

COURT SCHEDULES

Arbitration Trial List

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

**Friday
December 8, 2023**

AR-23-004076; Erie Insurance Exchange vs Darrah; P-atty: **Matthew B. Weisberg**; D-atty: **Pro Se**

AR-23-004075; Pennsylvania State Employees Credit Union vs Kibler; P-atty: **Matthew D. Urban**

AR-23-004074; Giangiorgi, et al vs Callaghan, et al; P-atty: **Francesca Iovino**; D-atty: **Daniel H. Stoner**

AR-23-004073; Huntington National Bank vs Lauterbach Laboratories Inc., et al; P-atty: **Christopher J. Niekamp**

AR-23-004069; Tipton vs Werley; P-atty: **Wayne M. Chiurazzi**; D-atty: **R. Douglas Klaber, Jr., Diana M. O'Connell**

AR-23-004064; PNC Bank National Association vs Barezmercado; P-atty: **Andrew Loewy**

AR-23-004062; PNC Bank N.A. vs Pulley; P-atty: **Andrew Loewy**; D-atty: **Pro Se**

AR-23-004059; Seneca Place vs Miller; P-atty: **James R. Mall**; D-atty: **Pro Se**

AR-23-004050; All About Painting Inc., et al vs FCA US LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-23-004043; Wendell H. Stone Company vs Green Development and Construction; P-atty: **Daniel A. Wechsler**; D-atty: **Pro Se**

AR-23-004031; Discover Bank vs Hill; P-atty: **Matthew Weston Pomy**

AR-23-004027; Citibank N. A. vs Cramer; P-atty: **Robert M. Kline**

AR-23-004026; Citibank N.A. vs Jiles; P-atty: **Robert M. Kline**; D-atty: **David Romito**

AR-23-004025; Citibank N. A. vs Sweeney; P-atty: **Robert M. Kline**

AR-23-004021; Dannemueller vs Body Contour Ventures LLC, et al; P-atty: **Michael B. Jones**

AR-23-004016; Keybank N.A. vs Subedi; P-atty: **Matthew Weston Pomy**; D-atty: **William P. Harrington, Jr.**

AR-23-004013; JPMorgan Chase Bank N.A. vs Rinn; P-atty: **Robert M. Kline**; D-atty: **Eugene D. Frank**

AR-23-003827; Sanin vs Eriomina; P-atty: **Pro Se**; D-atty: **Pro Se**

AR-23-002852; Joseph A. Mele, Jr., D.C., P.C. vs Travelers Home and Marine Insurance Company; P-atty: **Wayne M. Chiurazzi**; D-atty: **Cara L. Chromiak**

AR-23-002688; Tavener vs Newcamp; P-atty: **Timothy Conboy**; D-atty: **Mark A. Martini**

Summary Appeals Branch

Judge Thomas P. Caulfield
City-County Building
Room 821

**Friday
December 8, 2023**

Hearings

SA-0001316-23; Comm. of PA vs Deanna L. Blockton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001285-23; Comm. of PA vs Cyia Marquese Campbell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001304-23; Comm. of PA vs Steven Cavendish, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001315-23; Comm. of PA vs Gary J. Celovsky; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001312-23; Comm. of PA vs Rhonda Pearl Craig; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001323-23; Comm. of PA vs Breanna Delany; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001278-23; Comm. of PA vs Eyosias Delle; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001297-23; Comm. of PA vs Anthony Bryant Eaves, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001369-23; Comm. of PA vs Najiu Edwards; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001020-23; Comm. of PA vs Karen Fischer; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001296-23; Comm. of PA vs Robert J. Hagmaier; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001270-23; Comm. of PA vs Fanis Kunakkulov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001319-23; Comm. of PA vs Michael Anthony Lamia; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001259-23; Comm. of PA vs Anitra J. McNeal; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001249-23; Comm. of PA vs Leroy Monteith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001310-23; Comm. of PA vs Erin Williams Morris; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001231-23; Comm. of PA vs Morgan Lee Peelor; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001293-23; Comm. of PA vs Casey Sky Rispoli; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001326-23; Comm. of PA vs Aundre Marcel Robinson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001289-23; Comm. of PA vs Catherine Danasia Rodriguez; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000522-23; Comm. of PA vs Prescott Arthur Roth; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001317-23; Comm. of PA vs Karriem Sharif Sami; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001258-23; Comm. of PA vs John Louis Sikovsek, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001268-23; Comm. of PA vs Shawn I. Small; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001275-23; Comm. of PA vs Benita Turner; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

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

Arduini, Carol Ann, deceased, of Robinson Township, PA. No. 06243 of 2023. Beth Ross, Admrx., 2615 Voelkel Avenue, Pittsburgh, PA 15216 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.
23-04608 Dec 5, 12, 19, 2023

Beaman, Edith Betty a/k/a E. B. Beaman a/k/a E. Betty Beaman, deceased, of Alleppo Township, PA. No. 07721 of 2023. Deborah A. Tobias, Extr., 201 Toura Drive, Pittsburgh, PA 15236 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.
23-04609 Dec 5, 12, 19, 2023

Conover, Shirley, deceased, of Upper St. Clair, PA. No. 06900 of 2023. Lisa L. McFarland, Co-Extr., 1380 Candlewood Drive, Pittsburgh, PA 15241, Kurt L. Bonello, Co-Extr., 2663 Egolf Road, Bedford, PA 15522 and Philip H. Bonello, Co-Extr., 347 Paintbrush Drive NE, Albuquerque, NM 87122 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
23-04607 Dec 5, 12, 19, 2023

Foulke, Janice E., deceased, of Bethel Park, PA. No. 7792 of 2023. Andrew L. Foulke, Extr., 2590 Summit Street, Bethel Park, PA 15102 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.
23-04594 Dec 5, 12, 19, 2023

Geiger, Edward D., deceased, of Pittsburgh, PA. No. 07584 of 2023. Timothy Taddeo, Extr., c/o Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
23-04595 Dec 5, 12, 19, 2023

Ging, Shirley M. a/k/a Shirley Ging a/k/a Shirley Mae Ging, deceased, of Plum Borough, PA. No. 07624 of 2023. Dennis Ging, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.
23-04604 Dec 5, 12, 19, 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.
23-04613 Dec 5, 12, 19, 2023

Hobbins, Frederick C., deceased, of Munhall, PA. No. 07975 of 2023. Nancy Christine Cortinovic, Extr., 108 Monticello Drive, Monroeville, PA 15146 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
23-04612 Dec 5, 12, 19, 2023

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Lucas, Julia A. a/k/a Julia Anne Lucas, deceased, of Brentwood, PA. No. 07768 of 2023. Suzanne G. McWilliams, Admrx., 3 Hartle Lane, Pittsburgh, PA 15228 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

23-04605 Dec 5, 12, 19, 2023

Macher, Kathleen, deceased, of Baldwin Borough, PA. No. 2128 of 2023. Deborah Ann Wolff, Extr., 1530 Dunluce Drive, Pittsburgh, PA 15227 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

23-04603 Dec 5, 12, 19, 2023

McCann, Edna A. a/k/a Edna Ann Weiss, deceased, of Bethel Park, PA. No. 07846 of 2023. Judith Ann Collins, Admrx., 1008 Manorview Drive, Pittsburgh, PA 15227 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

23-04610 Dec 5, 12, 19, 2023

McHenry, Harold J. a/k/a Harold James McHenry, deceased, of Tarentum, PA. No. 07599 of 2023. Ronald D. McHenry, Admr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

23-04600 Dec 5, 12, 19, 2023

Meta, Shirley A., deceased, of Bethel Park, PA. No. 07765 of 2023. Renee L. Marsch, Extr., 152 Meadowbrook Dr., Bethel Park, PA 15102.

23-04598 Dec 5, 12, 19, 2023

Molcsan, Daniel R. a/k/a Daniel R. Molcsan, Sr., deceased, of Penn Hills, PA. No. 07785 of 2023. Daniel R. Molcsan, Jr., Extr., 1601 Oakleaf Lane, Pittsburgh, PA 15237 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

23-04592 Dec 5, 12, 19, 2023

Parankiranthan, Kiritharan a/k/a P. Kiritharan, deceased, of Pittsburgh, PA. No. 07635 of 2023. Jonathan Kiritharan, Extr., 6548 Rowan Street, Apt. 1, Pittsburgh, PA 15206 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

23-04611 Dec 5, 12, 19, 2023

Probst, Mary F. a/k/a Mary Florence Probst, deceased, of O'Hara Township, PA. No. 07794 of 2023. Doris Zurawka, Extr., 1 Meadow Park Lane, Pittsburgh, PA 15215 or to John G. Arch, Esq., 1722 Main St., Pittsburgh, PA 15215.

23-04601 Dec 5, 12, 19, 2023

Schmidt, Joyce E., deceased, of Jefferson Hills, PA. No. 07775 of 2023. Fredrick C. Schmidt, Jr., Extr., 320 Wray Large Road, Jefferson Hills, PA 15025 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

23-04599 Dec 5, 12, 19, 2023

Swaiko, Constance McKrell a/k/a Constance A. Swaiko a/k/a Constance Anne Swaiko, deceased, of Harmar Township, PA. No. 07473 of 2023. Amy L. Seanor, Co-Extr. and Sue Ane Mariotti, Co-Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

23-04602 Dec 5, 12, 19, 2023

Taylor, Lois T., deceased, of Baldwin, PA. No. 07804 of 2023. Linda L. Newman, Extr., 109 Wynoka St., Pittsburgh, PA 15210 or to James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063.

23-04597 Dec 5, 12, 19, 2023

Vitale, Robert J., deceased, of Oakdale Borough, PA. No. 07732 of 2023. Donna J. McCambridge, Admrx., c/o Robert K.

Schweitzer, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

23-04596 Dec 5, 12, 19, 2023

Wills, Philip R., deceased, of Shaler, PA. No. 7873 of 2023. H. Geraldine Rohm, Extr., 3014 Ponderosa Avenue, Pittsburgh, PA 15201 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

23-04606 Dec 5, 12, 19, 2023

Wilson, Eleanor May, deceased, of Dravosburg, PA. No. 05848 of 2023. Candice K. Wooster, Extr., c/o Robert A. Banks, Esq., 345 Commerce Street, 2nd Fl., Beaver, PA 15009.

23-04593 Dec 5, 12, 19, 2023

Adams, Mark D., deceased, of Baldwin Borough, PA. No. 07406 of 2023. Lynn D. Shopes, Extr., c/o L. Dawn Haber, Esq., Akman & Associates, P.C., 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317.

23-04498 Nov 28; Dec 5, 12, 2023

Faloney, Nancy A. a/k/a Nance A. Faloney, deceased, of Kennedy Township, PA. No. 07724 of 2023. Greg M. Faloney, Admr., 130 Dewey Avenue, Butler, PA 16001 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.

23-04500 Nov 28; Dec 5, 12, 2023

Lavelle, Clarence, deceased, of Pittsburgh, PA. No. 07729 of 2023. Cynthia Townsend, Admrx., 826 Laura Avenue, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

23-04502 Nov 28; Dec 5, 12, 2023

Phillips, Nellie Ireland a/k/a Nellie I. Phillips, deceased, of Oakmont, PA. No. 07781 of 2023. Nancy K. Phillips, Extr., 357 Stoneledge Drive, Penn Hills, PA 15235 or to Robert A. Zurich, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

23-04499 Nov 28; Dec 5, 12, 2023

Szeto, Garrett Austin, deceased, of Pittsburgh, PA. No. 08301 of 2022. Mindy Szeto, Admrx., c/o Giordano, Halleran & Ciesla, 125 Half Mile Rd., Ste. 300, Red Bank, NJ 07701.

23-04501 Nov 28; Dec 5, 12, 2023

Carlson, Sally J., deceased, of Allison Park, PA. No. 07252 of 2023. Scott R. Mahan, Extr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143-8782.

23-04463 Nov 21, 28; Dec 5, 2023

Donahoe, Daniel G., deceased, of Dravosburg, PA. No. 07519 of 2023. Dana Mihalik, Extr., 3514 Nance Run, The Villages, FL 32163.

23-02134w Nov 21, 28; Dec 5, 2023

Dougherty, John Anthony, deceased, of Versailles, PA. No. 7232 of 2023. Raymond Dougherty, Admr., 2511 Poinsettia Dr., White Oak, PA 15131 or to Steven F. Kessler, Esq., Versailles Professional Plaza, 4304 Walnut St., Ste. 10, McKeesport, PA 15132.

23-04462 Nov 21, 28; Dec 5, 2023

Levine, Macy I., deceased, of Pittsburgh, PA. No. 07807 of 2023. Paul Levine, Extr., c/o Kenneth Eisner, Esq., Eisner Law Firm, 1386 Old Freepport Rd., Ste. 2A, Pittsburgh, PA 15238.

23-02141w Nov 21, 28; Dec 5, 2023

Love, Jr., Kevan Cordell a/k/a Kevan C. Love, Jr., deceased, of Bridgeville, PA. No. 07412 of 2023. Mamie Love, Admrx., PO Box 10946, Pittsburgh, PA 15326.

23-02132w Nov 21, 28; Dec 5, 2023

Nicolson, Lois R., deceased, of Warrendale, PA. No. 07071 of 2023. Kevin Nicolson, Extr., c/o Nicholas Longinotti, Esq., Sechler Law Firm, LLC, 20206 Route 19, Ste. 300, Cranberry Township, PA 16066.

23-02139w Nov 21, 28; Dec 5, 2023

Ransom, Julie Ann, deceased, of Pittsburgh, PA. No. 07855 of 2023. Amy K. Ransom, Admrx., 486 Buchanan Street, Warren, PA or to WPENNLAW, 100 West Station Square Drive, Suite 205, Pittsburgh, PA 15219.

23-02143w Nov 21, 28; Dec 5, 2023

Scovern, Betty J., deceased, of Brackenridge, PA. No. 07140 of 2023. Aligned Partners Trust Company, Extr., 707 Grant Street, 2800 Gulf Tower, Pittsburgh, PA 15219 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

23-04459 Nov 21, 28; Dec 5, 2023

Stanizzo, Jr., Richard A., deceased, of Pittsburgh, PA. No. 07819 of 2023. Roseanne Stanizzo, Extr., c/o Matthew Morella, Esq., MJM Law, PLLC, 11 Ehle Ave., Coraopolis, PA 15108.

23-02135w Nov 21, 28; Dec 5, 2023

Teklinski, Deniece D., deceased, of North Versailles, PA. No. 07690 of 2023. Sandra J. Woncheck, Extr., 4 LaTourelle Lane, Pittsburgh, PA 15215 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

23-04461 Nov 21, 28; Dec 5, 2023

Waterkotte, Barbara Jan, deceased, of Whitehall, PA. No. 7718 of 2023. Charlotte Brooke Waterkotte, Admrx., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

23-04460 Nov 21, 28; Dec 5, 2023

Wynn, Barbara, deceased, of Pittsburgh, PA. No. 7596 of 2023. Wanda McGinnis, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

23-02140w Nov 21, 28; Dec 5, 2023

Fictitious Name Registration

Notice Is Hereby Given that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by CA Senior McCandless Operator, LLC, whose Commercial Registered Office Provider is the Corporation Service Company to carry on business in Allegheny County, Pennsylvania under the assumed name or fictitious name, style or designation of The Remington Senior Living with an address of 8651 Carey Ln., Pittsburgh, PA 15237. Said registration was filed on 11/21/23.

23-04674 Dec 5, 2023

Fictitious Name Registration

Notice Is Hereby Given that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by CA Senior McCandless II Operator, LLC, whose Commercial Registered Office Provider is the Corporation Service Company to carry on business in Allegheny County, Pennsylvania under the assumed name or fictitious name, style or designation of Ridgecrest Personal Care & Memory Care with an address of 8870 Duncan Ave., Pittsburgh, PA 15237. Said registration was filed on 11/21/23.

23-04675 Dec 5, 2023

Trustee Notice

Jacqueline M. Ruben a/k/a Jacqueline Ruben, late of Pittsburgh, Allegheny County, Pennsylvania, deceased, having created the

Jacqueline Ruben Revocable Trust dated June 4, 2004 appointed First Commonwealth Trust Company as Trustee, and notice is hereby given to all persons indebted to said trust to make immediate payment and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Jacqueline M. Ruben a/k/a Jacqueline Ruben, Deceased
Late of Pittsburgh, Allegheny, PA
No.: 02-23-06272

Trustee: First Commonwealth Trust Company, 111 South Main Street, P.O. Box 760, Greensburg, PA 15601

Attorney: Molly M. Creenan, Esquire, Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668

23-04464 Nov 21, 28; Dec 5, 2023

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, PA

Case No.: GD-23-010484

First Commonwealth Bank, Plaintiff

vs.

Mark Olsavicky, Sr., Dee Olsavicky, Nadine Knight, solely as the known heirs of George J. Olsavicky, deceased, and All the Unknown Heirs of George J. Olsavicky, Defendants.

TO: Mark Olsavicky, Sr., and All the Unknown Heirs of George J. Olsavicky

On September 8, 2023, Plaintiff filed a Complaint in Mortgage Foreclosure against you in the Court of Common Pleas of Allegheny County, PA, docketed at Case No. GD-23-010484 to foreclose Plaintiff's mortgage and sheriff's sale the property located at 1042 Hays Ln., Homestead, PA 15120, which you inherited from George J. Olsavicky, deceased, by intestate succession.

Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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23-04670 Dec 5, 2023

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania

Case No.: GD-23-011539

First Commonwealth Bank, Plaintiff

vs.

All the Unknown Heirs of Sally L. McFadden, deceased, Defendants.
TO: All the Unknown Heirs of Sally L. McFadden, deceased

On October 3, 2023, Plaintiff filed a Complaint in Mortgage Foreclosure against you in the Court of Common Pleas of

Allegheny County, PA docketed at Case No. GD-23-011539 to foreclose Plaintiff's mortgage and sheriff's sale the property located at 153 Waddell Avenue, Clairton, PA 15025, which you inherited from Sally L. McFadden, deceased, by intestate succession.

Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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23-04671 Dec 5, 2023

Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Boroughs of Wilkinsburg, Etna, Homestead, Bellevue and Millvale, the Townships of Ross and Stowe, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-23-013539

81860 Land Trust, its heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Wilkinsburg, Allegheny County, PA, located at Midland Street, Being designated as Block and Lot No. 233-G-215 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-013516

John J. Miller and Helen M. Miller, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Etna, Allegheny County, PA, located at Garden Way, Being designated as Block and Lot No. 167-F-120 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-013522

Rodney D. Allen, Administrator of the Estate of Cornelius E. Allen, Deceased, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Homestead, Allegheny County, PA, located at 316 W. 13th Avenue, Being designated as Block and Lot No. 131-F-272 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-013515

Joseph G. Schaefer and Constance A. Schaefer, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the

Borough of Bellevue, Allegheny County, PA, located at Washington Ave., Being designated as Block and Lot No. 114-A-258 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-013514

John M. Walls and Danette D. Walls, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Millvale, Allegheny County, PA, located at Maryland Avenue, Being designated as Block and Lot No. 79-G-282 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-013517

George A. Ley, III, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Ross, Allegheny County, PA, located at 116 Mary St., Being designated as Block and Lot No. 219-N-123 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-013543

Estate of Elizabeth Kitchen, Deceased; Estate of Elmer Kitchen, Deceased; Estate of Bridget Kitchen Trulli, Deceased; Estate of Elizabeth Kitchen Tankosh, Deceased; Estate of Rose Kitchen Gujski, Deceased; Estate of Mary Kitchen Metz, Deceased and Estate of Stephen H. Kitchen, Deceased, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Stowe, Allegheny County, PA, located at 1422 Fleming Ave., Being designated as Block and Lot No. 112-F-187 in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice To Condemnees Of Condemnation

In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 28th day of November, 2023, for Docket Nos. GD-23-013539, GD-23-013516, GD-23-013522, GD-23-013515, GD-23-013514, GD-23-013517, GD-23-013543, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is Koppers Building, 436 Seventh Avenue, Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on the 15th day of December, 2022, condemned the property referred to above at GD-23-013515 in the Borough of Bellevue; and by Resolution duly adopted on the 23rd day of March, 2023, condemned the property referred to above at, GD-23-013522, GD-23-013514; in the Borough of Homestead and the Borough of Millvale, and by Resolution duly adopted on the 25th day of May 2023, condemned the property referred to above at, GD-23-013517; in the Township of Ross.; and by Resolution duly adopted on the 24th day of August, 2023, condemned the property referred to above at, GD-23-013516, GD-23-013543; in the Borough of Etna and the Township of Stowe.; and by Resolution duly adopted on the 28th day of September,

2023, condemned the property referred to above at, GD-23-013539; in the Borough of Wilkinsburg, and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of Wilkinsburg, Etna, Homestead, Bellevue, and Millvale and the Townships of Ross and Stowe.

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, Koppers Building, 436 Seventh Avenue, Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Furthermore, Notice Is Hereby Given that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire

Attorney for the Redevelopment Authority
23-04716 Dec 5, 2023

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 11/30/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40264

SMDRE vs Muia; AR-21-004582; D-atty: Pro Se; Award stating see award at AR-21-4620. Dated 11/30/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40263

SMDRE vs Muia; AR-21-004620; P-atty: Kara Lattanzio; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$5,260.95 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 11/30/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40263

UPMC Presbyterian Shadyside vs Boston Market Corporation; CT-23-000007; P-atty: Brandon B. Rothey; D-atty: Laurence A. Mester; Non Jury Verdict Dated 11/30/23, 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. Szefi, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Sixth Economic Empowerment Development, Inc. vs Macon; LT-23-000541; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,704.50 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 11/30/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40262

J&P Real Estate, LLC vs Norris; LT-23-000782; P-atty: Pro Se; D-atty: Kyle J. Semroc; Non Jury Verdict Dated 11/30/23, 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. Szefi, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Frayhey Realty, LLC vs Alston; LT-23-000995; D-atty: Mary Ellen Droll; Award for Plaintiff on claims: for possession based on non-payment of rent and breach of lease condition, other than non-payment of rent, for damages in the amount of \$2,221.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 11/30/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40262

Champion vs Covington, et al; LT-23-001058; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$5,407.13-\$3,975.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds), \$307.87 water, \$959.26 sewage, and \$165.00 municipal. Dated 11/30/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40263

Carswell vs Holtzman; AR-23-003825; P-atty: Pro Se; Award for Plaintiff in the amount of \$14,000.00 against Defendant. Dated 12/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40266A

Discover Bank vs Zdobinski; AR-23-003841; P-atty: Andrew Loewy; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$17,841.31 plus any costs. Defendant not appearing at 10:25 am. Dated 12/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40266A

Discover Bank vs Zamamiri; AR-21-005578; P-atty: Daniel Santucci; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$21,954.34 plus any costs. Defendant not appearing at 10:25 am. Dated 12/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40266A