

# The Pittsburgh Legal Journal

THURSDAY  
DECEMBER 14, 2023

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## CIVIL DIVISION

### General Docket

**Duquesne Light Company** vs Voelker Frances; GD-23-013816; MDJ Transcript; Praecepte for Writ of Execution; 7264.84; Atty(s): Wendolowski Jr. Raymond P.

**Duquesne Light Company** vs Martin Joyce; GD-23-013817; MDJ Transcript; Praecepte for Writ of Execution; 8811.05; Atty(s): Wendolowski Jr. Raymond P.

**Woodhaven Care Center** vs Fitzsimmons David; GD-23-013818; MDJ Transcript; Praecepte for Writ of Execution; 4588.58; Atty(s): Wendolowski Jr. Raymond P., Cummings Kevin J.

**Duquesne Light Company** vs Brown Cheryl; GD-23-013819; MDJ Transcript; Praecepte for Writ of Execution; 8201.40; Atty(s): Wendolowski Jr. Raymond P.

**Allegheny County** vs Brunson Gennisis; GD-23-013820; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1189.97; Atty(s): McCabe Michael G.

**Grkman Joseph** vs Milavec Timothy G.; GD-23-013821; Motor Vehicle Accident; Complaint; Atty(s): Martin David A., Simon Scott M, Lesik Noah S.

**Allegheny County** vs Ward Elizabeth R., Ernst Chad A.; GD-23-013822; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1265.56; Atty(s): McCabe Michael G.

**Allegheny County** vs Dinwiddie Traci A., Gonzalez Christine D.; GD-23-013823; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1282.42; Atty(s): McCabe Michael G.

**Allegheny County** vs DGO LLC; GD-23-013824; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1429.11; Atty(s): McCabe Michael G.

**Allegheny County** vs Gaza David A.; GD-23-013825; Sci Fa sur Tax Lien; Certificate of Location; 1265.63; Atty(s): McCabe Michael G.

**Grkman Denise** vs Milavec Timothy G.; GD-23-013826; Motor Vehicle Accident; Complaint; Atty(s): Martin David A., Simon Scott M

**Allegheny County** vs Lumel Claudette; GD-23-013827; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 2506.46; Atty(s): McCabe Michael G.

**Allegheny County** vs Karadeema Frederick J.; GD-23-013828; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1248.21; Atty(s): McCabe Michael G.

**Allegheny County** vs Nagy Walter Louis, Nagy Elizabeth Ann; GD-23-013829; Sci Fa sur Tax Lien; Certificate of Location; 4632.01; Atty(s): McCabe Michael G.

**Allegheny County** vs Persin Elizabeth; GD-23-013830; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 1812.83; Atty(s): McCabe Michael G.

## CIVIL DIVISION

### Statutory Appeals

**Commonwealth of PA Department of Transportation** vs Alsaifar Abdullah Briq; SA-23-000599; Operator License Suspension; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Winmon Shecholle; SA-23-000600; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Woodruff Emmanuel Corey; SA-23-000601; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Wells Jr. Marc Kingston; SA-23-000602; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Tiller Leslie** vs Housing Authority of Pittsburgh; SA-23-000603; Local Agency Appeal; Writ of Certiorari; Atty(s): Pro Se

**Commonwealth of PA Department of Transportation** vs Milligan Roberta Lee; SA-23-000604; Operator License Suspension; Appeal from OLS; Atty(s): Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Satchell Taylor Maurice; SA-23-000605; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Chavez Edwin; SA-23-000606; Operator License Suspension; Appeal from OLS; Atty(s): Sarna Samir, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Jackson Jr. Robert; SA-23-000607; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Gelien Cynthia; SA-23-000608; Operator License Suspension; Appeal from OLS; Atty(s): Mizak George A, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Brown Jr. Nathaniel U.; SA-23-000609; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Brunson Clayton Lamont; SA-23-000610; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Marshall Azjaun; SA-23-000611; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

## ORPHANS' COURT

### Wills

**Mary A. Klein, deceased;** Gretchen Donahue, Extrx.; Atty: Justin Ellis; 07909 of 2023.

**Leah M. Gerger, deceased;** Susan Corner, Extrx.; Atty: Douglas C. Hart; 07910 of 2023.

**Mary Jane Chemsak, deceased;** Alice Dean Chemsak, Extrx.; Atty: George B. Handelsman; 07916 of 2023.

**William Robert Leonard, deceased;** Kathleen A. Leonard, Extrx.; Atty: Daniel P. Beisler; 07917 of 2023.

## BANKRUPTCY COURT

### Western District

**Tiffany Hinerman;** WASHINGTON-PA; 23-22484; Atty: Lawrence W. Willis; Chapter: 13; Filed 11/17/2023; Judge Bohm

**Joseph S. Liberto;** ALLEGHENY-PA; 23-22485; Atty: Lawrence W. Willis; Chapter: 7; Filed 11/17/2023; Judge Taddonio

**Heather Ashby;** ALLEGHENY-PA; 23-22486; Atty: Lawrence W. Willis; Chapter: 7; Filed 11/17/2023; Judge Taddonio

**Melissa Ann Sealey;** ALLEGHENY-PA; 23-22487; Atty: Max C. Feldman; Chapter: 7; Filed 11/17/2023; Judge Taddonio

### ALLEGHENY COUNTY BAR ASSOCIATION Nominating Committee Solicitation of Candidates for 2024-2025 President-Elect, Treasurer, Governors and Members of the Judiciary Committee

The Nominating Committee of the Bar Association is seeking candidates for the positions of President-Elect, Treasurer (two-year term), five (5) Governor positions (three-year terms) and eleven (11) Judiciary Committee positions (three-year terms). Terms are to begin on July 1, 2024.

#### Qualifications:

**President-Elect**—Candidate must be a member of the Bar Association and a current or former member of the Board of Governors of the Bar Association. One seat is available for a one-year term, with the individual automatically ascending to the position of President and, subsequently, Immediate Past-President.

**Treasurer**—Candidate must be a member of the Bar Association and have served as a member of the Audit or Finance Committee for at least the year prior to taking office. One seat is available for a two-year term.

**Governor**—Candidate must be a member of the Bar Association and should have a history of active participation in one or more Committees, Divisions or Sections of the ACBA. Five (5) seats are available for three-year terms.

**Judiciary Committee**—Candidate must be a member of the Bar Association and should be actively practicing and appearing before judges of the Allegheny Court of Common Pleas, PA Appellate Courts and/or Federal Courts. Eleven (11) seats with three-year terms will be filled by election to the Judiciary Committee. The following seats will be elected in 2024:

- Three (3) seats for members who are diverse as that term is defined by Section 1.3 of the ACBA By-Laws
- Five (5) seats representing practice-areas of the court system, with one seat available for members whose practices focus on each of the following: Appellate, Civil, Criminal, Family and Elder Law/Probate & Trust
- Two (2) At-Large seats which shall be available to any member(s) of the Association
- One (1) Young Lawyer seat (0 to 10 years of practice experience).

Anyone desiring to run for the above positions must submit a resume and completed ACBA Nomination Application Form (the Nomination Form can be downloaded from the ACBA website at [ACBA.org](http://ACBA.org) or obtained by contacting David Blaner at 412-402-6601 / [dblaner@acba.org](mailto:dblaner@acba.org)).

The Nomination Application Form and resume are to be emailed to David A. Blaner, Executive Director, at [dblaner@acba.org](mailto:dblaner@acba.org). **All applications with resumes must be received by 4:00 p.m. Friday, February 9, 2024.**

## CIVIL DIVISION

## General Docket

(Continued from Page 1, Column 1)

**Allegheny County** vs Carlin Richard E; GD-23-013831; Sci Fa sur Tax Lien; Certificate of Location; 3023.13; Atty(s): McCabe Michael G.

**Allegheny County** vs Flocker Tony A, Flocker Carrie L; GD-23-013832; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2514.95; Atty(s): McCabe Michael G.

**Allegheny County** vs Warner Anthony; GD-23-013833; Sci Fa sur Tax Lien; Certificate of Location; 1742.01; Atty(s): McCabe Michael G.

**Allegheny County** vs Bracken Misty; GD-23-013834; Sci Fa sur Tax Lien; Certificate of Location; 1000.47; Atty(s): McCabe Michael G.

**Allegheny County** vs Welch William D.; GD-23-013835; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2830.65; Atty(s): McCabe Michael G.

**Allegheny County** vs Stetz Michael; GD-23-013836; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1856.36; Atty(s): McCabe Michael G.

**Lardo Jason, Integrity Construction Inc., Icon Development LLC, Icon Management I LLC** vs Baum Grove GP LLC, Baum Grove LP; GD-23-013837; Contract - Other; Praeipce for Writ of Summons; Atty(s): Judice Anthony James, Strassburger David A

**Allegheny County** vs Kerchin Jason P.; GD-23-013838; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3051.60; Atty(s): McCabe Michael G.

**Allegheny County** vs Dorsey Kenneth, Dorsey Lawana M; GD-23-013839; Sci Fa sur Tax Lien; Certificate of Location; 2418.27; Atty(s): McCabe Michael G.

**Allegheny County** vs Clemons Lance; GD-23-013840; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3940.15; Atty(s): McCabe Michael G.

**Allegheny County** vs Mutombo Ntumba L., Ayodele Victor Johnathan; GD-23-013841; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3563.50; Atty(s): McCabe Michael G.

**Allegheny County** vs Williams Bryan; GD-23-013842; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2410.83; Atty(s): McCabe Michael G.

**LVNV Funding LLC** vs Steining Brandon; GD-23-013843; MDJ Transcript; Notice of Judgment Mailed; 1084.66; Atty(s): Carfagno Christopher B.

**BG29 Properties LLC** vs Otison Mitchell; GD-23-013844; MDJ Transcript; Notice of Judgment Mailed; 6624.25; Atty(s): Sklar Andrew

**McKeesport Area School District;** GD-23-013845; Miscellaneous Petition; Petition - Special Police; Atty(s): Matta Gary J, Dalfonso Joseph Robert

**Allegheny County** vs Mudd Louis H.; GD-23-013846; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2989.75; Atty(s): McCabe Michael G.

**Allegheny County** vs Schmitt Joel, Schmitt Paula; GD-23-013847; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1772.35; Atty(s): McCabe Michael G.

**Capital One N.A.** vs Grogan Aimee; GD-23-013848; MDJ Transcript; Notice of Judgment Mailed; 2075.62; Atty(s): Ratchford Michael

**Shah Law Group P.C.** vs Casanova Melissa D.; GD-23-013849; MDJ Transcript; Notice of Judgment Mailed; 1947.16; Atty(s): Shah Barbara J.

**Allegheny County** vs Velasquez Jesus G, Velasquez Melissa A.; GD-23-013850; Sci Fa sur Tax Lien; Certificate of Location; 4601.03; Atty(s): McCabe Michael G.

**Fountain of Youth Academy of Cosmetology LLC, Herold Cheri** vs WPXI LLC, CMG Media Corporation, Kirkland Talia, Alejandra West Andreina; GD-23-013851; Equity; Praeipce for Writ of Summons; Atty(s): Silvestri John M

**Carver Lloyd** vs Kirsopp Matthew, Allegheny Ford Truck Sales Inc.; GD-23-013852; Motor Vehicle Accident; Complaint; Atty(s): Cartwright James L., Giannetti Anthony J.

**United States of America** vs Smart House Pittsburgh LLC; GD-23-013853; Equity - Lis Pendens; Praeipce for Writ of Summons; Atty(s): Bradley Jill Locnikar

**East Allegheny School District, North Versailles Township** vs Price Jeffrey; GD-23-013854; Sci Fa sur Tax Lien;

Praeipce - Sci Fa sur Tax Lien; 9625.59; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

**Martin Tyler D., Martin Emily N.** vs Valorie Ventures LLC; GD-23-013855; Against Property Owner; Complaint; Atty(s): Chiurazzi Wayne M, Flaherty Donna Marie, Benedetti Sarah M.

**Campus Crest at Indiana LLC** vs Strong Dominique Lasha; GD-23-013856; MDJ Transcript; Notice of Judgment Mailed; 1021.25; Atty(s): Ratchford Michael

**Capital One N.A.** vs Snow Deja; GD-23-013857; MDJ Transcript; Notice of Judgment Mailed; 4301.15; Atty(s): Ratchford Michael

**D'Alessandro Barbara M** vs Villani Gary; GD-23-013858; Replevin; Complaint; Atty(s): Buzard Daniel P

**LVNV Funding LLC** vs Ndipenock Agboryong; GD-23-013859; MDJ Transcript; Notice of Judgment Mailed; 5411.67; Atty(s): Carfagno Christopher B.

**Pittsburgh Water & Sewer Authority** vs Edwards Loretta; GD-23-013860; Municipal Lien; Municipal Lien; 2602.26; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Serafin Robert; GD-23-013861; Municipal Lien; Municipal Lien; 490.46; Atty(s): Walaan Monica Samir, Farley Conor D.

**Murdock Mario, White Brianna** vs Blueball LLC; GD-23-013862; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Chiurazzi Wayne M, Benedetti Sarah M.

**Pittsburgh Water & Sewer Authority** vs Winer James; GD-23-013863; Municipal Lien; Municipal Lien; 761.72; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Premium Merchant Group LLC; GD-23-013864; Municipal Lien; Municipal Lien; 736.73; Atty(s): Walaan Monica Samir

**Pittsburgh Water & Sewer Authority** vs Scheuermann Martin P; GD-23-013865; Municipal Lien; Municipal Lien; 672.78; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Muya Abdikadir Mugasa; GD-23-013866; Municipal Lien; Municipal Lien; 595.47; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Susan E Craig Living Trust; GD-23-013867; Municipal Lien; Municipal Lien; 619.06; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Kane Evette; GD-23-013868; Municipal Lien; Municipal Lien; 10997.70; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Tarman Andrea; GD-23-013869; Municipal Lien; Municipal Lien; 602.13; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Williams Erik; GD-23-013870; Municipal Lien; Municipal Lien; 410.03; Atty(s): Walaan Monica Samir, Farley Conor D.

**LVNV Funding LLC** vs Kosko Kari L.; GD-23-013871; MDJ Transcript; Notice of Judgment Mailed; 1525.64; Atty(s): Carfagno Christopher B.

**Pittsburgh Water & Sewer Authority** vs Wylie Rows LLC; GD-23-013872; Municipal Lien; Municipal Lien; 405.99; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Beechview Community LLC; GD-23-013873; Municipal Lien; Municipal Lien; 399.75; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Staton Sterling; GD-23-013874; Municipal Lien; Municipal Lien; 395.90; Atty(s): Walaan Monica Samir, Farley Conor D.

**LVNV Funding LLC** vs Pollard Dwayne; GD-23-013875; MDJ Transcript; Notice of Judgment Mailed; 740.79; Atty(s): Ratchford Michael

**Pittsburgh Water & Sewer Authority** vs Revolution Re LLC; GD-23-013876; Municipal Lien; Municipal Lien; 378.03; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Hardy Demond; GD-23-013877; Municipal Lien; Municipal Lien; 385.78; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Top Choice Real Estate LLC; GD-23-013878; Municipal Lien; Municipal Lien; 372.16; Atty(s): Walaan Monica Samir, Farley Conor D.

**Capital One N.A.** vs Flynn Michael C.; GD-23-013879; MDJ Transcript; Notice of Judgment Mailed; 1983.76; Atty(s): Ratchford Michael

**Pittsburgh Water & Sewer Authority** vs Murwillumbah Property Group LLC; GD-23-013880; Municipal Lien; Municipal Lien; 329.22; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs FF Enterprises LLC; GD-23-013881; Municipal Lien; Municipal Lien; 301.10; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Space Development LLC; GD-23-013882; Municipal Lien; Municipal Lien; 282.82; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Windgap Enterprises Inc; GD-23-013883; Municipal Lien; Municipal Lien; 270.16; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Conodonta Hill One LLC; GD-23-013884; Municipal Lien; Municipal Lien; 255.22; Atty(s): Walaan Monica Samir, Farley Conor D.

**LVNV Funding LLC** vs Grossman Morris; GD-23-013885; MDJ Transcript; Notice of Judgment Mailed; 7036.48; Atty(s): Carfagno Christopher B.

**Blanchard Lisa** vs Cordova Joe Louis; GD-23-013886; Motor Vehicle Accident; Complaint; Atty(s): George Michael C.

**Gmter James A.** vs Maley Jr. Dr. Richard H., St. Clair Memorial Hospital, St. Clare Medical Services Inc.; GD-23-013887; Medical/Hospital Liability; Complaint; Atty(s): Harrington Caitlin

**Kahlbaugh Kristen** vs Betschart Lawn & Landscape LLC, Betschart Lawn and Landscape Services, Betschart Brian, Evans Roofing and Gutters Inc.; GD-23-013888; Against Property Owner; Praeipce for Writ of Summons; Atty(s): Haggag Adam C., Zaremski Christine L

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

**COURT NOTICES**

**Court of Common Pleas  
of Allegheny County**

**Orphans' Court Judges Motions  
Schedule for the Month of  
January 2024**

**Week of**

January 1 - Judge O'Toole  
 January 8 - Judge Marmo  
 January 15 - Judge McCarthy  
 January 22 - Judge Williams  
 January 29 - Judge O'Toole  
 23-04774

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION  
GENERAL ASBESTOS MOTIONS**

**Honorable Daniel D. Regan**

Beginning January 10, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

Wednesday, January 10, 2024  
 at 11:00 a.m.  
 Wednesday, February 7, 2024  
 at 11:00 a.m.  
 Wednesday, March 6, 2024 at 11:00 a.m.  
 23-04782

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Arnold I. Klein**

Beginning January 11, 2024, 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 11, 2024 at 8:45 a.m.  
 Thursday, February 8, 2024 at 9:00 a.m.  
 Thursday, March 14, 2024 at 8:45 a.m.  
 23-04496

**Court of Common Pleas  
of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE  
December 2023**

December 1 - Judge McCrady  
 December 4 - Judge Sizemore  
 December 5 - Judge Sizemore  
 December 6 - Judge Sizemore  
 December 7 - Judge Sizemore  
 December 8 - Judge Sizemore  
 December 11 - Judge Middleman  
 December 12 - Judge Middleman  
 December 13 - Judge Middleman  
 December 14 - Judge Middleman  
 December 15 - Judge Middleman  
 December 18 - Judge Cozza  
 December 19 - Judge Cozza  
 December 20 - Judge Cozza  
 December 21 - Judge Cozza  
 December 22 - Judge Cozza  
 December 25 - Holiday  
 December 26 - Holiday  
 December 27 - Judge Middleman  
 December 28 - Judge McCrady  
 December 29 - Judge Sizemore  
 23-04216

**Court of Common Pleas  
of Allegheny County**

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

**December 2023**

December 1 - No Motions  
 December 4 - Bubash, J. in Courtroom 425 at 2:00 PM  
 December 5 - Middleman, J. in Courtroom 320 at 9:30 AM and Eaton, J. in Courtroom 425 at 2:00 PM  
 December 6 - Korbelt, J. in Courtroom 425 at 2:00 PM  
 December 7 - Sizemore, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM  
 December 8 - No Motions  
 December 11 - McCrady, J. in Courtroom 224 at 10:00 AM; Woodruff, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

December 12 - Spurgeon, J. in Courtroom 424 at 10:00 AM; Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM  
 December 13 - Hens-Greco, J. in Courtroom 404 at 10:00 AM; Cozza, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM  
 December 14 - Wagner, J. in Courtroom 425 at 2:00 PM  
 December 15 - No Motions  
 December 18 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM and McGough, J. in Courtroom 220 at 2:00 PM  
 December 19 - Eaton, J. in Courtroom 425 at 2:00 PM  
 December 20 - Korbelt, J. in Courtroom 425 at 2:00 PM  
 December 21 - Wagner, J. in Courtroom 425 at 2:00 PM  
 December 22 - No Motions  
 December 25 - Court Holiday  
 December 26 - Court Holiday  
 December 27 - Korbelt, J. in Courtroom 425 at 10:30 AM  
 December 28 - Costa, J. in Courtroom 425 at 2:00 PM  
 December 29 - No Motions

000 Senior 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 President 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  
 23-04341

**Court of Common Pleas  
of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **WEDNESDAY, JANUARY 3, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, FEBRUARY 12, 2024**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY  
 CALENDAR CONTROL JUDGE  
 23-04375**

**COURT SCHEDULES**

**Criminal Division**

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

**Tuesday  
 December 19, 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-0003148-22;** Darius Auston-Adams; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

**CR-0005797-23;** James Binford; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

**CR-0005454-23;** Austin Brown; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Michael Livingston**

**CR-0006016-23;** Jaki M. Burress; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

**CR-0004625-23;** Jennifer Aimee Butler; Agg. Assault Of Unborn Child; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Douglas Carlson Hart**

**CR-0005243-23;** Fred Crawford; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0006250-23;** Brandon Michael Fahnestock; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

**CR-0005919-23;** Harvey Hall; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

**CR-0002990-23;** Mark Darnell Johnson Jr.; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**CR-0006120-23;** Lavont Larrimae Jones; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Diferferer**

**CR-0003814-23;** Joelene Ledonne; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**

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**CR-0004225-23**; Correll Jay Schwarz; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Taylor Marie Corn

**Judge Alexander P. Bicket  
Courtroom 321**

**CR-0004126-23**; Steven Scott Davis; Stalking - Repeatedly Commit Acts To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Rachel Kathryn Crosby

**CR-0004491-23**; Derrick Randell Gregory; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Rachel Kathryn Crosby

**CR-0002154-22**; Gina Kathleen Handlow; Aggravated Cruelty to Animals - Torture; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Stephen Arthur Chesney

**CR-0006357-22**; Jaijuan Nyere Henson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Nina Martinelli

**CR-0008099-22**; Jaijuan Nyere Henson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Nina Martinelli

**CR-0004422-22**; Mystasia Quanay Hunter; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Anthony Jackson

**CR-0010170-19**; Joseph Vincent Kuklis; Theft By Deception-Fail To Correct; ADA: **Patrick J. Schulte**; D-atty: William H. Difenderfer

**CR-0013776-19**; Joseph Vincent Kuklis; Theft By Deception-Fail To Correct; ADA: **Patrick J. Schulte**; D-atty: William H. Difenderfer

**CR-0004258-23**; Marquise Matthews; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bradley Thomas Marscher

**CR-0005810-22**; Sean McKenna; Patronizing Prostitutes; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Tirza Ann Kyes

**CR-0005607-23**; Nicholas Schryver; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Rachel Kathryn Crosby

**CR-0012805-19**; Hillary Elizabeth Smith; Makes Any Materially False Oral Statement; ADA: **Criminal**

**Division Allegheny County District Attorney's Office**; D-atty: Danielle Lyndsay McNabb

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

**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-0002379-23**; Alexandra Jacquell Hyatt; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Brittany Nicole Petricca

**CR-0002378-23**; Dyllan Perry; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0006029-23**; Michael James Roberts; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Bobby Joe Chambers Jr.

**CR-0006187-23**; John Michael Smith; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Allegheny County Conflict Counsel

**CR-0007724-22**; Robert Allen Townes; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Lauren Marie Leiggi

**CR-0006083-23**; Tayvon Nijeen Vickers; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Jonathan Coumes

**CR-0006115-23**; Tayvon Nijeen Vickers; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Jonathan Coumes

**Judge Jennifer Satler  
Courtroom 527**

**CR-0001118-22**; Makayla Lynn Deluco; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Nicholas Clark Weltz

**Judge Randal B. Todd  
Courtroom 310**

**CR-0012719-19**; Marcus H. Carter; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: James Patrick Sheets

**CR-0007885-22**; Dewayne Chatfield; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Anthony Jackson

**CR-0004187-23**; James Clark; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Kathryn Simmers

**CR-0003228-22**; Cameron Scott Minniefield; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Samantha Elizabeth Smyth

**CR-0003229-22**; Cameron Scott Minniefield; Robbery-Inflict Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Samantha Elizabeth Smyth

**CR-0004201-22**; Suzanne Ows; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Samir George Hadeed

**CR-0004202-22**; Douglas C. Perry; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Samantha Elizabeth Smyth

**CR-0005809-23**; Christopher Thompson; Aggravated Assault - Victim Less Than 13 and Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Sarah Coblenz McGuire

**CR-0008854-22**; Nathaniel Jacob Waxler; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0007266-20**; Paris Starr Williams; Aggravated Assault - Victim Less Than 13 and Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: George Lawrence Saba

## Arbitration Trial List

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

**Tuesday  
December 19, 2023**

**AR-23-004343**; Pirl vs Ford Motor Company; P-atty: **Robert A. Rapkin**; D-atty: Rachel Monaghan

**AR-23-004337**; Calais Village Condominium Association vs Bowser, et al; P-atty: **Fred C. Jug, Jr.**

**AR-23-004335**; Calais Village Condominium Association vs Sloan; P-atty: **Fred C. Jug, Jr.**

**AR-23-004331**; Ray vs Adams, et al; P-atty: **Ronald J. Bua**

**AR-23-004323**; Progressive Specialty Insurance Company vs Weldon; P-atty: **Michael J. Dougherty**

**AR-23-004319**; Gao vs Xiao; P-atty: **Frederick A. Sproull**; D-atty: **Joseph R. Bock**

**AR-23-004315**; Erie Insurance Exchange vs ACAR Leasing LTD; P-atty: **Matthew B. Weisberg, Gary Schafkopf**; D-atty: **James J. DiMaggio**

**AR-23-004313**; Discover Bank vs Bey; P-atty: **Kirsten R. Armstrong**

**AR-23-004312**; Discover Bank vs Horvath; P-atty: **Kirsten R. Armstrong**

**AR-23-004304**; Allegheny County Central Tax Collection District vs Zellars, et al; P-atty: **Richard A. Monti**

**AR-23-004300**; Snap-On Credit LLC vs Gorrng; P-atty: **David Kennedy Bifulco**

**AR-23-004297**; Allegheny County Central Tax Collection District vs Pyle; P-atty: **Richard A. Monti**

**AR-23-004293**; Brown vs Hannan; P-atty: **Pro Se**

**AR-23-004291**; Andres vs Ford Motor Company; P-atty: **Robert A. Rapkin**; D-atty: **Rachel Monaghan**

**AR-23-004024**; Cobbler World vs Johnson; P-atty: **Pro Se**

**AR-23-003211**; LVNV Funding LLC vs Williams; P-atty: **Nicholas Deenis**; D-atty: **John K. Foster, III**

**AR-23-001497**; Young vs SS5 Inc., et al; P-atty: **Nicholas C. LaCava**; D-atty: **Lawrence E. Ging**

**AR-23-001075**; 4923 Butler St. PA LLC vs Shelly-T Contracting LLC; P-atty: **Salah E. Blaik**; D-atty: **Joseph D. Pometto**

**AR-22-003784**; CBS Broadcasting Inc. vs Jordan; P-atty: **Daniel A. Wechsler**

**AR-22-002787**; Port Authority of Allegheny County vs Mockridge; P-atty: **Roger W. Foley, Jr.**; D-atty: **Diana M. O'Connell**

**AR-21-004166**; LM General Insurance Company vs T&G Trucking, et al; P-atty: **Douglas G. Aaron**; D-atty: **Pro Se**

## Summary Appeals Branch

Judge Thomas Flaherty  
City-County Building  
Room 821

**Tuesday  
December 19, 2023**

### Hearings

**SA-0001249-22**; Comm. of PA vs Fred Alexander; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001149-23**; Comm. of PA vs Curtis Barrett; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001072-23**; Comm. of PA vs Rashid H. Boumasoud; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001217-23**; Comm. of PA vs Christopher Braun; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001202-23**; Comm. of PA vs Pittsburgh Deaktor Development, Inc.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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**SA-0000185-23;** Comm. of PA vs Donald K. Duda; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001008-23;** Comm. of PA vs Lisa Egnacheski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001205-23;** Comm. of PA vs Andrea Gambotto; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000460-23;** Comm. of PA vs Nicholas Jackson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000461-23;** Comm. of PA vs Nicholas Jackson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000462-23;** Comm. of PA vs Nicholas Jackson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001225-23;** Comm. of PA vs Jazzy Rentals, LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001233-23;** Comm. of PA vs Joseph Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000579-21;** Comm. of PA vs McKeesport Preservation Society; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000485-23;** Comm. of PA vs Sean McLinden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001322-23;** Comm. of PA vs John M. Medina; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001332-23;** Comm. of PA vs John M. Medina; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001345-23;** Comm. of PA vs John M. Medina; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001346-23;** Comm. of PA vs John M. Medina; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001348-23;** Comm. of PA vs John M. Medina; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001234-23;** Comm. of PA vs Thomas A. Mulholland; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000961-23;** Comm. of PA vs Cheryl Patterson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000851-23;** Comm. of PA vs Richard Rae; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001159-23;** Comm. of PA vs Pittsburgh Realty Choice Investments, LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001294-23;** Comm. of PA vs Three Rivers Living, LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## LEGAL ADS

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### Estate Notice

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

Aull, James, deceased, of McKees Rocks, PA. No. 07701 of 2023. Justin Aull, Admr., 251 Edith St., Pittsburgh, PA 15211.  
23-02292w Dec 14, 21, 28, 2023

Harnack, Anne Louise a/k/a Anne L. Harnack, deceased, of Baldwin, PA. No. 04679 of 2023. Frederick T. Harnack, Extr., 3055 Grandview Farms Place, Bethel Park, PA 15102.  
23-02291w Dec 14, 21, 28, 2023

Haywood, Sr., Robert A., deceased, of Elizabeth, PA. No. 08294 of 2023. Robert A. Haywood, Jr., Admr., c/o Amy D. Rees, Esq., Sechler Law Firm, LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.  
23-02296w Dec 14, 21, 28, 2023

Kerr, Edith L., deceased, of Sewickley, PA. No. 05594 of 2023. John R. Kerr, III, Extr., 349 School Street, Sewickley, PA 15143.  
23-02295w Dec 14, 21, 28, 2023

Kondas, Evelyn M., deceased, of West Mifflin Borough, PA. No. 08323 of 2023. Andrea M. Sweeney, Extr., 6806 Kevin Drive, Bethel Park, PA 15102 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.  
23-02298w Dec 14, 21, 28, 2023

Labate, Rosa, deceased, of Pittsburgh, PA. No. 07928 of 2023. Domenic Labate, Extr., 115 Ashley Hill Drive, Wexford, PA 15090.  
23-02276w Dec 14, 21, 28, 2023

Littell, M. Margaret, deceased, of Pittsburgh, PA. No. 08204 of 2023. Dennis W. Littell, Extr., 315 McKinney Drive, Moon Township, PA 15108 or to Sean J. Carmody, Esquire, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.  
23-02272w Dec 14, 21, 28, 2023

Marino, Harriet A., deceased, of Monroeville, PA. No. 6210 of 2023. Richard Marino, Extr., 127 Bee Ln., Monroeville, PA 15146 or to James M. Herb, Esq., Herb & Winters Law, 464 Perry Hwy., Pittsburgh, PA 15229.  
23-02288w Dec 14, 21, 28, 2023

McLaughlin, Grant Eugene a/k/a Grant E. McLaughlin, deceased, of Alleppo Township, PA. No. 08216 of 2023. Brian K. McLaughlin, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.  
23-02285w Dec 14, 21, 28, 2023

Pappas, Christa Hanna Margarete, deceased, of Pittsburgh, PA. No. 07654 of 2023. Leo N. Hitt, Extr., 278 Jefferson Street, Export, PA 15632 or to Daniel A. Seibel, Esq., One Oxford Centre, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.  
23-02301w Dec 14, 21, 28, 2023

Peterson, Margaret Louise, deceased, of Acton, MA. No. 08056 of 2023. Eric L. Peterson, Extr., 155 Davis Road, Carlisle, MA 01741 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
23-02284w Dec 14, 21, 28, 2023

Sachs, Herbert, deceased, of Pittsburgh, PA. No. 07821 of 2023. Heidi Nelson Sachs, Extr., 1311 Linden Avenue, Highland Park, IL 60035 or to Daniel A. Seibel, Esq., One Oxford Centre, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.  
23-02297w Dec 14, 21, 28, 2023

Viselli, Anna, deceased, of Pittsburgh, PA. No. 08074 of 2023. Anna Quattrucci, Extr., 1987 Centurion Commons, Apt. 301, Pittsburgh, PA 15221 or to Stephen H. Lebovitz, Esq., Lebovitz & Lebovitz, P.A., 2018 Monongahela Ave., Pittsburgh, PA 15218-2510.  
23-04785 Dec 14, 21, 28, 2023

Walsh, Eileen, deceased, of Pittsburgh, PA. No. 08266 of 2023. Thomas E. Walsh, Admr., 237 Roycroft Ave., Pittsburgh, PA 15234 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.  
23-02286w Dec 14, 21, 28, 2023

Bakosh, Diana L., deceased, of West Mifflin, PA. No. 07886 of 2023. Sandra Bakosh, Co-Extr., 935 Hurl Drive, Pittsburgh, PA 15236 and Darlene Brindle, Co-Extr., 117 Main Entrance Drive, West Mifflin, PA 15122 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
23-04680 Dec 7, 14, 21, 2023

Bakosh, Edward A. a/k/a Edward A. Bakosh, Sr., deceased, of West Mifflin, PA. No. 01219 of 2022. Sandra Bakosh, Co-Extr., 935 Hurl Drive, Pittsburgh, PA 15236 and Darlene Brindle, Co-Extr., 117 Main Entrance Drive, West Mifflin, PA 15122 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
23-04682 Dec 7, 14, 21, 2023

Bollman, Janice E., deceased, of Avalon Borough, PA. No. 08167 of 2023. Jennifer DeSimone, Extr., 726 Sylvan Avenue, Pittsburgh, PA 15202 or to William M. Thomson, Esq., 1700 N. Highland Road, Suite 207, Pittsburgh, PA 15241.  
23-02257w Dec 7, 14, 21, 2023

Broadright, Dorothy B. a/k/a Dorothy Segal Broadright, deceased, of West Mifflin, PA. No. 08132 of 2023. William Francis Broadright, Extr., c/o Jason R. Johns, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.  
23-02258w Dec 7, 14, 21, 2023

Cherpak, Regis M., deceased, of Pittsburgh, PA. No. 07603 of 2023. Mark R. Cherpak, Extr., 157 Summerfield Drive, Munhall, PA 15120.  
23-02250w Dec 7, 14, 21, 2023

D'Imperio, Kathy J. a/k/a Kathy J. Dimperio, deceased, of Clairton, PA. No. 7942 of 2023. Angela M. D'Imperio, Extr., 221 Chesna Drive, Pittsburgh, PA 15234 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
23-02235w Dec 7, 14, 21, 2023

Dempsey, John T., deceased, of Pittsburgh, PA. No. 07908 of 2023. Robert Dempsey, Co-Extr., 4214 Willow Avenue, Pittsburgh, PA 15234 and Kathleen Domis, Co-Extr., 5509 Keenan Drive, Pittsburgh, PA 15236 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
23-04681 Dec 7, 14, 21, 2023

Glavanics, Alajos, deceased, of Gibsonia, PA. No. 07750 of 2023. Constance J. Gass, Extr., 136 Rose Avenue, Pittsburgh, PA 15229 or to Robert J. Tate, Esq., Robert J. Tate & Associates, 1003 Perry Hwy., Pittsburgh, PA 15237.  
23-04654 Dec 7, 14, 21, 2023

Gorman, Constance J., deceased, of North Fayette Township, PA. No. 5465 of 2018. James D. Gorman, Jr., Extr., 11 Stanwix Street, Suite 1030, Pittsburgh, PA 15222 or to Thea G. Evankovich, Esq., McCann, Garland, Ridall & Burke, 11 Stanwix St., Ste. 1030, Pittsburgh, PA 15222.  
23-02254w Dec 7, 14, 21, 2023

Hanzas, Mitzi a/k/a Mitzi Anne Hanzas, deceased, of West Mifflin, PA. No. 08153 of 2023. Anne-Marie Hanzas, Admr., 4048 Eliza Street, West Mifflin, PA 15122 or to Stefanie M. Stack, Esq., Fiffik Law Group, P.C., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.  
23-02251w Dec 7, 14, 21, 2023

Hogue, Catherine B., deceased, of McCandless Township, PA. No. 08034 of 2023. Nancy Truver, Extr., 609 Calais Drive #3210, Pittsburgh, PA 15237 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.  
23-02237w Dec 7, 14, 21, 2023

Holzer, Bernadette Louise a/k/a Bernadette L. Holzer, deceased, of Scott Township, PA. No. 07925 of 2023. David L. Holzer, Extr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.  
23-04655 Dec 7, 14, 21, 2023

Kochick, Peter J. a/k/a Peter John Kochick, deceased, of Pittsburgh, PA. No. 05229 of 2023. Christopher Edward Krinock, Admr., c/o Karen S. Timko, Esq., Certified Elder Law Attorney, Julian Gray Associates, 954 Greentree Rd., Pittsburgh, PA 15220.  
23-04678 Dec 7, 14, 21, 2023

LaPorte, Donald W., deceased, of Mt. Lebanon, PA. No. 08072 of 2023. Robin LaPorte, Extr., 466 Carnegie Drive, Pittsburgh, PA 15243 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.  
23-02240w Dec 7, 14, 21, 2023

Murphy, Dennis J., deceased, of Pittsburgh, PA. No. 07957 of 2023. John Murphy, Admr., 180 Lemoyne Avenue, Pittsburgh, PA 15228 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
23-04679 Dec 7, 14, 21, 2023

Osekowski, Raymond P., deceased, of South Fayette Township, PA. No. 08143 of 2023. Valarie Duska, Admr., 8306 Sharalyn Drive, Bridgeville, PA 15017 or to Terrence M. Ging, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.  
23-02252w Dec 7, 14, 21, 2023

Piccolino, Barbara A., deceased, of McCandless Township, PA. No. 07799 of 2023. Robin Zeleny, Extr., 111 Augusta Drive, Pittsburgh, PA 15229 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.  
23-04668 Dec 7, 14, 21, 2023

Rusnak, William P. a/k/a William Paul Rusnak, deceased, of Coraopolis, PA. No. 07901 of 2023. Donald R. Calaiaro, Extr. and Atty., c/o Calaiaro Valencik, 938 Penn Avenue, Suite 501, Pittsburgh, PA 15222-3708.  
23-02234w Dec 7, 14, 21, 2023

Slavick, Robert A., deceased, of Forward Township, PA. No. 07859 of 2023. Ronald

Slavick, Extr., c/o Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

23-04667 Dec 7, 14, 21, 2023

Sopcak, Sr., Frank A., deceased, of Plum Borough, PA. No. 07856 of 2023. Robert A. Sopcak, Admr., 113 Leroy Street, Pittsburgh, PA 15239 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-02241w Dec 7, 14, 21, 2023

Spencer, III, Thomas William a/k/a William Spencer, deceased, of Pittsburgh, PA. No. 08071 of 2023. Thomas William Spencer, Jr., Admr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

23-02248w Dec 7, 14, 21, 2023

Watson, David G., deceased, of Findlay, PA. No. 08099 of 2023. James Watson, Extr., 209 Lenox Court, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-02238w Dec 7, 14, 21, 2023

Williams, Anna Marie a/k/a Anna Williams, deceased, of Pittsburgh, PA. No. 07685 of 2023. Beverly Durrett, Extr., 1203 1/2 North Murtland Street, Pittsburgh, PA 15208 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

23-04669 Dec 7, 14, 21, 2023

Yingling, Roberta Brown a/k/a Roberta B. Yingling, deceased, of Upper St. Clair, PA. No. 07814 of 2023. Leslie Bennett, Extr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

23-04656 Dec 7, 14, 21, 2023

Battaglia, Anne M., deceased, of Sewickley, PA. No. 07552 of 2023. Joanne B. McDaniel, Extr., 102 William Penn Circle, Sewickley, PA 15143 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

23-04528 Nov 30; Dec 7, 14, 2023

Beck, Roger D., deceased, of Pittsburgh, PA. No. 07815 of 2023. Barry J. Beck, Co-Extr., 427 Worthington Dr., Mars, PA 16046, Beverly J. Weber, Co-Extr., 9712 Foxgrove Lane, Allison Park, PA 15101 and Barbara L. Michael, Co-Extr., 125 Shangri Lane, Pittsburgh, PA 15237 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

23-02209w Nov 30; Dec 7, 14, 2023

Bowland, Nancy A., deceased, of Bridgeville, PA. No. 07689 of 2023. Michael E. Uriah, Extr., 817 West Grant Street, Houston, PA 15342 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

23-04527 Nov 30; Dec 7, 14, 2023

Buerkle, Kim A., deceased, of Beechview, PA. No. 06726 of 2023. Brittany Mahoney, Extr., 5830 Windsor Ct., McDonald, PA 15057 or to Emily E. Skrzysowski, Esq., 703 Kingswood Lane, McDonald, PA 15057.

23-02207w Nov 30; Dec 7, 14, 2023

Croke, Patricia Catherine a/k/a Patricia Croke a/k/a Patricia C. Croke, deceased, of Pittsburgh, PA. No. 06965 of 2023. Mary Ellen Bozarth, Extr., 729 Beaver Street, Sewickley, PA 15143 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.

23-04530 Nov 30; Dec 7, 14, 2023

Eagan, Arthur W. a/k/a Arthur W. Eagan, Jr., deceased, of Penn Hills, PA. No. 07761 of 2023. Dolores J. Eagan, Extr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

23-04529 Nov 30; Dec 7, 14, 2023

Flora, John A., deceased, of Pittsburgh, PA. No. 07984 of 2023. Deborah Zupan, Extr., 719 Crosswinds Dr., McMurray, PA 15317 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

23-02203w Nov 30; Dec 7, 14, 2023

Rogers, Jim, deceased, of Pittsburgh, PA. No. 01301 of 2022. James Frierson, Admr., 143 Wood Street, Pittsburgh, PA 15223 or to Todd J. Hollis, Esq., Todd J. Hollis Law, 202 Penn Plaza, Turtle Creek, PA 15145.

23-02204w Nov 30; Dec 7, 14, 2023

Smith, Donna Rae, deceased, of Wexford, PA. No. 07340 of 2023. Karen Borraccini, Extr., 1631 Stone Mansion Drive, Sewickley, PA 15143 or to James E. Higinbotham, Jr., Esq., Higinbotham Law Offices, 68 South Beeson Boulevard, Uniontown, PA 15401.

23-02211w Nov 30; Dec 7, 14, 2023

Trautman, Caroline P., deceased, of Pittsburgh, PA. No. 08008 of 2023. Jo Ann Ondrey, Extr., 4207 Homestead Duquesne Road, West Mifflin, PA 15122 or to John F. Morris, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219-2202.

23-02206w Nov 30; Dec 7, 14, 2023

Treback, Donald, deceased, of Harwick, PA. No. 07982 of 2023. Donald M. Treback, Admr., 764 McKinley Avenue, Harwick, PA 15049 or to Kenneth Ficerai, Esq., Mears, Smith, Houser & Boyle, P.C., 127 N. Main St., Greensburg, PA 15601.

23-02200w Nov 30; Dec 7, 14, 2023

Williams, Jr., Monte, deceased, of Verona, PA. No. 7774 of 2023. Meg L. Burkardt, Admr. & Atty., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

23-04526 Nov 30; Dec 7, 14, 2023

#### Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is All Night Laundry LLC.

23-02274w Dec 14, 2023

#### Articles of Incorporation Business Corporation

John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203. 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 Vitalung, Inc.

23-02279w Dec 14, 2023

#### Articles of Incorporation Business Corporation

BUSINESS CORP. - Notice is hereby given that Articles of Inc. were filed with the Dept. of State for NA Logistics Inc, a corp. organized under the PA Business Corp. Law of 1988.

23-04827 Dec 14, 2023

#### Articles of Incorporation Professional Corporation

Matthew H. Clark, Esq., Cohen & Grigsby, P.C., 625 Liberty Ave., Pittsburgh, PA 15222-3152. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated

under the provisions of the Business Corporation Law of 1988. The name of the corporation is Kids Plus HoldCo, PC.

23-02287w Dec 14, 2023

#### Articles of Incorporation Professional Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Heather M. Filer, D.C., P.C.

23-02289w Dec 14, 2023

#### Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Mallory Associates, with its principal office or place of business at 6667 Woodwell St., Pittsburgh, PA 15217. The names and addresses of all persons who are parties to the registration are: Patrick Fergus Francis Stephenson, 6667 Woodwell St., Pittsburgh, PA 15217.

23-04810 Dec 14, 2023

#### Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Rechi's Riches, with its principal office or place of business at 700 Allegheny River Blvd., Verona, PA 15147. The names and addresses of all persons who are parties to the registration are: Rajesh Rai, 700 Allegheny River Blvd., Verona, PA 15147.

23-04811 Dec 14, 2023

#### Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Leviathan's Loft, with its principal office or place of business at 9040 Perry Knoll Dr., Pittsburgh, PA 15237. The names and addresses of all persons who are parties to the registration are: Danielle Griffith, 9040 Perry Knoll Dr., Pittsburgh, PA 15237.

23-04812 Dec 14, 2023

#### Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Carteman Enterprises, with its principal office or place of business at 823 Hershire Dr., Bethel Park, PA 15102. The names and addresses of all persons who are parties to the registration are: Brian G. Carte, 823 Hershire Dr., Bethel Park, PA 15102.

23-04813 Dec 14, 2023

#### Notice

Court of Common Pleas  
Civil Division  
Allegheny County  
NO: MG-22-000359  
Credit Suisse First Boston Mortgage Acceptance Corp., Home Equity Asset Trust

2005-9, Home Equity Pass-Through Certificates, Series 2005-9, U.S. Bank National Association, as Trustee, Plaintiff vs.

Carrie Krupa, known Heir of Paul V. Lukart, deceased and John Lukart, known Heir of Paul V. Lukart, deceased and Paul Sean Lukart, known Heir of Paul V. Lukart, deceased and Lianna Lukart, known Heir of Paul V. Lukart, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Paul V. Lukart, deceased, Defendants

Notice Of Sheriff's Sale Of Real Property  
TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Paul V. Lukart, deceased  
1000 Clydesdale Avenue  
McKeesport, PA 15135  
Your house (real estate) at:  
1000 Clydesdale Avenue, McKeesport, PA 15135

Parcel ID: 0652-H-00303-0000-00  
is scheduled to be sold at Sheriff's Sale at Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA on February 5, 2024 at 9:00 a.m. to enforce the court judgment of \$56,964.30 obtained by Credit Suisse First Boston Mortgage Acceptance Corp., Home Equity Asset Trust 2005-9, Home Equity Pass-Through Certificates, Series 2005-9, U.S. Bank National Association, as Trustee against you.

Notice Of Owner's Rights  
You May Be Able To Prevent This Sheriff's Sale

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Credit Suisse First Boston Mortgage Acceptance Corp., Home Equity Asset Trust 2005-9, Home Equity Pass-Through Certificates, Series 2005-9, U.S. Bank National Association, as Trustee the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP. (610) 278-6800.

Please Note a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

23-04636 Dec 14, 2023

#### Notice

Court of Common Pleas  
Civil Division  
Allegheny County  
NO: MG-23-000596  
Nationstar Mortgage LLC, Plaintiff

vs.  
Marsha L. Wilson-Barber a/k/a Marsha L. Wilson, known Heir of Jean Wilson, deceased and Cynthia Wilson Brockington, known Heir of Jean Wilson, deceased and Lisa Burden, known Heir of Jean Wilson, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jean Wilson, deceased, Defendants

Notice Of Sheriff's Sale Of Real Property  
TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jean Wilson, deceased  
424 Fairywood Street  
Pittsburgh, PA 15205

Your house (real estate) at:  
424 Fairywood Street, Pittsburgh, PA 15205  
Parcel ID: 0070-E-00036-0000-00  
is scheduled to be sold at Sheriff's Sale at Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA on February 5, 2024 at 9:00 a.m. to enforce the court

judgment of \$27,870.10 obtained by Nationstar Mortgage LLC against you.

**Notice Of Owner's Rights**

You May Be Able To Prevent This Sheriff's Sale

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Nationstar Mortgage LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP. (610) 278-6800.

Please Note a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

23-04673 Dec 14, 2023

**Notice of Action in Mortgage Foreclosure**

Court of Common Pleas  
Allegheny County  
Civil Division  
No: MG-23-000988

Towd Point Mortgage Trust 2020-2, U.S. Bank National Association, as Indenture Trustee, Plaintiff

vs.

Thierno Sow, known Heir of Darlene D. Hopkins, deceased; Jerome Fuller, known Heir of Darlene D. Hopkins, deceased; Charles Fuller, known Heir of Darlene D. Hopkins, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Darlene D. Hopkins, deceased, Defendants

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Darlene D. Hopkins, deceased: Take Notice That The Plaintiff, Towd Point Mortgage Trust 2020-2, U.S. Bank National Association, as Indenture Trustee has filed an action Mortgage Foreclosure, as captioned above.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defense or objections 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  
Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555

LOGS Legal Group LLP

By: Christopher A. DeNardo, PA I.D. No. 78447; Jason Dionisio, PA I.D. No. 333475; Samantha Gable, PA I.D. No. 320695; Leslie J. Rase, PA I.D. No. 58365; Heather Riloff, PA I.D. No. 309906; Kevin T. Tonczyczyn, PA I.D. No. 332616; Elizabeth L. Wassall, PA I.D. No. 77788; 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, Telephone: (610) 278-6800, E-Mail: pahelp@logs.com, LLG File No. 23-068862.

23-04778 Dec 14, 2023

**Notice of Action in Mortgage Foreclosure**

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. MG-22-000729

Newrez LLC D/B/A Shellpoint Mortgage Servicing, Plaintiff

vs.  
Carol Holt, in Her Capacity as Heir of Jeffrey D. Holt; et al., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Jeffrey D. Holt, Defendant(s), 2602 Quarry Street, Pittsburgh, PA 15210.

**Amended Complaint In Mortgage Foreclosure**

You are hereby notified that Plaintiff, Newrez LLC D/B/A Shellpoint Mortgage Servicing, has filed a Mortgage Foreclosure Amended Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA docketed to No. MG-22-000729, seeking to foreclose the mortgage secured on your property located, 2602 Quarry Street, Pittsburgh, PA 15210.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Amended Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Amended Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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 THE 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  
400 Koppers Building  
436 Seventh Avenue  
Pittsburgh PA, 15219  
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys for Plaintiff, Jonathan M. Etkowicz, Esq. ID No. 208786 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

23-04837 Dec 14, 2023

**Notice of Action in Mortgage Foreclosure**

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. MG-23-000895

Specialized Loan Servicing LLC, Plaintiff

vs.  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Fred R. Sandridge; et al., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Fred R. Sandridge, Defendant(s), 636 Thompson Street, Pittsburgh, PA 15206.

**Complaint In Mortgage Foreclosure**

You are hereby notified that Plaintiff, Specialized Loan Servicing LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA docketed to No. MG-23-000895, seeking to foreclose the mortgage secured on your property located, 636 Thompson Street, Pittsburgh, PA 15206.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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 THE 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  
400 Koppers Building  
436 Seventh Avenue  
Pittsburgh PA, 15219  
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys for Plaintiff, Jonathan M. Etkowicz, Esq. ID No. 208786, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

23-04838 Dec 14, 2023

**Notice of Action in Mortgage Foreclosure**

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. GD-23-009815

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, Plaintiff

vs.  
Rose Ann Gilbert, in Her Capacity as Heir of Clara Gilbert.; et al., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Clara Gilbert, Defendant(s), 7940 Aber Road, Verona, PA 15147.

**Complaint In Mortgage Foreclosure**

You are hereby notified that Plaintiff, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA docketed to No. GD-23-009815, seeking to foreclose the mortgage secured on your property located, 7940 Aber Road, Verona, PA 15147.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or

objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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 THE 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  
400 Koppers Building  
436 Seventh Avenue  
Pittsburgh PA, 15219  
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys for Plaintiff, Jonathan M. Etkowicz, Esq. ID No. 208786, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

23-04839 Dec 14, 2023

**Notice of Action in Mortgage Foreclosure**

In the Court of Common Pleas  
Allegheny County  
Civil Action - Law  
Action of Mortgage Foreclosure  
Term No. MG-19-001137

Nationstar Mortgage LLC D/B/A Mr. Cooper, Plaintiff

vs.

Brandon Conner Solely in His Capacity as Heir of Bill Wright, Deceased, Crystal Conner Solely in His Capacity as Heir of Bill Wright, Deceased & Unknown Heirs of Bill Wright, Deceased, Mortgagor and Real Owner, Defendant

To Brandon Conner Solely in His Capacity as Heir of Bill Wright, Deceased, Crystal Conner Solely in His Capacity as Heir of Bill Wright, Deceased & Unknown Heirs of Bill Wright, Deceased, Mortgagor and Real Owner, Defendant whose last known address is 316 Auburn Street, Pittsburgh, PA 15235.

This Firm is a Debt Collector and we are Attempting to Collect a Debt Owed to our Client. Any Information Obtained From you Will be Used for the Purpose of Collecting the Debt.

You are hereby notified that Plaintiff Nationstar Mortgage LLC D/B/A Mr. Cooper, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. MG-19-001137 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1611 Wesley Street, McKeesport, PA 15132 whereupon your property will be sold by the Sheriff of Allegheny.

Notice

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may

lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, 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.

Allegheny County Bar Association  
400 Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
412-261-5555

Michael T. McKeever, Attorney for Plaintiff, KML Law Group, P.C., PC, Suite 5000, BNY Independence Center, 701 Market Street, Philadelphia, PA 19106-1532, 215-627-1322.

23-04843 Dec 14, 2023

#### Statement of Registration Foreign Business Corporation

Notice is hereby given that AssetMark Services, Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Delaware. The address of its principal office under the laws of said jurisdiction is 1655 Grant Street, Concord, CA 94520, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 606 Liberty Ave., 3rd Fl. #107, Pittsburgh, PA 15222.

23-02302w Dec 14, 2023

#### Voluntary Dissolution Business Corporation

S. Todd Renner, Esq., Cooper Owen & Renner, P.C., 2630 Monroeville Blvd., #637, Monroeville, PA 15146. Notice is hereby given by St. James Enterprises, Inc., formerly doing business as Wild Birds Unlimited, having a registered office address and principal place of business at 12019 Perry Highway, Wexford, PA 15090, 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.

23-02290w Dec 14, 21, 2023

#### Voluntary Dissolution Business Corporation

Notice is hereby given by Neville Manor, 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.

23-02246w Dec 7, 14, 2023

#### Voluntary Dissolution Business Corporation

Notice is hereby given by Sampson Rossi Properties, 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.

23-02247w Dec 7, 14, 2023

### CIVIL DIVISION

#### Statutory Appeals

(Continued from Page 1, Column 2)

**Commonwealth of PA Department of Transportation** vs Davis Christopher Michael; SA-23-000612; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**City of Pittsburgh** vs Wereschagin Michael, Pittsburgh Post-Gazette; SA-23-000613; Office of Open Records Appeal; Statutory Appeal; Atty(s): Dilanni Mary Ann, Kubiak Kryisia M.

**Point Park University** vs City of Pittsburgh Zoning Board of Adjustment; SA-23-000614; Zoning Board Appeal; Statutory Appeal; Atty(s): Lucas Brendan P., Gallagher Shawn N

**Commonwealth of PA Department of Transportation** vs Lindgren Slade Allen; SA-23-000615; Operator License Suspension; Appeal from OLS; Atty(s): Marsili Christopher Joseph, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Williams Erika Lynn; SA-23-000616; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Kamineni Venkata Sessa Sai; SA-23-000617; Operator License Suspension; Appeal from OLS; Atty(s): Joyce Daniel P., Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Gibson Lawrence John; SA-23-000618; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Harp Eboni; SA-23-000619; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Shoshi Endrit Shaban; SA-23-000620; Operator License Suspension; Appeal from OLS; Atty(s): Zuckerman David Seth, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Lee Melinda Marie; SA-23-000621; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Sickels Joshua Thomas; SA-23-000622; Operator License Suspension; Appeal from OLS; Atty(s): Stevenson Shawn M, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Jackson Jr. Robert William; SA-23-000623; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Woodruff Emmanuel Corey; SA-23-000624; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Woodruff Emmanuel Corey; SA-23-000625; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Taliaferro Chantell Antoinette; SA-23-000626; Operator License Suspension; Notice of Change of Address; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Taliaferro Chantell Antoinette; SA-23-000627; Operator License Suspension; Notice of Change of Address; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Taliaferro Chantell Antoinette; SA-23-000628; Operator License Suspension; Notice of Change of Address; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Taliaferro Chantell Antoinette; SA-23-000629; Operator License Suspension; Notice of Change of Address; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs McCarthy Jr. Michael John; SA-23-000630; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs McCarthy Jr. Michael John; SA-23-000631; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Edwards Najiv Stefan; SA-23-000632; Operator License Suspension; Appeal from OLS; Atty(s): Sarna Samir, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Winmon She'Cholle; SA-23-000633; Operator License Suspension; Order of Court - IFP Granted; Atty(s): Pro Se, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Alsaffar Abdullah Briq; SA-23-000634; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Barker Jr. Joseph R.; SA-23-000635; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Richards Samuel Craig; SA-23-000636; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Tometsko Sara Ann; SA-23-000637; Plates & Registration Susp; Order of Court; Atty(s): Pro Se, Eshete Murphy Meron

**Marlar Patricia Gail** vs Borough of Baldwin Zoning Hearing Board Variance; SA-23-000638; Zoning Board Appeal; Writ of Certiorari; Atty(s): Laffey Michael J

**Commonwealth of PA Department of Transportation** vs Grusky Adam George; SA-23-000639; Operator License Suspension; Appeal from OLS; Atty(s): Ketchel Justin J, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Ison Morgan Brooke; SA-23-000640; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation, Commonwealth of PA Department of Transportation** vs Smalls Ronnell Jermel, Smalls Ronnell Jermel; SA-23-000641; Operator License

Suspension; Motion to File Late Appeal; Atty(s): Rabner Fred G., Kuhar Jr. William A, Rabner Fred G., Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Potts Cody Dwane; SA-23-000642; Operator License Suspension; Appeal from OLS; Atty(s): Castor Bruce, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Sistek Braunlyn; SA-23-000643; OLS - Breathalyzer Refusal; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Schreib Melinda Ann; SA-23-000644; Operator License Suspension; Appeal from OLS; Atty(s): Mullen Casey, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Hardinger John Thomas; SA-23-000645; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Harris Jacqueline E.; SA-23-000646; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Pro Se, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Mosaky Lindsay; SA-23-000647; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Longi Heneli Milo; SA-23-000648; Operator License Suspension; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Randolph Makaylie Brooke; SA-23-000649; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Eshete Murphy Meron

**Neicy Nee LLC** vs Swissvale Borough Zoning Hearing Board; SA-23-000650; Zoning Board Appeal; Writ of Certiorari; Atty(s): Pro Se

**Commonwealth of PA Department of Transportation** vs Peterson-Burkes Isaiah Xavier; SA-23-000651; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Jennings Shaniece Leigh; SA-23-000652; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Bluefort Jatta P.; SA-23-000653; Operator License Suspension; Appeal from OLS; Atty(s): Difenderfer William H., Kuhar Jr. William A

**Commonwealth of PA Department of Transportation** vs Lee David; SA-23-000654; Operator License Suspension; Appeal from OLS; Atty(s): Rojas Ronald D, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Chambers Montay Dashaw; SA-23-000655; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Novalesi Rachel Marie; SA-23-000656; Operator License Suspension; Appeal from OLS; Atty(s): Bittner Anthony M, Eshete Murphy Meron

**Commonwealth of PA Department of Transportation** vs Moore Malcolm; SA-23-000657; Operator License Suspension; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A