

## COURT SCHEDULES

## Criminal Division

Allegheny County Courthouse  
9:00 a.m.Friday  
November 1, 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 Kelly Bigley  
Courtroom 525

**CR-0007950-23**; Michele Engberg; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Dewitt Barry**

**CR-0000475-24**; Richelle Lynn Sestok; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

Judge Thomas P. Caulfield  
Courtroom 521

**CR-0009262-23**; Tina Braun; DUI: Controlled Substance - Combination Alcohol/Drug - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lena Bryan Henderson**

**CR-0003827-24**; Jacquelyn Aisha Jones; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **James Anderson Crosby**

Judge Beth A. Lazzara  
Courtroom 306A

**CR-0003379-24**; Jeffrey Alan Beran; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

**CR-0003433-24**; Jeffrey Alan Beran; Ethnic Intimidation; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

**CR-0003378-24**; Jeffrey Alan Beran; Ethnic Intimidation; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

**CR-0007424-23**; Robert Lee Brimage; Aggravated Assault - Attempts to cause SBI or Causes Injury with Extreme Indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Vishal Bajpai**

**CR-0008836-23**; Alexis Dowling; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Heather Spence**; D-atty: **Jaime Marie Hickton**

**CR-0003924-24**; Robert Patrick Hilpert; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Robert G. Delgreco Jr.**

**CR-0003099-24**; Astasha Joines Mathews; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Corey Anthony Leon**

**CR-0000215-24**; Michael Pampino; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0004512-24**; Nathaniel Burton Pawlowski; Aggravated Assault - Attempts to Cause SBI or Causes Injury with Extreme Indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Michael Bishop**

**CR-0002932-24**; Thomas C. Smith; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003644-24**; Joseph Sutton; False Report - Falsely Incriminate Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

**CR-0001713-24**; Brendan James Thompson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

**CR-0003926-24**; Maxwell James Waldron; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Albert Paul Veverka**

Judge Jill E. Rangos  
Courtroom 327

**CR-0002983-22**; Damon Tyreese Jones; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William Kevin Trower**

**CR-0001288-23**; Damon Tyreese Jones; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

Arbitration  
Trial ListCity-County Building  
Room 702  
9:00 a.m.Friday  
November 1, 2024

**AR-24-003789**; Woska vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

**AR-24-003787**; CKS Prime Investments, LLC vs Labutis; P-atty: **Demetrios H. Tsarouhis**

**AR-24-003785**; Velocity Investments, LLC vs Banks; P-atty: **Demetrios H. Tsarouhis**

**AR-24-003783**; Wells Fargo Bank, N.A. vs Johnson; P-atty: **Nicole M. Francese**

**AR-24-003780**; CKS Prime Investments, LLC vs Martin, Jr.; P-atty: **Demetrios H. Tsarouhis**

**AR-24-003778**; CKS Prime Investments, LLC vs Mackson, Jr.; P-atty: **Demetrios H. Tsarouhis**

**AR-24-003773**; Crown Asset Mangement, LLC vs Aguilera; P-atty: **Christopher B. Carfagno**; D-atty: **Brian J. Fenters**

**AR-24-003766**; CKS Prime Investments, LLC vs Tigano; P-atty: **Demetrios H. Tsarouhis**

**AR-24-003764**; Crown Asset Mangement, LLC vs Totten; P-atty: **Christopher B. Carfagno**

**AR-24-003756**; Cavalry SPV I, LLC vs Zendarski; P-atty: **David J. Apothaker**; D-atty: **Pro Se**

**AR-24-003754**; Cavalry SPV I, LLC vs Matta; P-atty: **David J. Apothaker**; D-atty: **Brian J. Fenters**

**AR-24-003749**; CKS Prime Investments, LLC vs Burke; P-atty: **Demetrios H. Tsarouhis**

**AR-24-003746**; CKS Prime Investments, LLC vs Bauer; P-atty: **Demetrios H. Tsarouhis**

**AR-24-003742**; Bank of America, N.A. vs Ulrich; P-atty: **Jonathan Paul Cawley**; D-atty: **Stephen D. Fuegi**

**AR-24-003741**; Daniele vs Yawnlis; P-atty: **William F. Goodrich**; D-atty: **Aaliyah Hyacinthe**

**AR-24-003739**; CKS Prime Investments, LLC vs Judy; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Pro Se**

**AR-24-003727**; Bank of America, N.A. vs Tattersall; P-atty: **Frederic I. Weinberg**; D-atty: **Stephen D. Fuegi**

**AR-24-003205**; Desueza-Moon vs Gradkowski; P-atty: **Pro Se**; D-atty: **Zachary G. Evans**

**AR-24-002454**; Yochum vs Kia Motors America, Inc.; P-atty: **Michael Power**; D-atty: **Dennis P. Ziemba**

**AR-24-001774**; Grunis vs Hall, et al; P-atty: **Pro Se**; D-atty: **Fred G. Rabner**

**AR-24-000980**; Bailey vs Geiser; P-atty: **Linda C. Plum**; D-atty: **Katrina M. Eichstaedt**

**AR-23-006699**; Bank of America, N.A. vs Borrelli; P-atty: **Bryan J. Polas**

## 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:

Alexander-Gandy, Monica, deceased, of Pittsburgh, PA. No. 06247 of 2024. Shani Nyandemoh, Co-Admr. and Sahr Nelson Nyandemoh, Co-Admr., 2523 Perrysville Avenue, Apt. 4, Pittsburgh, PA 15214 or to Gregory A. Evashavik, Esq., Evashavik Law, LLC, 310 Grant Street, Suite 2901, Pittsburgh, PA 15219.

24-03832 Oct 29; Nov 4, 12, 2024

Bagwell, Priscilla J., deceased, of Moon Township, PA. No. 06613 of 2024. Jeffrey Warren Higgs, Extr., 340 Lorlita Lane, Pittsburgh, PA 15241 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-03829 Oct 29; Nov 4, 12, 2024

Ceresa, Paul a/k/a Paul R. Ceresa, deceased, of North Versailles, PA. No. 05517 of 2024. Paul D. Ceresa, Extr., 8460 Mildred Drive West, Boynton Beach, FL 33472 or to Gregory A. Evashavik, Esq., Evashavik Law, LLC, 310 Grant Street, Suite 2901, Pittsburgh, PA 15219.

24-03831 Oct 29; Nov 4, 12, 2024

Cerminara, Cindy L. a/k/a Cindy Cerminara, deceased, of McKeesport, PA. No. 6630 of 2024. Eric M. Bryan, Admr., 901 Brookline Boulevard, Apt. 2, Pittsburgh, PA 15226 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

24-03822 Oct 29; Nov 4, 12, 2024

Dzurikanin, Elizabeth M., deceased, of Pittsburgh, PA. No. 02694 of 2024. Deborah M. Papciak, Extr., 1368 Cascade Drive, West Homestead, PA 15120 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.

24-03842 Oct 29; Nov 4, 12, 2024

Green, Laura Mae, deceased, of McKeesport, PA. No. 00843 of 2022. Karen Cassandra Andrews, Co-Admr., 908 Riverview Drive, White Oak, PA 15131 and Alvin J. Green, Co-Admr., 12002 Green Tee Turn, Upper Marlboro, MD 20772 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-02000w Oct 29; Nov 4, 12, 2024

Harrison, James Scott a/k/a James S. Harrison, deceased, of Homestead, PA. No. 6605 of 2024. Nanette S. Harrison, Extr., 144 Frank Street, Homestead, PA 15120 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

24-03834 Oct 29; Nov 4, 12, 2024

Herriot, Jr., Jamar Montae Porterfield, deceased, of Homestead, PA. No. 08326 of

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2023. Antionette Porterfield, Admr., c/o Bernard M. Tully, Esq., 310 Grant Street, Grant Building, Suite 3201, Pittsburgh, PA 15219.

24-03825 Oct 29; Nov 4, 12, 2024

Hull, Phyllis N., deceased, of Pittsburgh, PA. No. 08103 of 2021. Philip Nathaniel Hull, Admr., 726 Parkway Avenue, Pittsburgh, PA 15235 or to Geoffrey P. Wozman, Esq., 100 Ross St., Ste. 130, Pittsburgh, PA 15219.

24-03844 Oct 29; Nov 4, 12, 2024

Kaczynski, Edward, deceased, of Pittsburgh, PA. No. 02704 of 2024. Martin Kaczynski, Extr., 130 Silver Oak Drive, Renfrew, PA 16053 or to Glenn A. Smith, Esq., Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-03824 Oct 29; Nov 4, 12, 2024

Kocur, Jane M., deceased, of Mount Lebanon Township, PA. No. 05608 of 2024. Richard D. Kocur, Jr., Extr., c/o Julian E. Gray, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-03837 Oct 29; Nov 4, 12, 2024

Kulwicki, Theresa R. a/k/a Theresa Kulwicki a/k/a Theresa Rose Kulwicki, deceased, of Pittsburgh, PA. No. 02619 of 2024. Richard M. Alter, Extr., c/o Albert C. Odermatt, Esq., P.O. Box 14608, Pittsburgh, PA 15234.

24-03840 Oct 29; Nov 4, 12, 2024

Lemon, Ravenna Florence, deceased, of Franklin Park, PA. No. 06541 of 2024. Rebecca Leigh Lemon, Extr., 2564 Meinert Road, Wexford, PA 15090 or to Brooke B. McMorrow, Esq., McMorrow Law, LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.

24-03838 Oct 29; Nov 4, 12, 2024

McCrum, Josiah Luke, deceased, of Glassport, PA. No. 6326 of 2024. Felisha McCrum, Admr., 515 Ohio Avenue, Glassport, PA 15045 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

24-03823 Oct 29; Nov 4, 12, 2024

Moses, Robert George a/k/a Robert G. Moses, Sr., deceased, of West Mifflin, PA. No. 05789 of 2024. Michael G. Moses, Extr., 469 Satinwood Drive, West Mifflin, PA 15122 or to Gregory A. Evashavik, Esq., Evashavik Law, LLC, 310 Grant Street, Suite 2901, Pittsburgh, PA 15219.

24-03833 Oct 29; Nov 4, 12, 2024

Mulligan, William M., deceased, of Pittsburgh, PA. No. 06224 of 2024. Maureen L. Mulligan, Extr., 390 Madrid Avenue, Bloomsburg, PA 17815 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

24-03828 Oct 29; Nov 4, 12, 2024

Musta, Elinor, deceased, of Moon Township, PA. No. 06812 of 2024. Patrick J. Musta, Jr., Extr., 105 Crosswick Road, Moon Township, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-02003w Oct 29; Nov 4, 12, 2024

Neely, James E., deceased, of Pittsburgh, PA. No. 06261 of 2024. Linda Neely Yurasits, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02004w Oct 29; Nov 4, 12, 2024

Redmerski, Jean G., deceased, of McKees Rocks, PA. No. 06325 of 2024. Richard Redmerski, Extr., 949 Hillcrest Dr., Greensburg, PA 15601 or to Wesley T. Long, Esq., Long & Long, LLC, 305 W. Pittsburgh St., Greensburg, PA 15601.

24-03841 Oct 29; Nov 4, 12, 2024

Root, Catherine a/k/a Catherine H. Root, deceased, of Pitcairn, PA. No. 4860 of 2022. Cathy Jo Fouser, Extr., c/o Robert P. Domenick, Esq., 826 Lowry Avenue, Jeannette, PA 15644.

24-03835 Oct 29; Nov 4, 12, 2024

Schultz, Jean V., deceased, of Pittsburgh, PA. No. 05619 of 2024. Jeanie G. Paleos, Extr., c/o Mary M. Halechko, Esq., Halechko Law Center, P.C., 3301 William Penn Highway, Suite 2, Pittsburgh, PA 15235.

24-02002w Oct 29; Nov 4, 12, 2024

Shoemaker, Howard E. a/k/a Howard Edward Shoemaker, deceased, of Pittsburgh, PA. No. 06595 of 2024. Todd E. Shoemaker, Extr., 2415 Ridge Road, South Park, PA 15129 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

24-03827 Oct 29; Nov 4, 12, 2024

Simon, Margaret L., deceased, of Elizabeth Township, PA. No. 06543 of 2024. April A. Ball, Extr., 738 Boyds Hollow Road, P.O. Box 53, Buena Vista, PA 15018 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-03836 Oct 29; Nov 4, 12, 2024

Stoner, Jr., Woods F., deceased, of Pittsburgh, PA. No. 06633 of 2024. Benjamin E. Hicks, Admr., 209 South Linden Avenue, Pittsburgh, PA 15208 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

24-03843 Oct 29; Nov 4, 12, 2024

Sturtevant, Norma Jean a/k/a Norma J. Sturtevant, deceased, of Natrona Heights, PA. No. 07783 of 2023. Deborah L. Craig, Extr., 125 Bayshore Court, St. Marys, OH 45885 or to Ronald S. Jones, Esq., Jones Law Group, 309 Smithfield Street, 6th Floor, Pittsburgh, PA 15222.

24-03839 Oct 29; Nov 4, 12, 2024

Walshesky, Samuel L., deceased, of Penn Hills, PA. No. 06596 of 2024. Jean Miller, Extr., 937 Goldenrod Street, Pittsburgh, PA 15120 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

24-03826 Oct 29; Nov 4, 12, 2024

Worrall, Virginia P. a/k/a Virginia A. Worrall, deceased, of Forest Hills, PA. No. 05842 of 2024. Rebecca Lynn Riberich, Extr., 612 Maplewood Court, Pittsburgh, PA 15237 or to Gregory A. Evashavik, Esq., Evashavik Law, LLC, 310 Grant Street, Suite 2901, Pittsburgh, PA 15219.

24-03830 Oct 29; Nov 4, 12, 2024

Emswiller, Jean E., deceased, of Jefferson Hills, PA. No. 06452 of 2024. Thomas E. Emswiller, Extr., 6580 Gardenoak Court, San Jose, CA 95120 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.

24-01952w Oct 22, 29; Nov 4, 2024

Eubanks, Margaret W., deceased, of Pittsburgh, PA. No. 5005 of 2024. Theresa Jo Michele Hendricks, Extr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

24-03764 Oct 22, 29; Nov 4, 2024

Kolat, Sr., John E. a/k/a John E. Kolat, deceased, of O'Hara Township, PA. No. 05539 of 2024. Theresa Fischerkeller, Extr., 128 Clifford Avenue, Pittsburgh, PA 15238 or to Edward G. Hunkele, Esq., 2310 Cronemeyer Avenue, Pittsburgh, PA 15212.

24-03765 Oct 22, 29; Nov 4, 2024

Shock, Barbara L., deceased, of Bethel Park, PA. No. 06291 of 2024. Diane S. Johnson, Co-Extr., 229 Carolina Dr., Bethel Park, PA 15102 and Judith A. Wolfe, Co-Extr., 3171 Maplene Ave., Pittsburgh, PA

15234 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

24-03766 Oct 22, 29; Nov 4, 2024

Ganzak, Gerard, deceased, of Pittsburgh, PA. No. 05224 of 2024. Anthony J. D'Amico, Admr., c/o Michael D'Amico, Esq., D'Amico Law Offices, LLC, 310 Grant Street, Ste. 825, Grant Building, Pittsburgh, PA 15219.

24-01902w Oct 15, 22, 29, 2024

Goydoscik, Theresa A., deceased, of Munhall, PA. No. 06491 of 2024. Krystal Gibbs, Admr., c/o Analija M. Zampogna, Esq., Anderson & Labovitz, LLC, 429 Fourth Ave., Suite 602, Pittsburgh, PA 15219.

24-01905w Oct 15, 22, 29, 2024

Haan, Pierre J., deceased, of Crescent Township, PA. No. 05291 of 2024. Francoise M. Haan, Extr., 159 North Chimney Top Lane, Felton, DE 19943 or to Joseph R. West, Esq., West & Zuberbuhler, P.C., P.O. Box 5, 2200 Georgetown Drive, Suite 202, Sewickley, PA 15143.

24-03671 Oct 15, 22, 29, 2024

LaBella, Geraldine Marie a/k/a Geraldine M. LaBella, deceased, of McCandless Township, PA. No. 6233 of 2024. Mark A. LaBella, Extr., 2772 Harts Run Road, Allison Park, PA 15101 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

24-03670 Oct 15, 22, 29, 2024

McKee, Patricia A., deceased, of Robinson Township, PA. No. 06144 of 2024. Denise Hrubes, Extr., 1116 Algonquin Drive, Pittsburgh, PA 15205 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-01892w Oct 15, 22, 29, 2024

McLean, Annie, deceased, of Clairton, PA. No. 07563 of 2022. Alexander McLean, Jr., Admr., 125 S. 6th Street, Apt. 210, Duquesne, PA 15110 or to Robin J. Marzella, Esq., R. J. Marzella & Associates, 3513 N. Front Street, Harrisburg, PA 17110.

24-01899w Oct 15, 22, 29, 2024

Miller, Marjorie, deceased, of Monroeville, PA. No. 06489 of 2024. Gary Miller, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossidge Boulevard, Monroeville, PA 15146.

24-01903w Oct 15, 22, 29, 2024

Orr, Eunice H. a/k/a Eunice Orr, deceased, of Penn Hills, PA. No. 00100 of 2019. Jeffrey L. Orr, Extr., 6646 Quincy Drive, Verona, PA 15147 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-03669 Oct 15, 22, 29, 2024

Ruzicka, Phyllis J., deceased, of Bethel Park, PA. No. 05991 of 2024. Paul John Ruzicka, Extr., 118 Thomas Road, McMurray, PA 15317 or to Stephanie Thomas Kramer, Esq., Dornish Law Offices, P.C., 6000 Brooktree Road, Suite 301, Wexford, PA 15090.

24-03672 Oct 15, 22, 29, 2024

Shaw, Donald, deceased, of White Oak, PA. No. 06312 of 2024. Sandra Shaw, Admr., 1123 Fawcett Avenue, White Oak, PA 15131 or to Lori Love, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

24-01893w Oct 15, 22, 29, 2024

Tessmer, David P., deceased, of Hampton Township, PA. No. 06237 of 2024. Christopher P. Tessmer, Admr., 3714 Mount Royal Blvd., Allison Park, PA 15101 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

24-03677 Oct 15, 22, 29, 2024

**Action to Quiet Title**

Leroy Ranker v. Unknown Heirs of Rosemary Fink, Unknown Heirs of Joseph James Fink, Jr., and Unknown Heirs of Anna Bernice Fink

An action to quiet title to property known as Allegheny County Block and Lot numbers: 117-G-150; 117-G-135; and 117-G-125 has been filed in the Allegheny County Court of Common Pleas Civil Division at Case Number GD-24-007841. Said property is currently in the name of Rosemary Fink, Joseph James Fink, Jr., and Anna Bernice Fink. Said action may affect the legal rights of any heirs to the estate. This is a formal notice pursuant to 231 Pa.R.C.P. 430(b)(1).

Failure to defend against these claims will result in a judgment and an order permanently divesting title from the estates and their heirs.

To: Unknown Heirs of Rosemary Fink, Unknown Heirs of Joseph James Fink, Jr., and Unknown Heirs of Anna Bernice Fink

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

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

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

Lawyer Referral Service  
Allegheny County Bar Association  
Koppers Building  
436 Seventh Avenue, 4th Floor  
Pittsburgh, PA 15219  
(412) 261-5555  
24-03864 Oct 29, 2024

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-008351. In re: Petition of Brandon Phillip Adleman, for change of name to Brandon Lovestrand. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 13, 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. Shannon D. Sacca, Bononi & Company, P.C., 417 Frick Building, 437 Grant Street, Pittsburgh, PA 15219, Ph: 412-832-0606, Attorney for Petitioner.

24-02005w Oct 29, 2024

**Fictitious Name Registration**

McNees Wallace & Nurick, LLC, Attorneys at Law, One Oxford Centre, 301 Grant Street, Suite 1100 Pittsburgh, PA 15219. 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 Jendoco Real Estate, with its principal office or place of business at 2000 Lincoln Rd., Pittsburgh, PA 15235. The names and addresses of all persons who are

parties to the registration are: Jendoco Construction Corp., 2000 Lincoln Rd., Pittsburgh, PA 15235.

24-03846 Oct 29, 2024

#### Intent to Withdraw Foreign Business Corporation

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, Accent Energy Inc., a corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 6100 Emerald Pkwy., Dublin, OH 43016, and the name of its commercial registered office provider in Pennsylvania is CT Corporation System.

24-03845 Oct 29, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-012409. Notice is hereby given to Veronica L. Burnsworth, 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 540 N. 6th Street, Clairton, Allegheny County, Pennsylvania 15025, known as lot/block 764-B-175. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the February 28, 2024 Order of Court.

24-03850 Oct 29, 2024

#### Notice of Trust

Soraiya Ahmed, Deceased, late of Pittsburgh, Allegheny County, Pennsylvania. Any person or persons having a claim against or indebted to this decedent present same to Eshadee Ahmed, Trustee c/o Claire Johnson Saenz, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

24-03673 Oct 15, 22, 29, 2024

### CIVIL DIVISION

#### New Arbitration Suits

(Continued from Page 1, Column 3)

**Allegheny County Central Tax Collection District** vs Sherry Charles S.; AR-24-006205; Allegheny County Tax; Complaint; 1095.88; Atty(s): Monti Richard A.

**Allegheny County Central Tax Collection District** vs Milliron Adam; AR-24-006206; Allegheny County Tax; Complaint; 22343.79; Atty(s): Monti Richard A.

**Allegheny County Central Tax Collection District** vs Jones Benjamin M.; AR-24-006207; Allegheny County Tax; Complaint; 25420.32; Atty(s): Monti Richard A.

**Allegheny County Central Tax Collection District** vs Martinez Hernandez Francisco; AR-24-006208; Allegheny County Tax; Complaint; 1985.08; Atty(s): Monti Richard A.

**Allegheny County Central Tax Collection District** vs Lee Jr. Gary; AR-24-006209; Allegheny County Tax; Complaint; 1351.48; Atty(s): Monti Richard A.

**Allegheny County Central Tax Collection District** vs Boyd Terrence; AR-24-006210; Allegheny County Tax; Complaint; 7710.28; Atty(s): Monti Richard A.

**Community Bank N.A.** vs Hess Christopher Thomas; AR-24-006211; Contract - Debt Collection; Complaint; 9605.02; Atty(s): Sheils Robert Peter

**Luther Christopher L.** vs Lamb Dave; AR-24-006212; Contract - Buyer Plaintiff; Complaint; 43000.00; Atty(s): Self-Represented

**Cavalry SPV I LLC** vs Tranquill Danielle; AR-24-006213; Contract - Other; Complaint; 2823.75; Atty(s): Apothaker David J

**Jones Linda** vs Kennywood Amusement Park, Palace Entertainment LLC, Palace Entertainment Network Group LT, Palace Realty Company, Palace Entertainment Holdings LLC, Doe John; AR-24-006214; Against Property Owner; Complaint; Atty(s): Landis Michael W

**Citibank N.A.** vs Hines Nicole T.; AR-24-006215; Contract - Credit Card; Exhibits; 2582.32; Atty(s): Pomy Matthew Weston

**Citibank N.A.** vs Graham Shawn M.; AR-24-006216; Contract - Credit Card; Exhibits; 3385.62; Atty(s): Pomy Matthew Weston

**PNC Bank National Association** vs Magedu Yahya A.; AR-24-006217; Contract - Credit Card; Exhibits; 10028.35; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

**JPMorgan Chase Bank N.A.** vs Wiseman Nicholas J.; AR-24-006218; Contract - Debt Collection; Exhibits; 7497.82; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Manson Lenora** vs Steward Walter; AR-24-006219; Contract - Debt Collection; Order of Court - IFP Granted; 3000.00; Atty(s): Self-Represented

**Cavalry SPV I LLC** vs Kuntz Gary; AR-24-006220; Contract - Credit Card; Complaint; 7292.41; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Yarros Steven J.; AR-24-006221; Contract - Credit Card; Complaint; 3621.74; Atty(s): Apothaker David J

**Citibank N.A.** vs Lane Taihesia A.; AR-24-006222; Contract - Credit Card; Exhibits; 5662.89; Atty(s): Pomy Matthew Weston

**Cavalry SPV I LLC** vs Edwards David; AR-24-006223; Contract - Other; Complaint; 5969.01; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Novacek Lori; AR-24-006224; Contract - Other; Complaint; 3517.82; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Hunter Arista; AR-24-006225; Contract - Other; Complaint; 1169.20; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Clark Martha A; AR-24-006226; Contract - Other; Complaint; 2067.23; Atty(s): Apothaker David J

**Bank of America N.A.** vs Howell Justin; AR-24-006227; Contract - Credit Card; Exhibits; 7907.13; Atty(s): Weinberg Frederic I., Flink Joel M

**Cavalry SPV I LLC** vs Rogosz Jeff; AR-24-006228; Contract - Credit Card; Complaint; 1398.87; Atty(s): Apothaker David J

**JPMorgan Chase Bank N.A.** vs Jumblat Adam; AR-24-006229; Contract - Debt Collection; Exhibits; 6381.26; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**JPMorgan Chase Bank N.A.** vs Hoffman Nathan; AR-24-006230; Contract - Debt Collection; Exhibits; 9912.46; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

**Barclays Bank Delaware** vs Palmer Floyd; AR-24-006231; Contract - Credit Card; Exhibits; 3474.04; Atty(s): Weinberg Frederic I., Flink Joel M

**Synchrony Bank** vs Hershberger Jennifer; AR-24-006232; Contract - Credit Card; Defendant's Appeal of MDJ; 6790.99; Atty(s): Weaver Shane L.

**Wells Fargo Bank N.A.** vs Hilliard Carol A.; AR-24-006233; Contract - Debt Collection; Complaint; 8686.55; Atty(s): Francese Nicole M.

**Cavalry SPV I LLC** vs Pulkowski Jason; AR-24-006234; Contract - Credit Card; Complaint; 8870.68; Atty(s): Apothaker David J

**Thompson Patricia** vs Swab Dustin; AR-24-006235; Motor Vehicle Accident; Complaint; Atty(s): Goodrich John P

**Credit Corp Solutions Inc.** vs Rossi Jared, Rossi Irene C.; AR-24-006236; Contract - Other; Exhibits; Atty(s): Morris Gregg L

**Credit Acceptance Corporation** vs Sears Jaquay; AR-24-006237; Contract - Other; Exhibits; 16642.98; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

**State Farm Mutual Automobile Insurance Company** vs Infinity Moving Solutions LLC, Infinity Movers LLC, Zelaya Mejia Hector; AR-24-006238; Motor Vehicle Accident; Complaint; 5691.19; Atty(s): Allen Robert W.

**Credit Corp Solutions Inc.** vs Hickman Shawn; AR-24-006239; Contract - Other; Exhibits; 24015.31; Atty(s): Morris Gregg L

**Capital One N.A.** vs Fierst Aloysius J.; AR-24-006240; Contract - Debt Collection; Plaintiff's Appeal of MDJ; 4988.80; Atty(s): Ratchford Michael

**Russell Vanessa Marie** vs Kendrick Shavonna Lynn; AR-24-006245; Replevin; Exhibits; 1200.00; Atty(s): Self-Represented

**Cavalry SPV I LLC** vs Walton Amir L; AR-24-006241; Contract - Credit Card; Complaint; 3135.13; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Hathaway Jacob; AR-24-006242; Contract - Credit Card; Complaint; 14942.18; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Smith Kathy Kim; AR-24-006243; Contract - Other; Complaint; 6015.32; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Lobaugh Kerri; AR-24-006244; Contract - Other; Complaint; 1195.80; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Hathaway Jacob T.; AR-24-006246; Contract - Credit Card; Complaint; 10878.28; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Smith Shelby; AR-24-006247; Contract - Credit Card; Complaint; 1425.17; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Hogue Michael; AR-24-006248; Contract - Other; Complaint; 3154.96; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Robinson Ashley; AR-24-006249; Contract - Credit Card; Complaint; 1063.12; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Bobnar Valerie; AR-24-006250; Contract - Credit Card; Complaint; 8557.18; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Shapert Derek; AR-24-006251; Contract - Other; Complaint; 2613.10; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Miko Daniel A; AR-24-006252; Contract - Other; Complaint; 1925.72; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Macklin Janine; AR-24-006253; Contract - Other; Complaint; 1476.05; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Durbin Kayla; AR-24-006254; Contract - Other; Complaint; 1969.54; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Rosario Moises; AR-24-006255; Contract - Other; Complaint; 1521.64; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Kinsel Tenisha R.; AR-24-006256; Contract - Other; Complaint; 1631.85; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Yamalis Georgia; AR-24-006257; Contract - Other; Complaint; 1515.96; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Ross Chnelle E; AR-24-006258; Contract - Credit Card; Complaint; 2484.58; Atty(s): Apothaker David J

**84 Lumber Company L.P.** vs Echo DCL LLC; AR-24-006259; Contract - Other; Complaint; 34836.68; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

**84 Lumber Company L.P.** vs One Source Realty LLC, Suarez Gonzalez Airancy; AR-24-006260; Contract - Other; Complaint; 19519.94; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

**84 Lumber Company L.P.** vs Gold Coast Builders LLC, Malas Yasar; AR-24-006261; Contract - Other; Complaint; 25790.58; Atty(s): Blick William E, Jegasothy S. Manoj, Weir Lee C.

**Cavalry SPV I LLC** vs Gaefke Lynn; AR-24-006262; Contract - Other; Complaint; 1320.39; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Menzer Vira C.; AR-24-006263; Contract - Credit Card; Complaint; 3006.73; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Agard Suzanne M; AR-24-006264; Contract - Credit Card; Complaint; 5959.43; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Coulehan Jr. Daniel T.; AR-24-006265; Contract - Credit Card; Complaint; 27005.30; Atty(s): Apothaker David J

**Bank of America N.A.** vs Tedesco Bonnie; AR-24-006266; Contract - Credit Card; Exhibits; 3625.89; Atty(s): Weinberg Frederic I., Flink Joel M

**Bank of America N.A.** vs Stubenraugh Joshua David; AR-24-006267; Contract - Credit Card; Exhibits; 11730.46; Atty(s): Weinberg Frederic I., Flink Joel M

**Discover Bank** vs Beck Monique; AR-24-006268; Contract - Credit Card; Exhibits; 4563.04; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Fitzgibbon Brittany R., Rooney James

**PNC Bank National Association** vs Windeknecht Gwen E; AR-24-006269; Contract - Credit Card; Exhibits; 2009.79; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

**Cavalry SPV I LLC** vs Lowe Andre W; AR-24-006270; Contract - Credit Card; Complaint; 1601.06; Atty(s): Apothaker David J

**PNC Bank National Association** vs Skwarcha John F; AR-24-006271; Contract - Credit Card; Exhibits; 12610.08; Atty(s): Grady Erin, Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Rooney James

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