

CR-0004741-23; Shakia Daniel Dandridge; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas N. Farrell**

CR-0008659-20; Aubay Leon Germany; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kathryn Simmers**

CR-0008660-20; Ebay Leon Germany; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carmen Latrice Robinson**

CR-0008658-20; Ebay Leon Germany; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004747-23; Savion Alon Glover; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir George Hadeed**

CR-0008679-22; Jasson Eugene Hart Jr.; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0002503-23; John R. Kennedy; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0004742-23; Leonard McClain; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

CR-0002517-23; Anthony William McCray; Strangulation - Blocking the Nose and Mouth of the Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Henderson**

CR-0004131-23; Amir Page; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0008284-22; Andre William Sizemore; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0005834-20; Dewayne Lavonn Whitaker; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

Arbitration Trial List

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

Wednesday
January 17, 2024

GD-22-008630; ODK Capital, LLC vs Sluka; P-atty: **Thomas J. Nolan;** D-atty: **Jeffrey T. Morris**

GD-21-007657; Fischbach vs Converge Real Estate LLC, et al; P-atty: **Thomas M. Castello;** D-atty: **Brook T. Dirlam**

GD-20-009618; Spencer-Johnson, et al vs Port Authority of Allegheny County; P-atty: **C. William Kenny;** D-atty: **Roger W. Foley, Jr.**

AR-23-004872; Accelerated Inventory Management, LLC vs Smith; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Pro Se**

AR-23-004865; JPMorgan Chase Bank, N.A. vs Langdon; P-atty: **Julie E. Goodchild**

AR-23-004861; Accelerated Inventory Management, LLC vs Bauer; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Stephen D. Fuegi**

AR-23-004860; Crisanti vs Fielder; P-atty: **Robert A Crisanti;** D-atty: **Pro Se**

AR-23-004859; JPMorgan Chase Bank, N.A. vs Mack; P-atty: **Michael Robert Lipinski;** D-atty: **Pro Se**

AR-23-004858; JPMorgan Chase Bank, N.A. vs Tessler; P-atty: **Michael Robert Lipinski**

AR-23-004857; JPMorgan Chase Bank, N.A. vs Shawley; P-atty: **Michael Robert Lipinski;** D-atty: **Pro Se**

AR-23-004856; JPMorgan Chase Bank, N.A. vs Mack; P-atty: **Michael Robert Lipinski;** D-atty: **Pro Se**

AR-23-004851; Pazo vs Rizk; P-atty: **Matthew D. Gailey;** D-atty: **Kenneth Ficerai**

AR-23-004848; Peoples vs Schwartz; P-atty: **Wayne M. Chiurazzi;** D-atty: **John K. Bryan**

AR-23-004847; Kargol, et al vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

AR-23-004846; Citibank, N.A. vs Porter; P-atty: **Michael Robert Lipinski;** D-atty: **Pro Se**

AR-23-004843; Nia Kora, LLC vs Mtt DM, LLC; P-atty: **Pro Se;** D-atty: **Jennifer L. Enciso**

AR-23-004840; Nia Kora, LLC vs SF, LLC; P-atty: **Pro Se**

AR-23-004837; Citibank, N.A. vs Bodnar; P-atty: **Michael Robert Lipinski;** D-atty: **Pro Se**

AR-23-004831; Citibank, N.A. vs Burns; P-atty: **Sean Patrick Stevens;** D-atty: **Dorothea S. Hall**

AR-23-004830; Burd, et al vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Nancy D. Green, Alexander M. Shaen**

AR-23-004829; Donegal Mutual Insurance Company vs Tibelghai; P-atty: **Paul M. Schofield, Jr.;** D-atty: **Diana M. O'Connell**

AR-23-004438; Craven vs Edge; P-atty: **Pro Se;** D-atty: **Pro Se**

AR-23-004010; Luick N Sons Contracting, Inc. vs Sullivan, et al; P-atty: **Pro Se;** D-atty: **Matthew J. Kalina**

AR-23-003380; Hottel vs APEX Rehabilitation Solutions; P-atty: **Bruce S. Gelman;** D-atty: **Andrew Kimball, Andrew Clifford**

AR-23-003177; Tantsing vs Corso; P-atty: **Adam Daniel Shorr;** D-atty: **Michael Belko**

AR-23-003010; Ameican Express National Bank vs Naylor; P-atty: **Andrew Loewy**

AR-23-002953; Dittrich, Jr. vs Corna; P-atty: **Tara Marie Sease;** D-atty: **Karen L. Hughes**

AR-23-002354; Goldman Sachs Bank USA vs Hines; P-atty: **Andrew Loewy;** D-atty: **Pro Se**

AR-23-002113; Discover Bank vs Allen-Trosky; P-atty: **Andrew Loewy**

AR-23-001939; Wetzel, et al vs Artisan Development Group, LLC; P-atty: **Joseph Robert Dalfonso;** D-atty: **George D. Apresso**

AR-22-003610; Discover Bank vs Deluca; P-atty: **Thomas J. Nolan, Kirsten R. Armstrong**

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:

Bertha, Brant M., deceased, of Dormont, PA. No. 08491 of 2023. Glenn Bertha, Extr., 316 East Bruceceton Road, Pittsburgh, PA 15236 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
24-00063 Jan 11, 18, 25, 2024

Bridson, Marlene A., deceased, of Avalon Borough, PA. No. 07862 of 2023. Sally O'Connor, Co-Extr., 96 Link Avenue, Pittsburgh, PA 15237 and Charles R. Goetz, Co-Extr., 841 California Avenue, Apt. 409, Pittsburgh, PA 15202 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
24-00059 Jan 11, 18, 25, 2024

Clarke, Samuel M. a/k/a Samuel Merritt Clarke, deceased, of Gibsonia, PA. No. 08640 of 2023. Michael L. Clarke, Extr., 2848 Ridge Drive, 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.
24-00061 Jan 11, 18, 25, 2024

Dingman, Kathleen Jean a/k/a Kathleen J. Dingman, deceased, of Avalon Borough, PA. No. 08632 of 2023. Amy Pengidore, Extr., 7007 Lamp Post Lane, Alexandria, VA 22306 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
24-00057 Jan 11, 18, 25, 2024

Elliott, Kim, deceased, of Avalon Borough, PA. No. 08632 of 2023. Kimberley Conn, Extr., 305 Holmes Street, Smethport, PA 16749 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
24-00062 Jan 11, 18, 25, 2024

Garvin-Isaac, Genevieve Elizabeth a/k/a Genevieve E. Garvin, deceased, of Penn Hills, PA. No. 08643 of 2023. Donna Isaac, Admrx., 1853 Atkinson Place, Wilkinsburg, PA 15235 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
24-00064 Jan 11, 18, 25, 2024

Gordon, Susan Ann, deceased, of Pittsburgh, PA. No. 07665 of 2023. Thomas H. Gordon, Extr., 475 Garner Court, #315, Pittsburgh, PA 15213.
24-00037w Jan 11, 18, 25, 2024

Hubbard, Sylvia Marie, deceased, of South Park Township, PA. No. 08448 of 2023. Anita Carroll, Co-Extr., 409 Patrick's Place, Mars, PA 16046 and Amy Sadlek, Co-Extr., 4034 Crown Drive, South Park, PA 15129 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
24-00055 Jan 11, 18, 25, 2024

Koczaja, Edna K. a/k/a Edna Katherine Koczaja, deceased, of Bridgeville, PA. No. 07712 of 2023. Kathleen M. Pratt, Admrx., 1806 Glen Road, Aliquippa, PA 15001 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
24-00032w Jan 11, 18, 25, 2024

Locher, Douglas J., deceased, of Ross Township, PA. No. 03040 of 2023. Daniel J. Locher, Extr., c/o James M. Herb, Esq., Herb & Winters Law, 464 Perry Hwy., Pittsburgh, PA 15229.
24-00060 Jan 11, 18, 25, 2024

Rosenberg, Edmund, deceased, of Plum Borough, PA. No. 00131 of 2024. Matthew A. Rosenberg, Extr., 3159 Barberry Court, Murrysville, PA 15668 or to Janice H. Chisnell, Esq., 140 Golden Gate Drive, Verona, PA 15147.
24-00033w Jan 11, 18, 25, 2024

Underwood, Carol Mariko a/k/a Carol M. Underwood, deceased, of South Fayette Township, PA. No. 08314 of 2023. Jan Berry Underwood, Jr., Co-Extr., 144 Stonegate Drive, McMurray, PA 15317 and Julian Earl Underwood, Co-Extr., 121 Patterson Avenue, Aliquippa, PA 15001 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.
24-00058 Jan 11, 18, 25, 2024

Wallace, Deborah M. a/k/a Deborah M. Wallace-Meyer a/k/a Deborah M. Meyer, deceased, of Pittsburgh, PA. No. 06765 of 2023. Shawn P. Hannigan, Extr., 2359 Thayer Avenue, Henderson, NV 89074 or Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
24-00056 Jan 11, 18, 25, 2024

Wirth, Raymond Walter, deceased, of Mount Lebanon Township, PA. No. 08381 of 2023. Gary R. Wirth, Extr., 1260 Lamson Circle, Pittsburgh, PA 15241 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
24-00054 Jan 11, 18, 25, 2024

Adelman, Herbert, deceased, of Pittsburgh, PA. No. 08436 of 2023. Laura Cohen, Extr. and Atty., Family Legal Center, LLC, 201 Penn Center Blvd., Suite 400, Pittsburgh, PA 15235.
23-05007 Jan 4, 11, 18, 2024

Cooper, Veda L., deceased, of Sewickley, PA. No. 08441 of 2023. David J. Cooper, Extr., James J. Loll, Esq., James J. Loll, P.C., 1122 Third St., Beaver, PA 15009.
23-05013 Jan 4, 11, 18, 2024

Flaherty, John S., deceased, of Pittsburgh, PA. No. 07314 of 2023. Virginia M. Flaherty, Extr., 356 Lehigh Avenue, Pittsburgh, PA 15232.
23-05004 Jan 4, 11, 18, 2024

Galla, Agnes a/k/a Agnes E. Galla, deceased, of Verona, PA. No. 08388 of 2023. Patricia A. Ruefle, Extr., 505 Lakewood Drive, Monroeville, PA 15146 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
23-05010 Jan 4, 11, 18, 2024

Ng, Roland, deceased, of McCandless Twp., PA. No. 06974 of 2023. Mindy O. Ng, Admrx., 1120 Duncan Ave., Pittsburgh, PA 15237 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.
23-05008 Jan 4, 11, 18, 2024

Orfitelli, Gilda, deceased, of Pittsburgh, PA. No. 08408 of 2023. Andrea Kennedy, Extr., 333 Barclay Avenue, Pittsburgh, PA 15221 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
23-05005 Jan 4, 11, 18, 2024

Polichio, Esther W., deceased, of Pittsburgh, PA. No. 07876 of 2023. Jean M. Pellegrini Pasternak, Co-Extr., Jane Pellegrini Mesoras, Co-Extr. and Esther L. Ungarean, Co-Extr., c/o Mary M. Halechko, Esq., Halechko Law Center, P.C., 3301 William Penn Highway, Suite 2, Pittsburgh, PA 15235.

23-02384w Jan 4, 11, 18, 2024

Pruszynski, Mary, deceased, of Pittsburgh, PA. No. 03518 of 2021. Henry Kenneth Pruszynski a/k/a H. Kenneth Pruszynski, Extr., 810 Manning Avenue, McKeesport, PA 15132 or to Jennifer Bittel Derby, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

23-05006 Jan 4, 11, 18, 2024

Ripepi, Antonio J. a/k/a Antonio J. Ripepi, M.D. a/k/a Antonio John Ripepi, deceased, of Bethel Park, PA. No. 08477 of 2023. Ursula Ripepi Sangimino, Admrx., 714 Winter Pine Drive, Mars, PA 16046 or to Wayne M. Chiurazzi, Esq., The Chiurazzi Law Group, 101 Smithfield Street, Pittsburgh, PA 15222.

23-02385w Jan 4, 11, 18, 2024

Smith, Betty Josephine a/k/a Betty Jo Smith, deceased, of Verona, PA. No. 8427 of 2023. Rebecca L. Hunn, Extr., 343 Hagans Road, Morgantown, WV 26501 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

23-05012 Jan 4, 11, 18, 2024

Speiser, Yetta, deceased, of Pittsburgh, PA. No. 08373 of 2023. Jeffery Freedman, Extr., 203 Clover Street, Pittsburgh, PA 15210 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131.

23-05014 Jan 4, 11, 18, 2024

Uffelmann, John R., deceased, of Oakdale, PA. No. 08517 of 2023. Evan P. Uffelmann, Co-Extr. and Ava R. Bickerton, Co-Extr., 204 Cottonwood Drive, Oakdale, PA 15071 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.

23-05009 Jan 4, 11, 18, 2024

Westbrook, Kristen H. a/k/a Kristen Westbrook, deceased, of Mt. Lebanon, PA. No. 01378 of 2023. Molly R. Westbrook, Extr., 908 Parkview Drive, Pittsburgh, PA 15243 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

23-05011 Jan 4, 11, 18, 2024

Anderson, George Arthur a/k/a George Anderson a/k/a George A. Anderson, deceased, of North Versailles, PA. No. 08282 of 2023. Virginia R. Anderson, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

23-04905 Dec 28 2023; Jan 4, 11, 2024

Bluestone, Marylou, deceased, of Pittsburgh, PA. No. 08121 of 2023. Joanne M. McCafferty, Extr., 6159 Brown Road, Butler, PA 16002 or to Jennifer L. Rawson, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.

23-04901 Dec 28 2023; Jan 4, 11, 2024

Carney, Ann Vincent a/k/a Margaret Ann Carney, deceased, of Pittsburgh, PA. No. 06807 of 2023. Adrienne Ann Carney, Extr., c/o Karen S. Timko, Esq., Certified Elder Law Attorney, Julian Gray Associates, 954 Greentree Rd., Pittsburgh, PA 15220.

23-04906 Dec 28 2023; Jan 4, 11, 2024

Chater, Alice G., deceased, of Pittsburgh, PA. No. 08230 of 2023. Kimberly A. Kopicko, Extr., 366 Tidemore Drive, Pittsburgh, PA

15235 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.

23-04899 Dec 28 2023; Jan 4, 11, 2024

Cianca, Steven G. a/k/a Steven George Cianca, deceased, of Pittsburgh, PA. No. 09196 of 2021. Amber Cianca, Extr., 2727 Norabell Avenue, Pittsburgh, PA 15226 or to Edward J. Kress, Esq., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219.

23-04897 Dec 28 2023; Jan 4, 11, 2024

Grady, Jean, deceased, of Sewickley, PA. No. 08499 of 2023. Carolyn Grady-Mookerjee, Extr., 822 Beaver St., Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

23-02358w Dec 28 2023; Jan 4, 11, 2024

Kantrimaitis, Mary Ann, deceased, of Pittsburgh, PA. No. 08545 of 2023. Karen Alberts, Extr., 837 Northridge Dr., Pittsburgh, PA 15216 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

23-02361w Dec 28 2023; Jan 4, 11, 2024

Krieger, Janet M. a/k/a Janet Krieger, deceased, of Pittsburgh, PA. No. 07808 of 2023. Phillip R. Krieger, Admrx., 888 Lovington Drive, Pittsburgh, PA 15216 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

23-04909 Dec 28 2023; Jan 4, 11, 2024

Massaro, Warren V. a/k/a Warren Massaro a/k/a Warren Massaro, Jr. a/k/a Warren Vincent Massaro, Jr., deceased, of Plum Borough, PA. No. 08336 of 2023. Kay L. VanDerort, Extr., 188 Finin Road, New Kensington, PA 15068 or to James Irwin, Esq., 3058 Leechburg Rd., Stes. 10 & 11, Lower Burrell, PA 15068.

23-04898 Dec 28 2023; Jan 4, 11, 2024

Mizgorski, Thomas N., deceased, of Allison Park, PA. No. 08478 of 2023. Jason T. Mizgorski, Extr., 426 Minglewood Drive, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-02356w Dec 28 2023; Jan 4, 11, 2024

Peck, Anna Mae, deceased, of Crescent, PA. No. 08426 of 2023. Brion Peck, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.

23-02357w Dec 28 2023; Jan 4, 11, 2024

Pietrzak, Thomas R. a/k/a Thomas Robert Pietrzak, deceased, of Shaler Township, PA. No. 08288 of 2023. Scot D. Pietrzak, Extr., 8191 Van Buren Dr., Pittsburgh, PA 15237 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

23-04903 Dec 28 2023; Jan 4, 11, 2024

Slagel, Martha A., deceased, of Pittsburgh, PA. No. 08316 of 2023. Susan L. Slagel, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

23-04896 Dec 28 2023; Jan 4, 11, 2024

Stringert, Mary Lucille, deceased, of McCandless, PA. No. 08001 of 2023. Elaine Ward, Extr., 2400 Sherwood Avenue, Allison Park, PA 15101 or to Stephen L. Barsotti, Esq., Barsotti Law Office, P.O. Box 356, Ingomar, PA 15127.

23-02359w Dec 28 2023; Jan 4, 11, 2024

Welsh, Mary Jane a/k/a Mary J. Welsh, deceased, of McCandless Township, PA. No. 08291 of 2023. Patricia Soracco, Co-Extr., 3706 Northfield Dr., Gibsonia, PA 15044 and Linda Vierling, Co-Extr., 3042 Fairview Street, Gibsonia, PA 15044 or to Harold A.

English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

23-04904 Dec 28 2023; Jan 4, 11, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-13395. In re: Petition of Alice Virginia Oden, for change of name to Alice Virginia Anthony. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 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. Todd T. Zwinkl, 500 Grant Street, Ste. 2900, Pittsburgh, PA 15219, Attorney for Petitioner.

24-00038w Jan 11, 2024

Intent to Withdraw Foreign Business Corporation

Fox Institute of Business, Inc., a foreign business corporation incorporated under the laws of Connecticut, intends to withdraw from doing business in this Commonwealth. The address, including street and number, if any, of its principal office under the laws of its jurisdiction is: N/A.

Its last registered office in this Commonwealth is c/o Corporate Creations Network, Inc. and is deemed for venue and official publication purposes to be located in Allegheny County.

24-00037 Jan 11, 2024

Trust Notice

John H. Wolfe, late of Monroeville, Allegheny County, Pennsylvania, deceased, having created the Wolf Living Trust dated July 3, 1997, appointed Linda R. Peifer as Successor 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.

John Wolf, Deceased
Late of Monroeville, Allegheny, PA

Trustee: Linda R. Peifer, 83 Sierra Drive, Pittsburgh, PA 15239

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

23-04902 Dec 28 2023; Jan 4, 11, 2024

Notice

Lorraine D. Antal, deceased, of Shaler, No. 8286 of 2023. Petition to Determine Title filed by Robert Antal, 702 Glenn Avenue, Glenshaw, PA 15116. Peter B. Lewis, Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.

23-04908 Dec 28 2023; Jan 4, 11, 2024

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
NO.: GD-23-012906

PNC Bank, National Association, Plaintiff
vs.

Victor J. Wilczynski, as Believed Heir of the Estate of Patricia M. Wilczynski; Charles S. Wilczynski, as Believed Heir of the Estate of Patricia M. Wilczynski; Unknown Heirs, of the Estate of Patricia M. Wilczynski, if any; Unknown Administrators, of the Estate of Patricia M. Wilczynski, if any,
Defendants

TO: Unknown Heirs, of the Estate of Patricia M. Wilczynski, if any Unknown Heirs, of the Estate of Patricia M. Wilczynski, if any Unknown Administrators, of the Estate of Patricia M. Wilczynski, if any Unknown Administrators, of the Estate of Patricia M. Wilczynski, if any

You are hereby notified that Plaintiff, PNC Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. GD-23-012906, seeking to foreclose the mortgage secured by the real estate located at 3524 West Stag Drive, Gibsonia, PA 15044.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

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

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

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555
24-00002 Jan 11, 2024

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law

Civil Action: MG-23-000851

The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD2, Asset-Backed Certificates, Series 2005-SD2 c/o Select Portfolio Servicing, Inc., Plaintiff

vs.
Edward Narr a/k/a Edward H. Narr individually and as heir of Judith A. Huffman-Narr, deceased; Joseph Huffman Jr., solely in his capacity as heir of Judith A. Huffman-Narr, deceased; John Huffman, solely in his capacity as heir of Judith A. Huffman-Narr, deceased; Kevin Narr, solely in his capacity as Heir of Judith A. Huffman-Narr, deceased; The Unknown Heirs of Judith A. Huffman-Narr, deceased, Defendants

To: Edward Narr a/k/a Edward H. Narr individually and as heir of Judith A. Huffman-Narr, deceased; John Huffman, solely in his capacity as heir of Judith A. Huffman-Narr, deceased; The Unknown Heirs of Judith A. Huffman-Narr, deceased

You have been sued in mortgage foreclosure on premises: 702 Herron Avenue, Verona, PA 15147 based on defaults since December 1, 2021. You owe \$75,023.48 plus interest.

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

Lawyer Referral and Information Service
(Asociacion de Licenciados Servicio de Referencia e Informacion Legal)
Allegheny County Bar Association
Allegheny County Bar Association
Lawyer Referral Service
4th Floor, Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
Fax: 412-261-3622
24-00038 Jan 11, 2024

Notice of Action in Mortgage Foreclosure

Civil Action
Court of Common Pleas
Allegheny County, PA
Civil Action-Law
No. MG-23-000573

U.S. Bank Trust National Association, Not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust, Plaintiff

vs.

Claire V. Borlak, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; William J. Sangaila-Borlak, in His Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Lauren Rodrigues, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Alexander Borlak, in His Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Erin Borlak a/k/a Erin Ugh, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William Borlak a/k/a William J. Borlak, Sr., Defendants

To: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William Borlak a/k/a William J. Borlak, Sr. Defendant(s), 1356 4th Ave., Coraopolis, PA 15108:

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, U.S. Bank Trust National Association, Not in its Individual Capacity But Solely as Owner Trustee for RCF 2 Acquisition Trust, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA docketed to No. MG-23-000573, seeking to foreclose the mortgage secured on your property located, 1356 4th Ave., Coraopolis, PA 15108.

Notice

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE

OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

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

24-00083 Jan 11, 2024

Notice of Action in Mortgage Foreclosure

Court of Common Pleas
Allegheny County
Civil Division
NO: MG-22-000096

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff

vs.

Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barry P. Gidel, deceased; Bethany Neal, Known Heir of Barry P. Gidel, deceased; and Ryan Gidel, Known Heir of Barry P. Gidel, deceased, Defendants

To the Defendants, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barry P. Gidel, deceased; Take Notice That The Plaintiff, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2023-HB1 has filed an action Mortgage Foreclosure, as captioned above.: Take Notice That The Plaintiff, Nationstar Mortgage LLC d/b/a Mr. Cooper has filed an amended action Mortgage Foreclosure, as captioned above.

Notice

If You Wish To Defend, You Must Enter A Written Appearance Personally Or By Attorney And File Your Defense Or Objections With The Court. You Are Warned That If You Fail To Do So The Case May Proceed Without You And A Judgment May Be Entered Against You Without Further Notice For The Relief Requested By The Plaintiff. You May Lose Money Or Property Or Other Rights Important To You.

YOU SHOULD TAKE THIS NOTICE 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.

Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

LOGS Legal Group LLP, By: Christopher A. DeNardo, PA I.D. No. 78447; Jason Dionisio, PA I.D. No. 333475; Samantha Gable, PA I.D. No. 320695; Leslie J. Rase, PA I.D. No. 58365; Heather Riloff, PA I.D. No. 309906; Kevin T. Tonczyczyn, PA I.D. No. 332616; Elizabeth L. Wassall, PA I.D. No. 77788, 985 Old Eagle School Road, Suite 514, Wayne, PA

19087, Telephone: (610) 278-6800, E-mail: pahelp@logs.com, LLG File No. 22-066721. 24-00095 Jan 11, 2024

Notice of Action in Mortgage Foreclosure

Court of Common Pleas
Civil Action
Allegheny County
No: MG-23-001084

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2023-HB1, Plaintiff

vs.

Robert A. Hooper, Jr., known Heir of Nancy Peters, deceased; Brian J. Hopper, known Heir of Nancy Peters, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Nancy Peters, deceased, Defendants

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Nancy Peters, deceased: Take Notice That The Plaintiff, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2023-HB1 has filed an action Mortgage Foreclosure, as captioned above:

Notice

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

YOU SHOULD TAKE THIS NOTICE 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.

Allegheny County Bar Association
400 Koppers Bldg.
436 7th Avenue, 3rd Floor
Pittsburgh, PA 15219

Logs Legal Group LLP, By: Christopher A. DeNardo, PA I.D. No. 78447; Jason Dionisio, PA I.D. No. 333475; Samantha Gable, PA I.D. No. 320695; Leslie J. Rase, PA I.D. No. 58365; Heather Riloff, PA I.D. No. 309906; Kevin T. Tonczyczyn, PA I.D. No. 332616; Elizabeth L. Wassall, PA I.D. No. 77788, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, Telephone: (610) 278-6800, E-Mail: Pahelp@Logs.Com, LLG File No. 22-067420. 24-00096 Jan 11, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

the Plaintiff of the property located at: 2604 Kenn St., Pittsburgh, PA 15214. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Prudential Realty Company vs Allen, et al; LT-23-001250; P-atty: Matthew F. Dolfi; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$5,140.00-\$3,840.00 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). and \$1,300.00 attorney fees. Dated 01/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40295

Green vs Johnson; LT-23-001251; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$0 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 01/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40297

Lewis vs White; LT-23-001298; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/04/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$25,000.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 5400 Black Street, Pittsburgh, PA 15206. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, and any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Demo vs Hoy; LT-23-001332; P-atty: Pro Se; D-atty: Mary Ellen Droll; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$0 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 12/14/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40296

Dark Horse Properties vs Punch; LT-22-000454; P-atty: Jennifer Oneal Arnette; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$4,000.00-\$3,260.00 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) and \$540 water. Dated 01/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40297

(Continued on Page 8, Column 1)

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