463-22; Comm. of PA vs Clinton D. Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001461-22; Comm. of PA vs Ronald Dixon; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000269-22; Comm. of PA vs Nana Yaw Duku; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001458-22; Comm. of PA vs Mohamed Eldalil; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001474-22; Comm. of PA vs Matyra Jamaka Evans; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001456-22; Comm. of PA vs Rikell Ford; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000735-22; Comm. of PA vs Brenna Harris; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000758-22; Comm. of PA vs Howard Emmet Horsley, II; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001246-22; Comm. of PA vs Emma Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001465-22; Comm. of PA vs Christian R. Kinney; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000644-22; Comm. of PA vs Mark Edward Lindsay; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001504-22; Comm. of PA vs Cody McClaren; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001501-22; Comm. of PA vs Marquis McWhorter; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001438-22; Comm. of PA vs John K. Musgrave, IV; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001500-22; Comm. of PA vs James Newton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001443-22; Comm. of PA vs Matthew E. Osime; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001455-22; Comm. of PA vs Kristopher L. Pollek; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000862-22; Comm. of PA vs Natalie Rome; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000875-22; Comm. of PA vs Natalie Rome; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001459-22; Comm. of PA vs Chelsea Marie Rumbaugh; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001492-22; Comm. of PA vs Carmen Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001453-22; Comm. of PA vs George Eric Thompson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001070-22; Comm. of PA vs Steven Devon Upsher; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001076-22; Comm. of PA vs Isabella Villella; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000881-22; Comm. of PA vs Rahman Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

Looking to hire
an attorney,
paralegal,
legal assistant,
legal secretary or
legal administrator?

Post your employment
opportunity on
jobs.acba.org.

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:

Anesin, Sr., Richard P., deceased, of Pittsburgh, PA. No. 08072 of 2022. Janet M. Anesin, Admrx., 47 Noster Street, Pittsburgh, PA 15212 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

23-00327 Jan 31; Feb 7, 14, 2023

Baybars, Ilker, deceased, of Pittsburgh, PA. No. 0221 of 2022. Fatma Cigdem Odacioglu Baybars, Admrx., 5133 Forbes Avenue, Pittsburgh, PA 15213 or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

23-00334 Jan 31; Feb 7, 14, 2023

Bechtold, Walter J., deceased, of Tarentum, PA. No. 315 of 2023. Michael K. Bechtold, Extr., 207 Mulberry Street Extension 503, Beaver, PA 15009 or to Donald P. Graham, Esq., Dillon McCandless King Coulter & Graham, L.L.P., 600 Cranberry Woods Dr., Ste. 175, Cranberry Township, PA 16066.

23-00324 Jan 31; Feb 7, 14, 2023

Begandy, Timothy P., deceased, of McKeesport, PA. No. 07697 of 2022. Celeste C. Begandy, Admrx., 2902 Wallingford Court, Louisville, KY 40218 or to Nicole M. Pardus, Esq., Long & Long, LLC, 305 West Pittsburgh St., Greensburg, PA 15601.

23-00319 Jan 31; Feb 7, 14, 2023

Boggs, Phyllis, deceased, of Upper St. Clair, PA. No. 06133 of 2022. Brian F. Boggs, Extr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

23-00318 Jan 31; Feb 7, 14, 2023

Bracey, Danny Ellis, deceased, of McKeesport, PA. No. 00184 of 2023. Donalle Schley, Admr., 500 Worthington Street, McKeesport, PA 15132 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.

23-00330 Jan 31; Feb 7, 14, 2023

Cargnoni, Salvatore, deceased, of Bridgeville, PA. No. 00263 of 2023. Jack S. Cargnoni, Extr., 5020 Thoms Run Road, Oakdale, PA 15071 or to William G. Ball, Esq., Fiscus & Ball, P.C., 1605 Carmody Court, Suite 102, Sewickley, PA 15143.

23-00325 Jan 31; Feb 7, 14, 2023

Craig, Susan D., deceased, of Sewickley Heights, PA. No. 08178 of 2022. George H. Craig, Jr., Extr., 189 Merriman Road, Sewickley, PA 15143 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.

23-00337 Jan 31; Feb 7, 14, 2023

Demarest, David P. a/k/a David P. Demarest, Jr., deceased, of Pittsburgh, PA.

No. 0355 of 2012. Victoria A. Demarest, Extr., 7041 East Valley Green Road, Flourtown, PA 19031 or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

23-00320 Jan 31; Feb 7, 14, 2023

Goodman, Christine, deceased, of Mount Lebanon, PA. No. 298 of 2023. Joy Burt Conti, Extr., 520 Greenhurst Drive, Pittsburgh, PA 15243 or to Sara A. Mercer, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Fl., Pittsburgh, PA 15219.

23-00329 Jan 31; Feb 7, 14, 2023

Hill, Elizabeth M., deceased, of Pittsburgh, PA. No. 08274 of 2022. Anthony EP Hill, Extr., 5801 Lumberdale Road, Unit 128, Houston, TX 77092 or to David Nagel, Esq., WPENNLAW, PO Box 7984, Pittsburgh, PA 15216.

23-00172w Jan 31; Feb 7, 14, 2023

Hughley, Roderick Wayne, deceased, of Pittsburgh, PA. No. 8242 of 2022. Sherri Freeman, Admrx., 90 N. Joslyn Drive, Pittsburgh, PA 15235 or to Matthew J. Scanlon, Esq., Scanlon & Wojton, LLC, 304 Ross Street, 2nd Fl., Pittsburgh, PA 15219.

23-00335 Jan 31; Feb 7, 14, 2023

Johnston, Mary Lou, deceased, of Pittsburgh, PA. No. 00502 of 2023. Andrew L. Johnston, Admr., 600 H Street, Apt. No. 431, Washington, D.C. 20002 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

23-00170w Jan 31; Feb 7, 14, 2023

Lomakin, Sara B., deceased, of Pittsburgh, PA. No. 07599 of 2022. Linda Stigliano, Admrx., 163 Glen Arden Circle, Washington, PA 15301 or to C. Christopher Hasson, Esq., C. Christopher Hasson, P.C., 70 East Wheeling Street, Suite 1, Washington, PA 15301.

23-00339 Jan 31; Feb 7, 14, 2023

Long, Dawn R., deceased, of Pittsburgh, PA. No. 00192 of 2023. George P. Long, III, Co-Extr., 31 Hartford Street, Pittsburgh, PA 15203 and Jason A. Long, Co-Extr., 11036 Brookline Drive, Fairfax, VA 22030 or to Stefanie L. Pate, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

23-00336 Jan 31; Feb 7, 14, 2023

Martin, Richard V., deceased, of Munhall, PA. No. 00118 of 2023. Amy Lankes, Extr., 4489 Woodhill Dr., Munhall, PA 15120 or to Michael J. Murphy, Esq., 3500 Main St., Munhall, PA 15120.

23-00326 Jan 31; Feb 7, 14, 2023

Moore, John William, deceased, of Bethel Park, PA. No. 00349 of 2023. Nancy M. Rees, Extr., 1581 Pineview Drive, Pittsburgh, PA 15241 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

23-00174w Jan 31; Feb 7, 14, 2023

Morrow, Beverly C., deceased, of Bethel Park, PA. No. 302 of 2023. James E. Morrow, Jr., Extr., 339 Turngate Dr., Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

23-00328 Jan 31; Feb 7, 14, 2023

Orlando, Steve J., deceased, of Indiana Township, PA. No. 00318 of 2023. Janet Bartley, Extr., 296 Broadstone Drive, Mars, PA 16046 or to Gusti Sunseri, Esq., 1290 Freeport Road, Pittsburgh, PA 15238.

23-00173w Jan 31; Feb 7, 14, 2023

Pietropola, Sr., Joseph G. a/k/a Joseph George Pietropola, Sr., deceased, of McCandless Township, PA. No. 00303 of 2023. Joseph G. Pietropola, Jr., Extr., 1526

Shaker Court, Sewickley, PA 15143 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.

23-00338 Jan 31; Feb 7, 14, 2023

Roberts, Barbara Lilian a/k/a Barbara L. Roberts, deceased, of Green Tree Borough, PA. No. 00297 of 2023. Pamela M. Roberts, Extr., 1227 Greentree Rd., Pittsburgh, PA 15220.

23-00321 Jan 31; Feb 7, 14, 2023

Sheasley, Beth Ellen, deceased, of Penn Hills, PA. No. 00096 of 2023. Christy S. Weiss, Admrx., 1743 Maplewood Lane, Glenview, IL 60025 or to Ryan G. Lemke, Esq., Hergenroeder, Rega, Ewing & Kennedy, LLC, Centre City Tower, 650 Smithfield St., Ste. 1700, Pittsburgh, PA 15222.

23-00322 Jan 31; Feb 7, 14, 2023

Thayer, Vincent L., deceased, of Lincoln Borough, PA. No. 00316 of 2023. Norman M. Thayer, Extr., 615 Indian Hill Road, Rostraver Twp., PA 15012 or to Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022.

23-00323 Jan 31; Feb 7, 14, 2023

Barley, Barbara V., deceased, of Gibsonia, PA. No. 02652 of 2022. John T. Barley, III, Admr. c.t.a., 5430 Hardt Road, Gibsonia, PA 15044 or to Barbara Ernsberger, Esq.,

Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.

23-00172 Jan 24, 31; Feb 7, 2023

Benovitch, Pauline K., deceased, of Pittsburgh, PA. No. 00384 of 2023. Paul W. Benovitch, Admr., 1 American Street, Pittsburgh, PA 15207 or to William F. Barker, Esq., 103 Maple Ave., Pittsburgh, PA 15218.

23-00132w Jan 24, 31; Feb 7, 2023

Cain, Julia, deceased, of Coraopolis, PA. No. 00259 of 2023. Cathleen Cain Barie, Extr., 7779 Winding Cypress Drive, Naples, FL 34114 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

23-00181 Jan 24, 31; Feb 7, 2023

Choi, Jason, deceased, of Pittsburgh, PA. No. 00104 of 2023. Helen Choi, Admrx., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.

23-00126w Jan 24, 31; Feb 7, 2023

D'Ascenzo, Rosemary a/k/a Rosemary H. D'Ascenzo a/k/a Rosemary Helen D'Ascenzo, deceased, of Pittsburgh, PA. No. 06866 of 2022. Joni McDonald, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.

23-00180 Jan 24, 31; Feb 7, 2023



**COURT OF COMMON PLEAS OF ALLEGHENY COUNTY
5th JUDICIAL DISTRICT OF PENNSYLVANIA
COUNTY OF ALLEGHENY**

POSITION: Conflict Parent Advocate
CLASSIFICATION: Contracted Part-time Position
LOCATION: Family Division, Juvenile Division
440 Ross Street, Pittsburgh, PA 15219
SALARY: \$3,750.00 monthly

SUMMARY:
Private attorney representing indigent parents in dependency and termination of parental rights proceedings before judges and hearing officers in Allegheny County Juvenile Court. Dependency materials and training can be provided.

QUALIFICATION REQUIREMENTS:

- Courtroom experience and prior family law practice are preferred.
- Excellent verbal and written communication skills are necessary.

License Requirements

- Admittance to the Pennsylvania Bar.

ESSENTIAL DUTIES & RESPONSIBILITIES:

- Responsible for researching and preparing pleadings.
- Provide representation at hearings.
- Provide thorough counsel to clients.
- Maintain own case files.
- Maintain and provide case lists to Allegheny County Family Division – Juvenile Section.

OTHER DUTIES & RESPONSIBILITIES:

- Must provide in-person courtroom representation when cases are scheduled with assigned judge and hearing officer.
- Attorney permitted to accept parent Dependency representation appointments outside normal courtroom assignment.

HOW TO APPLY:
Interested candidates should email resume and cover letter to Assistant Administrator, Kelly Goodrich, Esq. kgoodrich@alleghencycourts.us. The Family Division values a diverse and culturally competent workplace.

EQUAL OPPORTUNITY EMPLOYER

Friedline, Emily W., deceased, of Richland Township, PA. No. 00244 of 2023. Paul A. Friedline, Extr., 1305 Three Degree Road, Valencia, PA 16059 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

23-00170 Jan 24, 31; Feb 7, 2023

Gallagher, Rosanne L., deceased, of McCandless Township, PA. No. 0202 of 2023. Jo-Ann Kendrick, Extr., 3282 Long Meadow Drive, Allison Park, PA 15101 or to Howard S. Auld, Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonia, PA 15044.

23-00182 Jan 24, 31; Feb 7, 2023

Haskell, Cynthia, deceased, of Pittsburgh, PA. No. 00386 of 2023. Christine Maria Bouajaja, Extr., 368 Whitney Court, Irwin, PA 15642 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-00120w Jan 24, 31; Feb 7, 2023

Hayes, Venise a/k/a Venise Proctor, deceased, of Pittsburgh, PA. No. 0274 of 2023. James C. Proctor, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

23-00173 Jan 24, 31; Feb 7, 2023

Kennedy, Sr., William a/k/a William Kennedy, deceased, of West Mifflin, PA. No. 00343 of 2023. William Kennedy, Jr, Extr., c/o Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freepport Road, Suite 3BF, Pittsburgh, PA 15238.

23-00131w Jan 24, 31; Feb 7, 2023

Kress, Joan Ruth, deceased, of Bethel Park, PA. No. 00329 of 2023. Hugh R. Kress, Extr., 2537 South Gessner Road, Suite 105, Houston, TX 77063 or to David Nagel, Esq., WOPENNLAW, PO Box 7984, Pittsburgh, PA 15216.

23-00133w Jan 24, 31; Feb 7, 2023

McCalmont, Arlene Gaul a/k/a Arlene G. McCalmont, deceased, of Ross Township, PA. No. 00175 of 2023. Susan M. Phillips, Co-Extr., 9366 Hilliard Road, Pittsburgh, PA 15237 and Marjorie Lynn McCalmont, Co-Extr., 10 Solar Drive, Ambridge, PA 15003 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

23-00179 Jan 24, 31; Feb 7, 2023

McNamara, Eileen M., deceased, of McCandless Twp., PA. No. 8268 of 2022. Michele E. McNamara, Extr., 523 Callippe Court, Brisbane, CA 94005 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

23-00177 Jan 24, 31; Feb 7, 2023

Porter, Alvin, deceased, of Pittsburgh, PA. No. 00214 of 2023. Robert W. Koehler, Extr. and Atty., Manor Complex, Penthouse, 564 Forbes Ave., Pittsburgh, PA 15219.

23-00171 Jan 24, 31; Feb 7, 2023

Tolino, Myra J., deceased, of Baldwin, PA. No. 06404 of 2022. Joseph S. Bielecki, Esq., Co-Admr., 68 South 12th Street, Pittsburgh, PA 15203 and Laura Cohen, Co-Admr. and Atty., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

23-00176 Jan 24, 31; Feb 7, 2023

Yanosko, Robert G. a/k/a Robert George Yanosko, deceased, of West Mifflin, PA. No. 00170 of 2023. Barbara J. Yanosko, Extr., 623 Division Street, West Mifflin, PA 15122 or to Colleen D. Bratkovich, Esq., Zacharia Brown P.C., 4500 Walnut St., McKeesport, PA 15132.

23-00174 Jan 24, 31; Feb 7, 2023

Zagal, Jane a/k/a Jane A. Zagal a/k/a Jane A. Gibson, deceased, of Shaler Twp.,

PA. No. 111 of 2023. Tracy L. Smith, Admr., 4150 Grandview Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

23-00178 Jan 24, 31; Feb 7, 2023

Articles of Incorporation Business Corporation

McNees Wallace & Nurick, LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166. 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 REC76, Inc.

23-00350 Jan 31, 2023

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on January 26, 2023, with respect to a nonprofit corporation, Lend A Hand Community Center, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-00169w Jan 31, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-14690. In re: Petition of Owen B. Gormley, Jr., for change of name to Eóin B. Gormley. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, February 7, 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.

23-00171w Jan 31, 2023

Notice of Sheriff's Sale of Real Estate

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action - Law
No: GD-22-001435
Civil Division

PennyMac Loan Services, LLC, Plaintiff
vs.

Joan Lynn Whitley a/k/a Joan Lynn Whitley, Solely in her capacity as heir of Rhonda L. Pharr, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Rhonda L. Pharr, Deceased

Notice

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Rhonda L. Pharr, Deceased

Your house (real estate) at 1301 Straka Street, Pittsburgh, Pennsylvania 15204, is scheduled to be sold at Sheriff's Sale on August 1, 2022 at 9:00 A.M. in Allegheny County, Room 410 - The Gold Room, Allegheny County Courthouse, Grant Street, Pittsburgh, PA 15219 to enforce the judgment of \$80,851.63 obtained by PennyMac Loan Services, LLC (the mortgagee), against you. As a result, a writ of execution has been issued in the amount of \$81,861.67.

Notice

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Neighborhood Legal Services
928 Penn Avenue
Pittsburgh, PA 15222
412-255-6700
Allegheny County Bar Association
400 Kopper Bldg., 436 7th Avenue, 4th Floor
Pittsburgh, PA 15219
412-261-5555

23-00333 Jan 31, 2023

Notice

Rose Mount (Plaintiff) v. Victor David Du Carme (Defendant)
In the Court of Common Pleas of Allegheny County, Pennsylvania / Family Division
FD-22-009055-007. Action in Divorce

Notice To Defend And Claim Rights
To: Victor David Du Carme

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you, and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by Plaintiff. You may lose money or property, or other rights important to you.

When the ground for divorce is indignities or an irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Department of Court Records on the 1st Floor, City-County Building, 414 Grant Street, Pittsburgh, PA 15219.

If You Do Not File A Claim For Alimony, Division Of Property, Lawyer's Fees, Or Expenses Before A Divorce Or Annulment Is Granted, You May Lose The Right To Claim Any Of Them.

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 MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CAN NOT 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.acba.org

23-00368 Jan 31, 2023

Notice of Trust

Notice is hereby given of the administration of the Berkowitz Family Trust u/a/d June 21, 2002, amended on September 25, 2015, and amended on October 10, 2022. Fred Berkowitz, of Allegheny County, Pennsylvania died October 20, 2022.

All persons having claims against the Berkowitz Family Trust are requested to make known the same to the Trustee or attorney named below. All persons indebted to the Berkowitz Family Trust are requested to make payment without delay to the Trustee or attorney named -

Elaine Berkowitz, Trustee
Nora Gieg Chatha, c/o Tucker Arensberg, P.C.
1500 One PPG Place, Pittsburgh, PA 15222
23-00175 Jan 24, 31; Feb 7, 2023

Voluntary Dissolution Business Corporation

John F. Nobbs, Esq., Bowles Rice, LLP,
1800 Main Street, Suite 200, Canonsburg, PA

15317. Notice is hereby given by A. J. Demore & Sons, 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.

23-00331 Jan 31; Feb 7, 2023

ORPHANS' COURT

Petitions & Motions

(Continued from Page 1, Column 3)

counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: M. J. Murphy, M. A. Kalupanov; 6109 of 2019.

Frances L. Homison: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: J. C. Anderson, P. S. Homison; 5437 of 2019.

Richard A. Comfort: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: L. Comfort; 5382 of 2019.

Donald F. Deet: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: C. P. Deet; 5374 of 2019.

George F. Maher: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: L. Moore-Miller; 5349 of 2019.

Jeannette Jones: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: L. L. Jones Jr.; 5306 of 2019.

Robert Ryce: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: B. T. Ryce Sr.; 5231 of 2019.

Regina Booker: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: G. B. Handelsman, J. Booker; 5228 of 2019.

Keith William Drummond: deceased; Order of court. Status report has not been filed. It is hereby ordered that a status report shall be filed by February 7, 2023. If not filed, personal representative with counsel shall appear at contempt hearing on February 28, 2023 at 10:00 a.m.; Atty: S. J. Carmody, S. Drummond; 5174 of 2019.