

# The Pittsburgh Legal Journal

MONDAY  
MARCH 25, 2024  
Vol. 150 - No. 57

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

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Dormont Borough** vs Lyle Darcy Anne; GD-24-002982; Municipal Lien; Certificate of Location; 623.81; Atty(s): McCabe Michael G.

**Laskovich Keith R.** vs Pressdee Heather; GD-24-002983; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Campisano Gina M

**Dormont Borough** vs Maurer Christopher C; GD-24-002984; Municipal Lien; Certificate of Location; 626.74; Atty(s): McCabe Michael G.

**Dormont Borough** vs McMahon Joseph B., Outon Katherine; GD-24-002985; Municipal Lien; Certificate of Location; 548.41; Atty(s): McCabe Michael G.

**Dormont Borough** vs McMahon Gerald, Grimm Heather; GD-24-002986; Municipal Lien; Certificate of Location; 599.38; Atty(s): McCabe Michael G.

**Dormont Borough** vs Miller Joseph Z., Miller Laura C.; GD-24-002987; Municipal Lien; Certificate of Location; 1157.51; Atty(s): McCabe Michael G.

**Dormont Borough** vs Mwape Mpande; GD-24-002988; Municipal Lien; Certificate of Location; 755.88; Atty(s): McCabe Michael G.

**Dormont Borough** vs Myer Christopher Michael, McKinney Matthew William; GD-24-002989; Municipal Lien; Certificate of Location; 921.64; Atty(s): McCabe Michael G.

**Dormont Borough** vs Paladino Anthony; GD-24-002990; Municipal Lien; Certificate of Location; 1218.72; Atty(s): McCabe Michael G.

**Dormont Borough** vs Myers Hopi, Arrigoni Travis; GD-24-002991; Municipal Lien; Certificate of Location; 889.06; Atty(s): McCabe Michael G.

**Dormont Borough** vs Palmieri Mark J., Palmieri Olivia C.; GD-24-002992; Municipal Lien; Certificate of Location; 329.45; Atty(s): McCabe Michael G.

**Dormont Borough** vs Reick Shawn E.; GD-24-002993; Municipal Lien; Certificate of Location; 1218.72; Atty(s): McCabe Michael G.

**Dormont Borough** vs Riley Kevin M., Riley Charlene; GD-24-002994; Municipal Lien; Certificate of Location; 620.51; Atty(s): McCabe Michael G.

**Dormont Borough** vs Pittsburgh South Hills Realty LLC; GD-24-002995; Municipal Lien; Certificate of Location; 889.06; Atty(s): McCabe Michael G.

**Dormont Borough** vs Sartory Paul E., Sartory Kari L.; GD-24-002996; Municipal Lien; Certificate of Location; 921.64; Atty(s): McCabe Michael G.

## CIVIL DIVISION

### Arbitration Awards

**Citibank, N.A.** vs Kerlin; AR-23-006593; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Kerlin in the amount of \$3,025.70 plus any costs. Defendant Kerlin failed to appear by 10:35 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

**Citibank, N.A.** vs Kicinski; AR-23-006594; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Kicinski in the amount of \$2,293.33 plus any costs. Defendant Kicinski failed to appear by 10:30 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

**Citibank, N.A.** vs Cabon; AR-23-006599; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Cabon in the amount of \$6,357.25 plus any costs. Defendant Cabon failed to appear by 10:25 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

**LVNV Funding, LLC** vs Alrasheed; AR-23-003656; P-atty: Christopher B. Carfagno; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$4,520.73. Defendant failed to appear at 10:10 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

**Kodenkandeth** vs Kress Brothers Builders, et al; AR-23-005063; P-atty: Pro Se; D-atty: Gregory M. Pocrass; Award Draw. Award for Defendant on Plaintiff's claim. Award for Plaintiff and against Defendants on Defendants' counterclaim. Defendants Brian Kress, CEO and Roger Moline in caption only. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40409

**Borgesi** vs Ford Motor Company; AR-23-005928; P-atty: Robert A. Rapkin; D-atty: Rachel Monaghan; Award for Plaintiff and against Defendant in the amount of \$8,401.00 (\$5,401.00 for diminished value and \$3,000.00 for attorneys fees). Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40411A

**Wilmer** vs Earl's Home Improvements & Repairs; AR-23-006083; P-atty: Christopher M. Miller; Award for Plaintiff in the amount of \$1,500.00. Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40411

## ORPHANS' COURT

### Petitions & Motions

**Judge Lawrence J. O'Toole**  
**Lois Y. Deaton**: deceased; Order of court; Atty: P. C. Koehler, M. S. Attisano, D. A. Seibel, R. Bowman; 3482 of 2021.

**Judge Joseph K. Williams, III**  
**Brian Rupnik**: deceased; Petition and order to withdraw as counsel; Atty: L. D. Phillips; 9176 of 2021.

**Pamela Moray Cherkin**: deceased; Order of court; Atty: M. H. Marks, D. M. Nernberg; 8338 of 2021.

**Tedi Elizabeth McGeary Trust**: trust; Order of court; Atty: N. L. Phatak, Z. Rivenbark, D. Liotus, Pro Se; 60 of 2010.

**Rak Family Trust**: trust; Order of court. Conference March 19, 2024 at 1:00 p.m.; Atty: C. Channel, D. P. Yeomans, M. J. Lautman; 268 of 2024.

**Kathleen H. Dell'Aquila**: deceased; Order of court; Atty: C. F. Fox, IV, B. Rubb; 6614 of 2019.

**Frances Kisick**: deceased; Order of court. Conference June 5, 2024 at 10:00 a.m.; Atty: T. J. Dempsey, Jr., R. S. O'Connell; 4400 of 2019.

**Norma J. Heintzinger**: deceased; Decree of distribution; Atty: M. A. Bole; 2764 of 2022.

**Velma F. Ferrari**: trust; Order of court. Conference May 8, 2024 at 11:30 a.m.; Atty: B. T. Must, B. D. Marcus; 8273 of 2023.

**Harry M. Ferrari**: trust; Order of court. Conference May 8, 2024 at 11:30 a.m.; Atty: B. T. Must, B. D. Marcus; 8272 of 2023.

**Nicole Dawn Doran-Manashirov**: deceased; Petition and order for citation to remove Administrator. Returnable May 1, 2024. Conference May 1, 2024 at 11:00 a.m.; Atty: D. A. Seibel; 2435 of 2023.

**Judge Michael F. Marmo**  
**Lorraine K. Wolf**: deceased; Order of court; Atty: Pro Se, PA Department of Revenue; 1534 of 2023.

**Leonard Zigon**: deceased; Petition and order to revoke grant of letters; Atty: E. J. Kress; 387 of 2024.

**Florence G. Willock**: trust; Motion and order to withdraw as counsel; Atty: M. J. Lautman; 610 of 1975.

**Charles J. Miller**: deceased; Order of court. Conference May 13, 2024 at 10:30 a.m.; Atty: D. L. Goodyear, S. Kocheratz, J. D. Quinn; 81 of 2021.

**Leona Ditoppa Trust**: trust; Order of court; Atty: J. M. Hartzell, Jr.; 8648 of 2023.

**Mary Lheron Means**: deceased; Order of court; Atty: J. Hagerman, W. C. Pocierwick, M. M. Taylor; 6083 of 2022.

**Mary Lheron Means**: deceased; Proposed finding of fact and conclusion of law denied; Atty: J. Hagerman; 6083 of 2022.

## BANKRUPTCY COURT

### Western District

**Frances Rose Grogan**; ALLEGHENY-PA; 24-20525; Atty: Marcia Yvonne Phillips; Chapter: 7; Filed 03/01/2024; Judge Taddonio

**Robert Michael Solomon**; ALLEGHENY-PA; 24-20526; Atty: Marcia Yvonne Phillips; Chapter: 13; Filed 03/01/2024; Judge Taddonio

**Christopher L. Bratton**; CLEARFIELD-PA; 24-70073; Atty: Kenneth P. Seitz; Chapter: 13; Filed 03/01/2024; Judge Deller

**Jacob Donald Rankin**; INDIANA-PA; 24-70074; Atty: Corey J. Sacca; Chapter: 7; Filed 03/01/2024; Judge Deller

**Richard McClellan and Janelle McClellan**; CAMBRIA-PA; 24-70075; Atty: Lawrence W. Willis; Chapter: 7; Filed 03/01/2024; Judge Deller

**WidAl Enterprises, LLC**; CAMBRIA-PA; 24-70076; Atty: Lawrence W. Willis; Chapter: 7; Filed 03/01/2024; Judge Deller

**Carol Jean LeClair**; WESTMORELAND-PA; 24-20527; Atty: David J. Romito; Chapter: 7; Filed 03/02/2024; Judge Melaragno

**Melissa A. Stillely**; WASHINGTON-PA; 24-20528; Atty: Anthony M. Moody; Chapter: 7; Filed 03/02/2024; Judge Melaragno

**Jessica L. Barber**; WASHINGTON-PA; 24-20529; Atty: Anthony M. Moody; Chapter: 7; Filed 03/02/2024; Judge Taddonio

**DNT Property Investments, LLC**; ALLEGHENY-PA; 24-20530; Atty: Jana S. Pail; Chapter: 11; Filed 03/02/2024; Judge Melaragno

**Diana L. Forcier**; FAYETTE-PA; 24-20531; Atty: Anthony M. Moody; Chapter: 7; Filed 03/02/2024; Judge Taddonio

**Itzamary Torres**; ERIE-PA; 24-10106; Atty: Tina M. Fryling; Chapter: 7; Filed 03/03/2024; Judge Melaragno

**Barry G. Johnston**; WESTMORELAND-PA; 24-20532; Atty: Justin P. Schantz; Chapter: 13; Filed 03/03/2024; Judge Taddonio

**Gary Capistrant and Lisa Capistrant**; CLEARFIELD-PA; 24-70077; Atty: Lawrence W. Willis; Chapter: 13; Filed 03/03/2024; Judge Deller

**Beverly A. Blough**; CAMBRIA-PA; 24-70078; Atty: Lawrence W. Willis; Chapter: 13; Filed 03/03/2024; Judge Deller

**Cynthia K. McFeaters**; VENANGO-PA; 24-10107; Atty: Daniel P. Foster; Chapter: 13; Filed 03/04/2024; Judge Melaragno

**Jeffrey A. Campbell**; ALLEGHENY-PA; 24-20533; Atty: Kenneth Steidl; Chapter: 13; Filed 03/04/2024; Judge Melaragno

**Joseph A. Demeo, Jr.**; ALLEGHENY-PA; 24-20534; Atty: Samuel M. Difatta; Chapter: 7; Filed 03/04/2024; Judge Melaragno

(Continued on Page 2, Column 1)

(Continued on Page 8, Column 4)

## CIVIL DIVISION

## General Docket

(Continued from Page 1, Column 1)

**Dormont Borough** vs Ross William David; GD-24-002997; Municipal Lien; Certificate of Location; 1075.07; Atty(s): McCabe Michael G.

**Dormont Borough** vs Schemm Cory P.; GD-24-002998; Municipal Lien; Certificate of Location; 889.06; Atty(s): McCabe Michael G.

**Dormont Borough** vs Sinatra Jill D.; GD-24-002999; Municipal Lien; Certificate of Location; 921.64; Atty(s): McCabe Michael G.

**Dormont Borough** vs Stakich Tara, Stakich Jeffrey; GD-24-003000; Municipal Lien; Certificate of Location; 1218.72; Atty(s): McCabe Michael G.

**Dormont Borough** vs Taylor Kelly Ann; GD-24-003001; Municipal Lien; Certificate of Location; 1006.34; Atty(s): McCabe Michael G.

**Dormont Borough** vs Troy Christy A.; GD-24-003002; Municipal Lien; Certificate of Location; 889.06; Atty(s): McCabe Michael G.

**Dormont Borough** vs Skoncey Matthew J.; GD-24-003003; Municipal Lien; Certificate of Location; 889.06; Atty(s): McCabe Michael G.

**Dormont Borough** vs Vavrock Angela G.; GD-24-003004; Municipal Lien; Certificate of Location; 1218.72; Atty(s): McCabe Michael G.

**Dormont Borough** vs Weaver John Matthew; GD-24-003005; Municipal Lien; Certificate of Location; 889.06; Atty(s): McCabe Michael G.

**Borough Of Dormont** vs Joyce Justin T, Stephanie Tran; GD-24-003006; Municipal Lien; Certificate of Location; 937.37; Atty(s): McCabe Michael G.

**Dormont Borough** vs Weiss Jamie D., Weiss Joelle; GD-24-003007; Municipal Lien; Certificate of Location; 889.06; Atty(s): McCabe Michael G.

**Dormont Borough** vs Zadinski Steve L.; GD-24-003008; Municipal Lien; Certificate of Location; 929.26; Atty(s): McCabe Michael G.

**Snyder Michael** vs RJ Steele Construction LLC, RJ Steele Group LLC, Steele Robert, Ciriano-Steele Megan, Omega Real Estate Development LLC, Howard Hanna Company, Gilley Matthew; GD-24-003009; Contract - Other; Complaint; Atty(s): Marion Dennis Robert, Charlton Joseph V., Farrington Brian D.

**Wells Fargo Bank National Association** vs Nickoloff John E., Tenant/Occupant; GD-24-003010; Ejectment; Certificate of Location; Atty(s): Zawasky Leah D.

**Timbers Building Company** vs Bible Center Church Inc.; GD-24-003011; Mechanic's Lien; Certificate of Location; 164205.32; Atty(s): Berkebile Timothy D, Levine David A

**Tri-Cog Land Bank** vs Ganster John, Ganster Nicholas, Hampton Shaler Water Authority, PA Dept of Revenue Inheritance Tax Division; GD-24-003012; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Palt Partners/Cranberry** vs JT2 Training Corp, Thomas Jeffrey, Thomas Julie; GD-24-003013; Contract - Debt Collection; Complaint; 893000.00; Atty(s): Solomon Marcie J., Block Beverly A

**Munhall Sanitary Sewer Municipal Authority** vs Wehrer Amber, Wehrer Franklin; GD-24-003014; Municipal Lien; Certificate of Location; 12422.79; Atty(s): Ries Jeffrey D

**Tri-Cog Land Bank** vs Geiger Susan E., S&T Bank, Wilkinsburg Penn Joint Water Authority, Pennsylvania Department of Revenue; GD-24-003015; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**PV Settlement LLC** vs Aser Group Inc., 1580 Electric LLC, Codrington Justin, Codrington Ashley, Holley Richard; GD-24-003016; Intentional Tort; Complaint; 86969.99; Atty(s): Zemel Mitchel B.

**Tri-Cog Land Bank** vs Kucinic George, Kucinic Burga, Wilke Donn A., Kucinic Josephine J., Hampton Shaler Water Authority, Commonwealth of PA Department of Revenue; GD-24-003017; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Tri-Cog Land Bank** vs Tomlins Michele A., 84 Financial L.P., United States of America, Hampton Shaler Water Authority, Internal Revenue Service,

Commonwealth of PA Department of Revenue; GD-24-003018; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Tri-Cog Land Bank** vs Schroyer Michael L., Mortgage Buyers of America Inc., Hampton Shaler Water Authority, Pennsylvania Department of Revenue Inheritance Tax Division, Unknown Heirs of Lee Kirkendoll, Unknown Heirs of Dolores Kirkendoll; GD-24-003020; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Washington Financial Bank** vs Berty Jerome, Berty Linda; GD-24-003021; Mortgage Foreclosure; Certificate of Location; 171047.17; Atty(s): Darr Gary W

**Tri-Cog Land Bank** vs Suba Carl J., Suba Shannon J., New Jersey Mortgage and Investment Corp., Allegheny County Court Records - Criminal Division, U.S. Department of Justice - Western District of PA, Municipal Authority of the City of McKeesport, Municipal Authority of Westmoreland County, Commonwealth of PA Department of Revenue; GD-24-003022; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Tri-Cog Land Bank** vs United States of America, Mers, Hampton Shaler Water Authority, Internal Revenue Service, Pennsylvania Department of Revenue, Tomlins Michele A.; GD-24-003023; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob

**Tri-Cog Land Bank** vs Unknown Heirs of Billie Corsba, Pennsylvania-American Water Company, Municipal Authority of the City of McKeesport, Redevelopment Authority of Allegheny County, Huntington National Bank, Corsba William Glen, Commonwealth of PA Department of Revenue; GD-24-003024; Quiet Title; Certificate of Location; Atty(s): Leyland Jacob, Gramc Joseph W

**Commonwealth of PA Department of Revenue** vs Hens & Chicks LLC; GD-24-100536; Commonwealth Tax Lien; Business Taxes; 10678.18

**Commonwealth of PA Department of Revenue** vs Ganesh Andrew A A.; GD-24-100537; Commonwealth Tax Lien; Personal Income Tax; 9549.75

**Commonwealth of PA Department of Revenue** vs Nopaltecatl Cano Jorge Humberto, Gonzalez Mezhua Marlen; GD-24-100538; Commonwealth Tax Lien; Personal Income Tax; 10725.50

**Commonwealth of PA Department of Revenue** vs Barrio Burg LLC; GD-24-100539; Commonwealth Tax Lien; Business Taxes; 15762.10

**Commonwealth of PA Department of Revenue** vs Torres Robert; GD-24-100540; Commonwealth Tax Lien; Personal Income Tax; 27391.66

**Commonwealth of PA Department of Revenue** vs KRG Kings LLC; GD-24-100541; Commonwealth Tax Lien; Business Taxes; 29169.70

**Commonwealth of PA Department of Revenue** vs Gumberg Ira J., Courcoulas Anita P.; GD-24-100542; Commonwealth Tax Lien; Personal Income Tax; 168657.79

**Commonwealth of PA Department of Revenue** vs Smoke World And Vape LLC; GD-24-100543; Commonwealth Tax Lien; Business Taxes; 11966.15

**Commonwealth of PA Department of Revenue** vs Clarke Nicole A., Clarke Philip F.; GD-24-100544; Commonwealth Tax Lien; Personal Income Tax; 8536.54

**Commonwealth of PA Department of Revenue** vs Jerry electro-mecanico en General; GD-24-100545; Commonwealth Tax Lien; Business Taxes; 18673.97

**Commonwealth of PA Department of Revenue** vs Vania Britos House Service LLC; GD-24-100546; Commonwealth Tax Lien; Business Taxes; 25296.34

**Commonwealth of PA Department of Revenue** vs Red Bandana Winery LLC; GD-24-100547; Commonwealth Tax Lien; Business Taxes; 2433.92

**Commonwealth of PA Department of Revenue** vs Barr Jr Allen G.; GD-24-100548; Commonwealth Tax Lien; Personal Income Tax; 73809.72

**HSBC Bank USA N.A.** vs Richards John; MG-24-000182; Mortgage Foreclosure; Certificate of Location; 100482.73; Atty(s): Hunsberger Adrienna

**PNC Bank National Association** vs Moncrief Shavon R.; MG-24-000183; Mortgage Foreclosure; Confidential Information Form; 123270.43; Atty(s): Linn Geraldine M.

**U.S. Bank Trust National Association** vs Ethridge Mardis D.; MG-24-000184; Mortgage Foreclosure; Certificate of Location; Atty(s): Marks Dana Noelle

**Rocket Mortgage LLC** vs Kessler Frank J.; MG-24-000185; Mortgage Foreclosure; Certificate of Location; Atty(s): Fallings Matthew C.

**Nationstar Mortgage LLC** vs Smith William D.; MG-24-000186; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

**Irizarry Lydia Enid Colon**; GD-24-003019; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Thomas Ashley Kadara, Thomas Sidney**; GD-24-003025; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**S&T Bank** vs Arnett Dylan R.; GD-24-003026; MDJ Transcript; Notice of Judgment Mailed; 2945.10; Atty(s): Kile Brian M

**Owl Cleaners** vs Doughty Eric; GD-24-003027; MDJ Transcript; Notice of Judgment Mailed; 320.19; Atty(s): Self-Represented

**Raymond Roy** vs Road Star Paving; GD-24-003028; MDJ Transcript; Notice of Judgment Mailed; 2500.00; Atty(s): Self-Represented

**Pittsburgh Water & Sewer Authority** vs Crankshaw Charles; GD-24-003029; Municipal Lien; Certificate of Location; 120.07; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Blakemore Rosemarie; GD-24-003030; Municipal Lien; Certificate of Location; 1582.38; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Z Renee Investments LLC; GD-24-003031; Municipal Lien; Certificate of Location; 1757.65; Atty(s): Walaan Monica Samir

**Pittsburgh Water & Sewer Authority** vs Jockel Eugene; GD-24-003032; Municipal Lien; Certificate of Location; 2164.25; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water & Sewer Authority** vs Beltzhoover Consensus Group; GD-24-003033; Municipal Lien; Certificate of Location; 1731.06; Atty(s): Walaan Monica Samir, Farley Conor D.

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**COURT NOTICES**

**Pennsylvania  
Supreme Court**

**ORPHANS' COURT PROCEDURAL  
RULES COMMITTEE**

**NOTICE OF PROPOSED RULEMAKING**

**Proposed Amendment of Pa.R.O.C.P.  
14.2, 14.3, 14.4, 14.6, 14.7, 14.8, and 14.9**

The Orphans' Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Rules 14.2, 14.3, 14.4, 14.6, 14.7, 14.8, and 14.9 of the Pennsylvania Rules of Orphans' Court Procedure for the reasons set forth in the Publication Report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the Pennsylvania Bulletin for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be officially adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Pamela S. Walker, Counsel  
Orphans' Court Procedural  
Rules Committee**

**Supreme Court of Pennsylvania  
Pennsylvania Judicial Center  
PO Box 62635**

**Harrisburg, PA 17106-2635  
FAX: 717-231-9546**

**orphancourtproceduralrules@  
pacourts.us**

All communications in reference to the proposal should be received by **May 1, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Orphans' Court Procedural Rules Committee,  
Kendra D. McGuire, Esq., Chair

To view the proposed rule changes please visit <https://www.pacourts.us/courts/supreme-court/court-opinions>.

24-01142

**Court of Common Pleas  
of Allegheny County**

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

**Week of**

- April 1** - Judge O'Toole
- April 8** - Judge McCarthy
- April 15** - Judge O'Toole
- April 22** - Judge Marmo
- April 29** - Judge Williams

24-00873

**Court of Common Pleas  
of Allegheny County**

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

**April 2024**

- April 1** - Costa, J. in Courtroom 425 at 2:00 PM
  - April 2** - Spurgeon, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM
  - April 3** - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
  - April 4** - Sweeney, J. in Courtroom 425 at 2:00 PM
  - April 5** - No Motions
  - April 8** - Bubash, J. in Courtroom 425 at 2:00 PM
  - April 9** - Middleman, J. in Courtroom 320 at 9:30 AM and Korbek, J. in Courtroom 425 at 2:00 PM
  - April 10** - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
  - April 11** - Woodruff, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
  - April 12** - No Motions
  - April 15** - McCrady, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM
  - April 16** - Bush, J. in Courtroom 320 at 10:00 AM
  - April 17** - Eaton, J. in 814 City-County Building at 2:00 PM
  - April 18** - Sweeney, J. in Courtroom 425 at 2:00 PM
  - April 19** - No Motions
  - April 22** - Bubash, J. in Courtroom 425 at 2:00 PM
  - April 23** - Korbek, J. in Courtroom 425 at 2:00 PM
  - April 24** - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
  - April 25** - Sizemore, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
  - April 26** - No Motions
  - April 29** - Sweeney, J. in Courtroom 425 at 2:00 PM
  - April 30** - Spurgeon, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM
- 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 Korbek, 010 President Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Sweeney, 018 Judge McCrady, 019 Judge Spurgeon**

24-00902

**Court of Common Pleas  
of Allegheny County**

**JUVENILE COURT  
MOTIONS SCHEDULE**

**April 2024**

- April 1** - Judge Spurgeon
- April 2** - Judge Spurgeon

- April 3** - Judge Spurgeon
- April 4** - Judge Spurgeon
- April 5** - Judge Spurgeon
- April 8** - Judge Bush
- April 9** - Judge Bush
- April 10** - Judge Bush
- April 11** - Judge Bush
- April 12** - Judge Bush
- April 15** - Judge McCrady
- April 16** - Judge McCrady
- April 17** - Judge McCrady
- April 18** - Judge McCrady
- April 19** - Judge McCrady
- April 22** - Judge Cozza
- April 23** - Judge Cozza
- April 24** - Judge Cozza
- April 25** - Judge Cozza
- April 26** - Judge Cozza
- April 29** - Judge Woodruff
- April 30** - Judge Woodruff

24-00903

**Court of Common Pleas  
of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **MONDAY, APRIL 29, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, JUNE 10, 2024**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY  
CALENDAR CONTROL JUDGE**

24-00888

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Daniel D. Regan**

Beginning April 22, 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:

- Monday, April 22, 2024 at 1:30 p.m.**
- Wednesday, May 8, 2024 at 11:00 a.m.**
- Wednesday, June 5, 2024 at 11:00 a.m.**

24-00872

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Arnold I. Klein**

Beginning Wednesday, April 3, 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:

- Wednesday, April 3, 2024 at 9:30 a.m.**
- Thursday, May 9, 2024 at 9:00 a.m.**
- Thursday, June 6, 2024 at 9:00 a.m.**

24-00817

**COURT SCHEDULES**

**Daily Jury and  
Non-Jury  
Trial List**

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

**Tuesday  
March 26, 2024**

**Jury Trials**

(240A) 204824 GD-20-8354  
Estate of Terrence Michael McAndrew vs A. O. Smith Corporation, et al; P-Atty: **Holly L. Deihl**; D-Atty: **Concetta Angela Silvaggio**; 1x

(240B) LT-23-1313  
St. Justin Plaza vs Sandra Barber; P-Atty: **Sean Joseph Carmody**; D-Atty: **Pro Se**; 1x

**Non-Jury Trials**

(241) AR-22-4425  
Austin J. Garver vs Douglas Furko, et al; P-Atty: **Pro Se**; D-Atty: **Pro Se**; 1x

**Criminal Division**

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

**Thursday  
March 28, 2024**

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-0006896-23**; Rachael Ann Burgunder; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Joel Shrager**

**CR-0007881-23**; John David Curlovich; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

**CR-0007719-23**; Jai Austin Elliott; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lee M. Rothman**

**CR-0008037-23**; Daylyn Williams; False Alarm To Agency Of Public Safety; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

**CR-0008131-23**; Shawn Patrick Wright; Criminal Mischief - Damage Property; ADA: **Heather Spence**; D-atty: **Mason John Cook**

**Judge Thomas P. Caulfield  
Courtroom 516**

**CR-0006691-22;** Curtis Anthony Barrett; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**CR-0007929-22;** Percy Edward Belsler; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0008243-23;** James Brivett; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

**CR-0000671-23;** Curtis Leroy Campbell II; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0006623-23;** Steven Christopher Dussault; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **John Eric Loeffler;** D-atty: **Justin John-Earl Ketchel**

**CR-0002355-23;** James Mathew Fosnaught; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce W. Blissman**

**CR-0002518-23;** Ryan Joseph Kearns; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir Sarna**

**CR-0005025-23;** Eleanor Nicole McCallister; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0009665-21;** Kevin M. Songer; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

**Judge Wrenna L. Watson  
Courtroom 521**

**CR-0007235-23;** William Charles Haddad; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jamie Lynn Frohm**

**CR-0006390-22;** Eldridge Hudson; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0005856-23;** C Webb Jackson; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0008374-22;** Mary Ann Jenkins; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

**CR-0004955-23;** Dominique Mapes; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**CR-0007269-23;** Kirk Howard McHugh; Int Poss Contr Subst By Per Not Reg; ADA: **Daniel Nanovic;** D-atty: **Sarah Cosette Hampton**

**CR-0005761-22;** Kevon Caldwell Worthy; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

## Arbitration Trial List

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

Thursday  
March 28, 2024

**LT-24-000145;** JLA Properties, LP vs Farrish; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-000133;** Smith Realty vs Findley; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-000131;** Bertolino vs Williams; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-000121;** Mirza vs Walker; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-000120;** Sabol vs Bailey; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-000118;** American Destiny Real Estate Services vs Wilkins; P-atty: **Kenya Bates;** D-atty: **Pro Se**

**LT-24-000111;** Ahrco-Allegheny Union Plaza vs Scott; P-atty: **Kate E. McCarthy;** D-atty: **Danielle Harrington**

**LT-24-000109;** Inman vs Goss; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-000108;** Bodnar vs Bodnar; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-000106;** Barbra & Spice Estates vs Brown, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-000103;** Ojah vs Byrd; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-24-000097;** Rezzetano, Jr. vs Porter; P-atty: **Marc Vincent Taiani;** D-atty: **Pro Se**

**LT-24-000078;** Johnson vs Strickland; P-atty: **Pro Se**

**LT-24-000076;** McKeesport Housing Authority vs Boyd; P-atty: **James W. Creenan;** D-atty: **Pro Se**

**LT-24-000036;** Delta Property Management vs Albertini; P-atty: **Daniel L. DeMarco;** D-atty: **Pro Se**

**LT-24-000016;** Guo vs Wimbs; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-23-001657;** Borowski vs Wirkowski, et al; P-atty: **Louis John Kroeck, IV;** D-atty: **Pro Se**

**LT-23-001576;** VB One, LLC vs Grant; P-atty: **Marc Vincent Taiani;** D-atty: **Pro Se**

**LT-23-001510;** HPA Borrower 2018-1 ML, LLC vs Berta; P-atty: **Kevin Cornish;** D-atty: **Matthew A. Bole**

**LT-23-001289;** BCJ Management, LP vs Mollett; P-atty: **Jason M. Plakosh;** D-atty: **Pro Se**

**LT-23-001284;** Lewis vs Polce; P-atty: **Kathryn M. Wakefield;** D-atty: **Pro Se**

**LT-23-001270;** Marco One, LP vs Carter, et al; P-atty: **Andrew C. Goodermote;** D-atty: **Pro Se**

**LT-23-000922;** Viviano vs Howard; P-atty: **Max C. Feldman;** D-atty: **Barbara Kern**

**LT-23-000904;** BCJ Management vs Hill; P-atty: **Jason M. Plakosh;** D-atty: **Charles Roy Terwilliger**

**LT-23-000572;** Gallagher, et al vs Love; P-atty: **Anthony E. Patterson,** **John A. Biedrzycki, III**

## Summary Appeals Branch

Judge Jennifer Satler  
City-County Building  
Room 821

Thursday  
March 28, 2024

### Appeal Cases

**SA-22-000427;** Comm. of PA Dept. of Transportation vs Mustafa J. Mahmood; D-atty: **Stephen A. Chesney**

**SA-22-000578;** Comm. of PA Dept. of Transportation vs Balwinder Singh; D-atty: **Pro Se**

**SA-22-000599;** Comm. of PA Dept. of Transportation vs Maryann Oleniacz; D-atty: **Pro Se**

**SA-22-000605;** Comm. of PA Dept. of Transportation vs Jamie Dianne Neary; D-atty: **Shawn M. Stevenson**

**SA-23-000157;** Comm. of PA Dept. of Transportation vs Edward Barnaba; D-atty: **Pro Se**

**SA-23-000158;** Comm. of PA Dept. of Transportation vs Edward Barnaba; D-atty: **Pro Se**

**SA-23-000159;** Comm. of PA Dept. of Transportation vs Edward Barnaba; D-atty: **Pro Se**

**SA-23-000189;** Comm. of PA Dept. of Transportation vs Nicholas G. Thornton; D-atty: **Justin T. Romano**

**SA-23-000239;** Comm. of PA Dept. of Transportation vs Monro, Inc.; D-atty: **Mark Robert Calore**

**SA-23-000261;** Comm. of PA Dept. of Transportation vs Frank Adolfo Sanchez; D-atty: **David Shrager**

**SA-23-000274;** Comm. of PA Dept. of Transportation vs Justin Hamilton; D-atty: **Pro Se**

**SA-23-000388;** Comm. of PA Dept. of Transportation vs Lydia A. Valentine; D-atty: **Pro Se**

**SA-23-000397;** Comm. of PA Dept. of Transportation vs Leroy C. Wible; D-atty: **Anthony M. Bittner**

**SA-23-000403;** Comm. of PA Dept. of Transportation vs Monro, Inc.; D-atty: **Mark Robert Calore**

**SA-23-000453;** Comm. of PA Dept. of Transportation vs Monro, Inc.; D-atty: **Mark Robert Calore**

**SA-23-000482;** Comm. of PA Dept. of Transportation vs Gregory Scott Toomey; D-atty: **Michael E. Moser**

**SA-23-000487;** Comm. of PA Dept. of Transportation vs Charlie DiLoreto; D-atty: **Pro Se**

**SA-23-000495;** Comm. of PA Dept. of Transportation vs Derrick Terrell Hemby; D-atty: **Pro Se**

**SA-23-000500;** Comm. of PA Dept. of Transportation vs David A. Lefebvre; D-atty: **Louis W. Emmi**

**SA-23-000506;** Comm. of PA Dept. of Transportation vs Joshua David Chojnicki; D-atty: **David Shrager**

**SA-23-000507;** Comm. of PA Dept. of Transportation vs Justin Marshall Collins; D-atty: **David Shrager**

**SA-23-000514;** Comm. of PA Dept. of Transportation vs Aarin East; D-atty: **Pro Se**

**SA-23-000524;** Comm. of PA Dept. of Transportation vs Kaitlin D. Shultz; D-atty: **Pro Se**

**SA-23-000525;** Comm. of PA Dept. of Transportation vs Gabriella Hatch; D-atty: **Pro Se**

**SA-23-000528;** Comm. of PA Dept. of Transportation vs Emmanuel Eboh; D-atty: **Pro Se**

**SA-23-000637;** Comm. of PA Dept. of Transportation vs Sara Ann Tometsko; D-atty: **Pro Se**

**SA-24-000030;** Comm. of PA Dept. of Transportation vs John Nedlik; D-atty: **John E. Nedlik**

**SA-24-000031;** Comm. of PA Dept. of Transportation vs Michael Paul Caldwell; D-atty: **Mark Gregory Adams**

**SA-24-000032;** Comm. of PA Dept. of Transportation vs Gabrielle Rachelle Bonhomme; D-atty: **Shawn M. Stevenson**

**SA-24-000040;** Comm. of PA Dept. of Transportation vs Shaun Patrick Winger; D-atty: **Pro Se**

**SA-24-000044;** Comm. of PA Dept. of Transportation vs Tylor Joseph Celentano; D-atty: **Shawn N. Stevenson**

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## 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:

Ayoub, John, deceased, of Pittsburgh, PA. No. 01764 of 2024. Vincent J. Quatrini, Jr., Extr., 550 East Pittsburgh Street, Greensburg, PA 15601 or to James A. Horchak, Esq., Quatrini Rafferty, P.C., 550 East Pittsburgh St., Greensburg, PA 15601.  
24-00612w Mar 25; Apr 1, 8, 2024

Barnes, Leona a/k/a Leona Grace Barnes, deceased, of Harmar Township, PA. No. 01475 of 2024. Janine Cypher, Extr., 216 Center Dr., Chicora, PA 16025 or to Sarah G. Hancher, Esq., Hancher Law Office, 101 North Green Lane, Zelienople, PA 16063.  
24-01000 Mar 25; Apr 1, 8, 2024

Bashur, Shirley Lois, deceased, of Mount Lebanon, PA. No. 01614 of 2024. Elizabeth D. Turocy, Extr., 210 Horseshoe Circle, Bridgeville, PA 15017 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.  
24-01063 Mar 25; Apr 1, 8, 2024

Beaumont, Robert A. a/k/a Robert Ayers Beaumont, deceased, of Bridgeville, PA. No. 8668 of 2023. Jennifer O'Leary, Extr., 131 Larchfield Dr., McKeesport, PA 15135 or to Timothy E. Finnerty, Esq., 310 Grant St., 1220 Grant Building, Pittsburgh, PA 15219.  
24-01004 Mar 25; Apr 1, 8, 2024

Bench, Thaddeus S., deceased, of Pittsburgh, PA. No. 00764 of 2024. Judith A. Sopko, Admrx., 622 Beaumont Drive, Morgantown, WV 26508 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.  
24-01062 Mar 25; Apr 1, 8, 2024

Bissacott, Louis J. a/k/a Louis John Bissacott, deceased, of Penn Hills, PA. No. 1772 of 2024. Joanne L. Parise, Admrx., Williams Coulson Johnson Lloyd Parker & Tedesco, LLC, One Gateway Center, 16th Floor, 420 Ft. Duquesne Blvd., Pittsburgh, PA 15222.  
24-00613w Mar 25; Apr 1, 8, 2024

Booker, Ella Jean, deceased, of Pittsburgh, PA. No. 01932 of 2024. Claudia Jeanne Booker, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.  
24-00621w Mar 25; Apr 1, 8, 2024

Bradley, Patricia A., deceased, of Kennedy Township, PA. No. 00931 of 2023. Shawn Azen, Adm. c.t.a., c/o Samuel J. Pasquarelli, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield Street, Ste. 300, Pittsburgh, PA 15222.  
24-01067 Mar 25; Apr 1, 8, 2024

Burych, Frances F., deceased, of Pittsburgh, PA. No. 1559 of 2024. Diane L.

Moore, Extr., c/o Deborah A. Liotus, Esq., 564 Forbes Avenue, Suite 1008, Pittsburgh, PA 15219.

24-01013 Mar 25; Apr 1, 8, 2024

Bush, Delores, deceased, of Pittsburgh, PA. No. 02772 of 2023. Darwin Bush, Extr., 983 Salem Court, Jacksonville, AR 72076 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

24-01005 Mar 25; Apr 1, 8, 2024

Clark, William J., deceased, of Wexford, PA. No. 1359 of 2024. Sheila M. Clark, Extr., 250 Twin Oaks Drive, Wexford, PA 15090 or to Robert A. Banks, Esq., 345 Commerce Street, 2nd Fl., Beaver, PA 15009.  
24-01003 Mar 25; Apr 1, 8, 2024

Connolly, Christine, deceased, of Bridgeville, PA. No. 01283 of 2024. Karen Connolly-Lane, Admrx., 3558 Parkridge Circle, Sarasota, FL 34243 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.  
24-01059 Mar 25; Apr 1, 8, 2024

Davenport, James William, deceased, of Pittsburgh, PA. No. 8467 of 2023. Christina Davenport, Admrx., 3450 McClure Avenue, Pittsburgh, PA 15212 or to Robert P. Domenick, Esq., 826 Lowry Avenue, Jeannette, PA 15644.  
24-01002 Mar 25; Apr 1, 8, 2024

Diez, Elaine M., deceased, of Verona, PA. No. 00071 of 2024. David Michael Diez, Extr., 1317 Regency Drive, Pittsburgh, PA 15237 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.  
24-01065 Mar 25; Apr 1, 8, 2024

Doshi, Vinod a/k/a Vinod Babulal Doshi, deceased, of Sewickley, PA. No. 00473 of 2023. Salil Doshi, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.  
24-01012 Mar 25; Apr 1, 8, 2024

Fodiak, William Paul, deceased, of Pittsburgh, PA. No. 01771 of 2024. Ann H. Fodiak, Extr., 143 Beaconview Road, Pittsburgh, PA 15237.  
24-01056 Mar 25; Apr 1, 8, 2024

Gold, Franklin, deceased, of Pittsburgh, PA. No. 01871 of 2024. Jennifer Iserloh, Extr., 197 Southard Drive, Manahawkin, NJ 08050.  
24-00623w Mar 25; Apr 1, 8, 2024

Johnson, Floyd C. a/k/a Floyd Charles Johnson, deceased, of Scott Twp., PA. No. 1758 of 2024. Carol J. Matty, Extr., 184 Wedgewood Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.  
24-01064 Mar 25; Apr 1, 8, 2024

Martin, Ellen B., deceased, of Sewickley, PA. No. 01096 of 2024. David L. Martin, Extr., 105 Woodland Road, Sewickley, PA 15143 or to Benjamin R. Westcott, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.  
24-01068 Mar 25; Apr 1, 8, 2024

Matlak, Charles J. a/k/a Charles Josephat Matlak a/k/a Charles Xavier Matlak, deceased, of Scott Township, PA. No. 01184 of 2024. Mary Matlak, Admrx. c.t.a., 340 Finley Avenue, Carnegie, PA 15106.  
24-00999 Mar 25; Apr 1, 8, 2024

Miles, Artemus, deceased, of Pittsburgh, PA. No. 00089 of 2024. Katherine McLeod, Admrx., 1804 Girard Ave., North Versailles, PA 15137 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.  
24-00622w Mar 25; Apr 1, 8, 2024

O'Connor, Lois R., deceased, of Pittsburgh, PA. No. 01623 of 2024. Stephen P. Paschall, Extr., 124 Eisele Road, Cheswick, PA 15024 or to Jan A. Marks, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.  
24-01069 Mar 25; Apr 1, 8, 2024

Owens, Rose Marie a/k/a Rose M. Owens, deceased, of Pittsburgh, PA. No. 04245 of 2023. Karen Kotar, Co-Extr. and Robert W. Owens, Jr., Co-Extr., 105 Locust Lane, Oakdale, PA 15071 or to Darlene M. Nowak, Esq., Marcus & Shapira LLP, One Oxford Ctr., 301 Grant St., 35th Fl., Pittsburgh, PA 15219.  
24-01057 Mar 25; Apr 1, 8, 2024

Schofield, Harold A. a/k/a Harold Allen Schofield, deceased, of Pittsburgh, PA. No. 07870 of 2023. Claire Mastroberardino, Admrx., 1110 Jancey Street, Pittsburgh, PA 15206 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.  
24-01014 Mar 25; Apr 1, 8, 2024

Sheehan, Thomas E. (a/k/a Thomas Edward Sheehan) - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 12/4/23. Will #022401590. Mark A. Sheehan & David N. Sheehan, Executors, c/o Russell J. Ressler, Esq., 30 Valley Stream Pkwy., Malvern, PA 19355; Russell J. Ressler, Atty., Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Pkwy., Malvern, PA 19355.  
24-01200 Mar 25; Apr 1, 8, 2024

Sluganski, Sean Leonard a/k/a Sean L. Sluganski, deceased, of McKeesport, PA. No. 01596 of 2024. Terri A. Sluganski, Admrx., 52 Mary Ann Drive, Pittsburgh, PA 15227 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.  
24-00997 Mar 25; Apr 1, 8, 2024

Sontz, Janet S., deceased, of Pittsburgh, PA. No. 00502 of 2024. Aaron Sontz, Extr., 744 Agnew Road, Pittsburgh, PA 15227 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.  
24-01066 Mar 25; Apr 1, 8, 2024

Urbanek, Robert, deceased, of Verona, PA. No. 01848 of 2024. Ronald Urbanek, Admrx., c/o David J. Eckle, Esq., Law Office of David J. Eckle, 244 Center Road, Suite 202, Monroeville, PA 15146.  
24-00619w Mar 25; Apr 1, 8, 2024

Williams, Donald Robert a/k/a Donald R. Williams, deceased, of Bridgeville, PA. No. 01230 of 2024. Jennifer Anne Lenhart, Extr., 1904 Aquinas Drive, Gambrills, MD 21054 or to Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Road, McMurray, PA 15317.  
24-01060 Mar 25; Apr 1, 8, 2024

Zangrando, Julia A., deceased, of Pittsburgh, PA. No. 00559 of 2024. Theresa A. Dietz, Extr., 85-B Harper Drive, Turtle Creek, PA 15145 or to Nicholas J. Evashavik, Esq., Evashavik Law, LLC, 310 Grant Street, Suite 2901 Grant Building, Pittsburgh, PA 15219.  
24-01015 Mar 25; Apr 1, 8, 2024

Bernard, Jr., William A., deceased, of Pittsburgh, PA. No. 01725 of 2024. William Bernard, Co-Adm. and Tammy Aikins, Co-Admrx., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.  
24-00546w Mar 18, 25; Apr 1, 2024

Bunting, Gloria G., deceased, of Pittsburgh, PA. No. 01738 of 2024. Jennifer G. Ottino, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.  
24-00550w Mar 18, 25; Apr 1, 2024

Cohen, Susan S., deceased, of Pittsburgh, PA. No. 01302 of 2024. David H. Cohen, Extr., 460 Woodland Hills Drive, Pittsburgh, PA 15235 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.  
24-00924 Mar 18, 25; Apr 1, 2024

Connolly, Lynda Marie a/k/a Lynda M. Connolly, deceased, of Pittsburgh, PA. No. 01457 of 2024. Daniel Michael Connolly, Extr., 1220 San Pedro St., Pittsburgh, PA 15212 or to Charles R. Reis, Esq., The Reis Law Firm, 5700 Corporate Drive, Suite 510, Pittsburgh, PA 15237.  
24-00917 Mar 18, 25; Apr 1, 2024

Cotter, Joan L., deceased, of Pittsburgh, PA. No. 00804 of 2024. William G. Cotter, Extr., 2450 Park Way, East Liverpool, OH 43920 or to Matthew A. Bole, Esq., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.  
24-00547w Mar 18, 25; Apr 1, 2024

Durosko, William Lawrence a/k/a William L. Durosko, deceased, of Elizabeth, PA. No. 00099 of 2024. Carla M. Durosko, Extr., 228 Dennis Street, Elizabeth, PA 15037 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.  
24-00927 Mar 18, 25; Apr 1, 2024

Haapanen, Silja Elina, deceased, of Pittsburgh, PA. No. 01742 of 2024. Siina Ilona Sandoval, Admrx., c/o Branden A. Fulciniti, Esq., Jones Gregg Crehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
24-00540w Mar 18, 25; Apr 1, 2024

Hoffmann, George H., deceased, of Jefferson Hills, PA. No. 00648 of 2024. Karl Hoffmann, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.  
24-00921 Mar 18, 25; Apr 1, 2024

Hull, Stanley W., deceased, of Crafton Borough, PA. No. 01059 of 2024. Allison Gardner, Extr., c/o Ryan W. Brode, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.  
24-00918 Mar 18, 25; Apr 1, 2024

Kraus, Marjorie Engel a/k/a Marjorie Sarah Engel Kraus a/k/a Marjorie S. Engel-Kraus, deceased, of Upper St. Clair, PA. No. 0942 of 2024. William N. Engel, Extr., 3337 Sylvan Road, Bethel Park, PA 15102 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.  
24-00920 Mar 18, 25; Apr 1, 2024

Marraccini, Eugene J., deceased, of Versailles, PA. No. 01386 of 2024. Damon J. Marraccini, Adm., 3018 Brookstone Drive, Canonsburg, PA 15317 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.  
24-00915 Mar 18, 25; Apr 1, 2024

Marraccini, Sandra L., deceased, of Versailles, PA. No. 01399 of 2024. Damon J. Marraccini, Extr., 3018 Brookstone Drive, Canonsburg, PA 15317 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.  
24-00916 Mar 18, 25; Apr 1, 2024

Michaels, George R. a/k/a George Michaels, deceased, of McKeesport, PA. No. 01411 of 2024. Andrew Kuzma, Adm. and Atty., 200 N. Second Avenue, Elizabeth, PA 15037.  
24-00928 Mar 18, 25; Apr 1, 2024

Peck, Robert Charles a/k/a Charlie Peck, deceased, of Pittsburgh, PA. No. 01518 of 2024. Jason R. Peck, Adm., c/o Suzanne L.

DeWalt, Esq., Sherrard, German & Kelly, PC, 535 Smithfield St., Suite 300, Pittsburgh, PA 15222.

24-00925 Mar 18, 25; Apr 1, 2024

Starch, Philip J., deceased, of Monroeville, PA. No. 01383 of 2024. Gail L. Starch, Admr., 816 Furman Drive, Monroeville, PA 15146 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

24-00929 Mar 18, 25; Apr 1, 2024

Talarico, Vincent A., deceased, of Bridgeville Borough, PA. No. 01418 of 2024. Grace C. Talarico, Extr., 1419 Bower Hill Road, Bridgeville, PA 15017 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

24-00922 Mar 18, 25; Apr 1, 2024

Terkey, Nancy Diane, deceased, of Clairton, PA. No. 01342 of 2024. Melanie Whitehead, Admr., 419 W. 9th Avenue, Tarentum, PA 15084 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

24-00923 Mar 18, 25; Apr 1, 2024

Victum, Larry, deceased, of Pittsburgh, PA. No. 1423 of 2024. Gwendolyn C. Victum, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

24-00541w Mar 18, 25; Apr 1, 2024

Willets, Emily S. a/k/a Emily Willets, deceased, of Aleppo Township, PA. No. 00820 of 2024. Joan Queen, Extr., 467 New Germany Road, Swanson, MD 21561 or to Julia Varholla, Esq., Lovett Bookman

Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

24-00919 Mar 18, 25; Apr 1, 2024

Barksdale, Jeffrey A. a/k/a Jeffrey Alan Barksdale, deceased, of McCandless Township, PA. No. 01050 of 2024. Joyce E. Barksdale, Extr., 205 Woodbury Court, Wexford, PA 15090 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

24-00844 Mar 11, 18, 25, 2024

Barrickman, Jr., James Edward a/k/a James Edward Barrickman, deceased, of Jefferson Hills Borough, PA. No. 1389 of 2024. Mary Ann Barrickman, Admr., 4006 Walton Road, Finleyville, PA 15332 or to Law Offices of Daniel F. Bekavac, 400 Market St., Elizabeth, PA 15037.

24-00846 Mar 11, 18, 25, 2024

Beck, Diane L., deceased, of North Versailles, PA. No. 06064 of 2023. John A. Tumolo, Admr. and Atty., 103 Bluebird Lane, Wexford, PA 15090.

24-00837 Mar 11, 18, 25, 2024

Boyd, Raymond Howard a/k/a Raymond Howard Boyd, Jr., deceased, of White Oak, PA. No. 01205 of 2024. Kimberly R. Murin, Extr., 2204 Robert Street, North Huntingdon, PA 15642 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-00849 Mar 11, 18, 25, 2024

Buerkle, Nancy Ann a/k/a Nancy A. Buerkle, deceased, of Carnegie, PA. No. 1420 of 2024. Samuel M. Landy, Extr., 964 Tropical Avenue, Pittsburgh, PA 15216 or to John W. Brown, Esq., John W. Brown &

Associates, Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219-2262.

24-00839 Mar 11, 18, 25, 2024

Coaston, Wilma, deceased, of Pittsburgh, PA. No. 08154 of 2023. Lisa Scott, Admr., Hazeltel Holdings LLC, 5220 Columbus Street, Pittsburgh, PA 15224.

24-00486w Mar 11, 18, 25, 2024

Dharmarajan, Venkatram, deceased, of Robinson Township, PA. No. 01365 of 2024. Visalam Dharmarajan, Admr., c/o Steven L. Sablowsky, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

24-00843 Mar 11, 18, 25, 2024

Dumanski, Charles Leonard, deceased, of Pittsburgh, PA. No. 01538 of 2024. Jeremy Knaebel, Admr., 20 Stanwix Street, Third Floor, Pittsburgh, PA 15206.

24-00495w Mar 11, 18, 25, 2024

Durkin, Maureen, deceased, of Pittsburgh, PA. No. 01557 of 2024. Thomas J. Durkin, Extr., 704 HighPointe Circle, Pittsburgh, PA 15220 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-00490w Mar 11, 18, 25, 2024

Farrell, Anne H. a/k/a Anne Farrell, deceased, of Emsworth, PA. No. 01375 of 2024. Nancy Mucha, Co-Extr. and Gregory P. Farrell, Co-Extr., c/o Steven L. Sablowsky, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

24-00842 Mar 11, 18, 25, 2024

Hayden, Robert C. a/k/a Robert Caldwell Hayden, deceased, of Elizabeth, PA. No. 01397 of 2024. Robert Caldwell Hayden, Jr., Extr., 47 Thorn St., Sewickley, PA 15143 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

24-00847 Mar 11, 18, 25, 2024

Hellinger, Marilyn Faye, deceased, of Indiana Township, PA. No. 00964 of 2024. James D. Hellinger, Extr., 2515 College Park Road, Allison Park, PA 15101 or to Susan DiGirolamo, Esq., 1386 Old Freepport Road, Ste. 3B, Pittsburgh, PA 15238.

24-00494w Mar 11, 18, 25, 2024

Hite, Patricia Ann, deceased, of Pittsburgh, PA. No. 08693 of 2023. Catherine M. Scalomogna, Extr., 107 Carriage Drive, Freedom, PA 15042 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-00488w Mar 11, 18, 25, 2024

Mohler, Jacqueline, deceased, of Coraopolis, PA. No. 01487 of 2024. Joseph Goodhart, Jr., Co-Extr. and Daniel Goodhart, Co-Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.

24-00487w Mar 11, 18, 25, 2024

Petitta, Merrily, deceased, of Kilbuck Township, PA. No. 01012 of 2024. Lauren Beard, Co-Admr. and Mark Petitta, Co-Admr., c/o Colin Adair Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-00838 Mar 11, 18, 25, 2024

Shaner, Gerald K., deceased, of Liberty, PA. No. 1388 of 2024. Donna Marie Polakovic, Admr., 1711 Educational Drive, McKeesport, PA 15131 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

24-00845 Mar 11, 18, 25, 2024

Shidel, Sr., Jerome E., deceased, of Pitcairn, PA. No. 00245 of 2024. Jerome E.

Shidel, Jr., Admr., c/o John D. Finnegan, Esq., Bresnahan, Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.

24-00489w Mar 11, 18, 25, 2024

Steelnack, Margaret a/k/a Margaret Yotter Steelnack, deceased, of White Oak, PA. No. 00983 of 2024. Nancy Gerstner, Extr., 2645 Messinger Lane, White Oak, PA 15131 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-00848 Mar 11, 18, 25, 2024

Szymanski, Cheri R., deceased, of Pittsburgh, PA. No. 07305 of 2023. Michael T. Szymanski, Admr., c/o Nicholas Longinotti, Esq., Sechler Law Firm, LLC, 20206 Route 19, Ste. 300, Cranberry Township, PA 16066.

24-00491w Mar 11, 18, 25, 2024

Thiel, Glenn R. a/k/a Glenn Roger Thiel, deceased, of McCandless Township, PA. No. 00726 of 2024. Jeffrey Heasley, Extr., 400 E. End Avenue, Beaver, PA 15009 or to Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.

24-00850 Mar 11, 18, 25, 2024

#### Certificate of Organization Limited Liability Company

Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Renovation Dreams LLC.

24-00614w Mar 25, 2024

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-3210. In re: Petition of Pamela Byers, parent(s) and Legal guardian(s) of Gracie Lynn Byers for change of name to Gracie Lynn Gernat. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 24, 2024, 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.

24-00617w Mar 25, 2024

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-002172. In re: Petition of Jacob Kyle Gentile, for change of name to Jennifer De Miguel Gentile. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 24, 2024, 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. Reganne McMichael, Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219, Ph: 412-209-3200, Attorney for Petitioner.

24-00624w Mar 25, 2024

#### Delinquent Tax Notice Borough of Avalon Scire Facias Sur Municipal Claim and Statement

Pursuant to Acts of General Assembly of the State of Pennsylvania, providing when, how, upon what property and to what extent liens shall be allowed for taxes and

#### ALLEGHENY COUNTY BAR ASSOCIATION JUDICIARY COMMITTEE

#### WILL INTERVIEW CANDIDATES SEEKING RATINGS FOR THE ALLEGHENY COUNTY COURT OF COMMON PLEAS AND PA APPELLATE COURTS

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

#### THE ACBA JUDICIARY COMMITTEE

will meet at 4:30 p.m. on Tuesday, April 23, 2024, at ACBA Headquarters, 4<sup>th</sup> Floor, Koppers Building, Pittsburgh, PA to consider candidates seeking ratings for the Allegheny County Court of Common Pleas and Pennsylvania Appellate Courts.

Candidates that are requesting an interview must submit an application that is available online at [ACBA.org](http://ACBA.org). Up to four (4) candidate interviews may be conducted during each Committee meeting and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews.

To download a candidate questionnaire and other related materials please visit [ACBA.org/Judiciary-Committee](http://ACBA.org/Judiciary-Committee) or visit the home page of the ACBA website ([ACBA.org](http://ACBA.org)). If you have questions about the candidate questionnaire, please contact David Blaner, ACBA Executive Director, by phone at 412-402-6601 or by email at [dblaner@acba.org](mailto:dblaner@acba.org).

One (1) copy of the candidate questionnaire, confidential questionnaire, supplemental questionnaire, signed candidate pledge form, signed acknowledgement form and a writing sample must be emailed to David Blaner, ACBA Executive Director, for your application to be processed. Please submit one complete PDF document as your application.

**Deadline for submitting an application to the Judiciary Committee is Tuesday, April 9, 2024 at 4 p.m. Candidate evaluations will be scheduled based upon the date and time that the questionnaires are submitted to the ACBA.**

municipal improvements, etc., approved May 16, 1923, P.L. 207, a Writ of Scire Facias having been issued out of the Court of Common Pleas of Allegheny County at the instance of Borough of Avalon, in the following cases of Sci. Fa. Sur Municipal Lien requiring the Defendant(s) named therein to file Affidavit of Defense, or in default, judgment to be entered. Now, notice is hereby given to the Defendant(s) hereinafter named and unless Affidavit of Defense be filed to said claims in the Director of Court Records Office of Allegheny County within twenty (20) days after March 25, 2024, judgment may be entered and the property described in the liens sold to recover the amounts of the said claims.

Defendants, Joseph Michael Senoski and Carolyn Krachkowski, Known Heirs of Maryann Senoski, Deceased and All Unknown Heirs, Executors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under Maryann Senoski, Deceased, GD 23-013132, \$13,464.80, Borough of Avalon, DBV 9863, P. 516, Block & Lot 159-C-198.

Daniel C. Conlon, Esquire  
Pa. I.D. #319956  
Attorney for Plaintiff  
Tucker Arensberg, P.C.  
1500 One PPG Place  
Pittsburgh, PA 15222  
412-594-3902

#### NOTICE

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and by filing in writing with the court an Affidavit of Defense to the claims set forth against your property. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Writ of Scire Facias Sur Municipal Claim and Statement or for any claim or relief requested by the plaintiff. You may lose your 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
The Allegheny County Bar Association  
4th Fl. Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
(412) 261-5555

24-01058 Mar 25, 2024

#### Fictitious Name Registration

Orlando R. Sodini, Esq., SutterWilliams, LLC, 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212-6095. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name will be filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Falconridge V, with its principal office or place of business at 313 Grail Hill Court, Oakdale, PA 15071. The names and addresses of all persons who are parties to the registration are: Sandra Radovic-Doerr, 313 Grail Hill Court, Oakdale, PA 15071; Mark Radovic, 665 St. Paul St., Apt. D, Baltimore, MD 21202; Christine Selinsky, 3934 NW 87th Avenue, Sunrise, FL 33351; Darlene Bernd, 8223 NW 100 Way, Tamarac, FL 33321; and Sharon Grant, 7590 Shoal Creek Circle, West Chester, OH 45069.

24-00998 Mar 25, 2024

#### Fictitious Name Registration

Eric C. Springer, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222. 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 Charlie Brown's Airport Parking, with its principal office or place of business at 600 Flaugherly Run Road, Coraopolis, PA 15108. The names and addresses of all persons who are parties to the registration are: Charlie Brown's Park 'N' Shuttle, Inc., 600 Flaugherly Run Road, Coraopolis, PA 15108.

24-01001 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-011577. Notice is hereby given to All Unknown Heirs of Cynthia L. Johnson a/k/a Cynthia Porter Johnson, deceased, and all other parties of interest, that a tax sale has been initiated against the property located at 427 Worthington Street, McKeesport, Allegheny County, Pennsylvania 15132, known as lot/block 554-N-180. This notice acts as service of the Praecepte for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the February 28, 2024 Order of Court.

24-01008 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-014526. Notice is hereby given to Rosewood Property Management, LLC, and all other parties of interest, that a tax sale has been initiated against the property located at Union Avenue, McKeesport, Allegheny County, Pennsylvania 15132, known as lot/block 382-C-325. This notice acts as service of the Praecepte for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the February 28, 2024 Order of Court.

24-01009 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-013334. Notice is hereby given to Kelly Smeyres Plovic, All unknown heirs of John L. Smeyres, deceased, and all other parties of interest, that a tax sale has been initiated against the property located at 344 W. 11th Avenue, Homestead, Allegheny County, Pennsylvania 15120, known as lot/block 131-A-377. This notice acts as service of the Praecepte for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the February 28, 2024 Order of Court.

24-01010 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-008507. Notice is hereby given to Joseph Bushmen, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 373 James Street, Springdale, Allegheny County, Pennsylvania 15144, known as lot/block 732-J-307. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the December 5, 2023 Order of Court.

24-01011 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: John Robert Cole. Docket CS-22-000071. Notice of Filing of the Petition for the Appointment of a Conservator.

To: John Robert Cole, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 332 Garlow Drive, Pittsburgh, PA 15235; Lot and Block No. 367-M-103.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

24-01016 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Carl Raiders. Docket CS-22-000012. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Carl Raiders, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 5340 Rosetta Street, Pittsburgh, PA 15224; Lot and Block No. 50-M-18.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

24-01017 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Sandra Spagnola. Sandra Spanola. Docket GD-21-002786. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Sandra Spagnola, Sandra Spanola, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 5307 Broad Street, Pittsburgh, PA 15224; Lot and Block No. 50-L-144.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

24-01018 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Lola Witherspoon. Docket CS-22-000010. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Lola Witherspoon, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 5143 Hillcrest Street, Pittsburgh, PA 15224; Lot and Block No. 50-G-243.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

24-01019 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Esther McGinnis Tolliver. Docket CS-23-000064. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Esther McGinnis Tolliver, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 4817 Columbo Street, Pittsburgh, PA 15224; Lot and Block No. 50-B-171.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the

property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

24-01020 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Monique G. Hardwick, Geri W. Hardwick. Docket CS-23-000083. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Monique G. Hardwick, Geri W. Hardwick, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 7321 Hamilton Avenue, Pittsburgh, PA 15222; Lot and Block No. 174-P-189.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

24-01021 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Alberta T. Staley, Thomas H. Staley. Docket CS-23-000033. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Alberta T. Staley, Thomas H. Staley, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 11 McCrory Way, Pittsburgh, PA 15212; Lot and Block No. 23-G-41.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061,

724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

24-01022 Mar 25, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Arthur McGeorge and Mary McGeorge. Docket CS-22-000075. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Arthur McGeorge and Mary McGeorge, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 169 Charleston Dr., Pittsburgh, PA 15235; Lot and Block No. 538-M-178.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

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24-01023 Mar 25, 2024

#### Notice of Trust Termination

Advertising Trust Termination due to the death of Jeanne A. Martinez on 12/25/2023. Claims against said Trust may be filed as follows and sent to:

PNC Bank, National Association  
Attn: Sharon L. Whitney  
300 Fifth Ave., 31st Floor  
Pittsburgh, PA 15222

And/or:  
Christopher Loveland, Esq.

Sheppard Mullin  
2099 Pennsylvania Avenue, NW, Suite 100  
Washington, DC 20006-6801

24-01039 Mar 25; Apr 1, 8, 2024

#### Notice

County of Allegheny  
Commonwealth of Pennsylvania

To: Kenneth Price

At the instance of Orleans, PC

By Attorney: Lois M. Vitti, Esq.

You are hereby cited to be and appear before me, Michael McGeever, Director of Department of Court Records, Wills/Orphans' Court Division of Allegheny County, Pennsylvania on or before the 10th day of April, 2024 at 10:00 a.m. prevailing time in my office at 414 Grant Street, 1st Floor, City-County Building, Pittsburgh, PA 15219, To Show Cause

Why, Letters of Administration should not be granted to the Petitioner, Lois M. Vitti, Esq. for the Estate of Margaret W. Price, deceased.

The date April 10th, 2024 is not a hearing date. An answer must be filed before this date; However the hearing date will be arranged between counsel and the Director.

Given under my hand and seal of office, at Pittsburgh, this 11th day of March 2024.

Michael McGeever, Director of Department of Court Records  
Patricia Capozzali/Index  
24-01040 Mar 25, 2024

#### Trust Notice

Alberto Mario Guzman, Deceased, of Pittsburgh, Allegheny County, Pennsylvania, died September 11, 2023.

Prior to his death, he established the Alberto and Ana Guzman Irrevocable Trust dated December 19, 2000 as amended on June 21, 2022 appointing Javier I. Guzman and Ana Cecilia Quezada, Co-Trustees. No personal representative has been appointed. Notice is hereby given to all persons indebted to the Alberto and Ana Guzman Irrevocable Trust dated December 19, 2000 as amended on June 21, 2022 to make immediate payment and to those having claims against it to present them to:

Javier I. Guzman and Ana Cecilia Quezada, Co-Trustees of the Alberto and Ana Guzman Irrevocable Trust dated December 19, 2000 as amended on June 21, 2022 in c/o James R. Baker, Esquire, Sikov and Love, P.A. 310 Grant Street, Suite 1110, Pittsburgh, PA 15219.

24-01061 Mar 25; Apr 1, 8, 2024

#### Notice of Trust

Re: Anne K. Hoffman Revocable (now Irrevocable) Trust

Notice is hereby given that Fay H. Kane is the Trustee of the above-named Trust. All persons indebted to Anne K. Hoffman are requested to make payment and all those having claims against Anne K. Hoffman are directed to present the same without delay to:

Anne K. Hoffman. Revocable (now Irrevocable) Trust

Fay H. Kane, Trustee  
c/o Dentons Cohen & Grigsby P.C.  
625 Liberty Avenue, 7th Floor  
Pittsburgh, PA 15222-3152

Or to:

Lauren C. Hadburg, Esquire  
Dentons Cohen & Grigsby P.C.  
625 Liberty Avenue, 7th Floor  
Pittsburgh, PA 15222-3152

24-00926 Mar 18, 25; Apr 1, 2024

#### Voluntary Dissolution Business Corporation

Jonathan T. Krassenstein, Esq., Krassenstein & Associates P.C., 7500 Brooktree Road, Wexford, PA 15090. Notice is hereby given by InTandem Technology, 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.

24-00545w Mar 18, 25, 2024

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## CIVIL DIVISION

### Arbitration Awards

(Continued from Page 1, Column 2)

**Bannon, et al vs Bucar**; AR-23-006394; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against the Plaintiff. Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40411B

**Ricketts vs Geiser, et al**; AR-23-006618; P-atty: Elizabeth M. Tarasi; Award for Plaintiff and against Defendants in the amount of \$50,000.00. Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40410

**Cavalry SPV I, LLC vs Greene**; AR-23-006624; P-atty: David J. Apothaker; D-atty: Shane L. Weaver; Award for Defendant and against Plaintiff. Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40411

**Lyle, Jr. vs Redman**; AR-23-006633; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 03/20/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Klein, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Portfolio Recovery Associates, LLC vs Decarlo**; AR-23-006642; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded \$735.95. Defendant failed to appear at 10:45 a.m. Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40410

**Cavalry SPV I, LLC vs Roberts**; AR-23-006656; P-atty: David J. Apothaker; D-atty: Brittany Nicole Weston; Award Ex Parte. Plaintiffs are awarded \$7,373.46. Defendant failed to appear at 10:50 a.m. Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40410

**Cavalry SPV I, LLC vs Mastro**; AR-23-006658; P-atty: David J. Apothaker; D-atty: Pro Se; Award for Defendant Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40410

**Cavalry SPV I, LLC vs Lavrich**; AR-23-006659; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40410

**Cavalry SPV I, LLC vs Gibbons**; AR-23-006665; P-atty: David J. Apothaker; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$2,094.31. Defendant failed to appear at 10:40 a.m. Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40410

**4371 Murray Ave, LLC vs Al Kaban, et al**; AR-23-002884; P-atty: David M. Tkacik; D-atty: John A. Halley; Award Draw. Award in favor of Plaintiff and against Defendant Ashraf Mahmond Al Kaban in the amount of \$10,809.63. Award in favor of Defendant Ashraf Mahmond Al Kaban against Jimmy Orellana and Ash and Jimmy LLC in the amount of \$10,809.63. Dated 03/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40411