

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:

Donaldson, Edith V., deceased, of Monroeville, PA. No. 2981 of 2024. Gregory A. Donaldson, Extr., c/o Brenda B. Sebring, Esq., Sebring & Associates, 339 Old Haymaker Road, Suite 1101, Monroeville, PA 15146.

24-01766 May 15, 22, 29, 2024

Dreger, Angeline, deceased, of Pittsburgh, PA. No. 2935 of 2024. Anthony J. Dreger, Co-Admr. c.t.a. and Donald B. Dreger, Co-Admr. c.t.a., 19 Warbler Drive, McKees Rocks, PA 15136 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

24-01767 May 15, 22, 29, 2024

Fisher, David Lyon, deceased, of Ross, PA. No. 02721 of 2024. Katherine Fisher, Admr. c.t.a., 109 Maruth Drive, Pittsburgh, PA 15237 or to Michael E. Lloyd, Esq., Williams Coulson, Attorneys at Law, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

24-00920w May 15, 22, 29, 2024

Gerlach, Ernestine, deceased, of Pittsburgh, PA. No. 02999 of 2024. John E. Benoit, Extr., 9725 Beech Place, Manassas, VA 20110 or to Charles J. Grudowski, Esq., Grudowski Law, P.C., 3925 Reed Blvd., Suite 201, Murrysville, PA 15668.

24-01770 May 15, 22, 29, 2024

Hohman, Imelda R., deceased, of Shaler Twp., PA. No. 2943 of 2024. Mark L. Hohman, Extr., 404 Duke of Kent Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

24-01778 May 15, 22, 29, 2024

Kaiser, Ronald O., deceased, of Franklin Park, PA. No. 03126 of 2024. Amy Kaiser, Extr., 85 N. 7th Street, Carbondale, CO 81623 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-00921w May 15, 22, 29, 2024

Kaminski, Anthony John a/k/a Anthony J. Kaminski, deceased, of Pittsburgh, PA. No. 01626 of 2024. John E. Kaminski, Co-Extr., 4454 Hearstone Way, Medina, OH 44256 and Lynn Marie Checchio, Co-Extr., 1524 Mansion Place, Pittsburgh, PA 15218 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

24-01777 May 15, 22, 29, 2024

MacDonald, Carley L., deceased, of Pittsburgh, PA. No. 02660 of 2024. Amy E. MacDonald, Extr., 712 Delafield Road, Pittsburgh, PA 15215 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131.

24-01765 May 15, 22, 29, 2024

Martino, Ronald A., deceased, of Bridgeville, PA. No. 02073 of 2024. David Martino, Admr. c.t.a., 3132 Washington Pike, Bridgeville, PA 15017 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.

24-00922w May 15, 22, 29, 2024

Mastrovincenzo, Philomena a/k/a Filomena Mastrovincenzo, deceased, of Monroeville, PA. No. 02520 of 2024. Anna Marie Gigliotti, Extr., 188 Shackelford Drive, Monroeville, PA 15146 or to Kevin F. Israel, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222.

24-01779 May 15, 22, 29, 2024

Palmer, Mary Jo, deceased, of Wilkins Twp., PA. No. 02294 of 2024. Elizabeth J. Palmer, Extr., c/o Ashley R. Bozewski, Esq., Sherrard German & Kelly P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.

24-01773 May 15, 22, 29, 2024

Porter, Jacqueline, deceased, of Bridgeville, PA. No. 02003 of 2024. Randall Porter, Extr., 677 Hickory Grade Road, Bridgeville, PA 15017 or to Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.

24-01780 May 15, 22, 29, 2024

Regenda, Gloria D., deceased, of Tarentum Borough, PA. No. 02915 of 2024. Kimberly Wirth, Extr., 808 Washington Street, Natrona Heights, PA 15065 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-01774 May 15, 22, 29, 2024

Rymarowicz, Anna M. a/k/a Anna Marie Rymarowicz, deceased, of East McKeesport, PA. No. 02220 of 2024. Donna J. Grott, Extr., 4214 Stratford Drive, Irwin, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

24-01768 May 15, 22, 29, 2024

Shaw, William Patrick a/k/a William P. Shaw, deceased, of Pittsburgh, PA. No. 01473 of 2024. Jeffrey P. Shaw, Extr., 1014 Prosser Circle, Fernley, NV 89408 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

24-01776 May 15, 22, 29, 2024

Shtraham, Abraham, deceased, of O'Hara Township, PA. No. 02872 of 2024. Gregory Shtraham, Extr., 208 Ridge Road, Pittsburgh, PA 15238 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-01775 May 15, 22, 29, 2024

Towson, Neil James, deceased, of Clairton, PA. No. 0057 of 2024. Neil J. Towson, Admr., 8775 20th Street, Lot #134, Vero Beach, FL 32966-8617 or to James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.

24-01769 May 15, 22, 29, 2024

Adlard, E. Bruce, deceased, of Pittsburgh, PA. No. 07202 of 2021. Michael J. Henny, Admr. c.t.a. and Atty., Law Offices of Michael J. Henny, Gulf Tower, Suite 2828, 707 Grant Street, Pittsburgh, PA 15219.

24-01687 May 8, 15, 22, 2024

Ambler, Roy E. a/k/a Roy E. Ambler, Jr. a/k/a Roy Edward Ambler, Jr., deceased, of McKeesport, PA. No. 2398 of 2024. Kristy Lyn Ambler, Admr., 2406 Latrobe Street, McKeesport, PA 15132 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

24-01689 May 8, 15, 22, 2024

Anderson, Georgie M., deceased, of Pittsburgh, PA. No. 02818 of 2024. John Kenneth Shirk, Extr., 3210 Henrich Farm Lane, Allison Park, PA 15101 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-00873w May 8, 15, 22, 2024

Anderson, Robert C., deceased, of Pittsburgh, PA. No. 1956 of 2024. Kim R. Armstrong-Davis, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

24-01698 May 8, 15, 22, 2024

Brecht, Paul G., deceased, of Pittsburgh, PA. No. 00851 of 2020. Michael J. Henny, Admr. c.t.a. and Atty., Law Offices of Michael J. Henny, Gulf Tower, Suite 2828, 707 Grant Street, Pittsburgh, PA 15219.

24-01685 May 8, 15, 22, 2024

Cohon, Jared L. a/k/a Jared Leigh Cohon, deceased, of Pittsburgh, PA. No. 02458 of 2024. Hallie L. Donner, Extr., c/o Glynis A. Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

24-01692 May 8, 15, 22, 2024

Courtney, Nancy Patterson a/k/a Nancy P. Courtney, deceased, of Plum Borough, PA. No. 00844 of 2024. Mary Courtney Weber, Co-Extr., Graham Courtney, Jr., Co-Extr. and Gretchen Courtney Hooper, Co-Extr., c/o Glynis A. Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

24-01690 May 8, 15, 22, 2024

Culhane, Noreen C., deceased, of West Mifflin, PA. No. 02709 of 2024. Sean P. Windisch, Extr., 238 Banbury Lane, Pittsburgh, PA 15220 or to Robert H. Gustine, Esq., Straka & Gustine, LLP, 1130 Greentree Road, Pittsburgh, PA 15220.

24-01695 May 8, 15, 22, 2024

Cummings, Thomas J., deceased, of South Park, PA. No. 01876 of 2024. Thomas P. Cummings, Extr., 2212 Maureen Drive, South Park, PA 15129 or to R. Damien Schorr, Esq., 1015 Irwin Drive, Pittsburgh, PA 15236.

24-00883w May 8, 15, 22, 2024

Danhires, Justin J. a/k/a Justin Danhires a/k/a Justin Joseph Danhires, deceased, of Etna, PA. No. 2999 of 2023. Robert Thornburg, Admr., 12 Logan Street, Pittsburgh, PA 15229 or to James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.

24-01700 May 8, 15, 22, 2024

Frisch, Rosemarie A., deceased, of Jefferson Hills, PA. No. 01959 of 2024. Deborah A. Bittel, Extr., 1455 Regency Drive, Jefferson Hills, PA 15025 or to Jennifer Bittel Derby, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-01694 May 8, 15, 22, 2024

Giallondardo, Catherine A., deceased, of Mt. Lebanon, PA. No. 01220 of 2024. Michael J. Romano, Extr., 504 Delaware Avenue, Valencia, PA 16059 or to R. Damien Schorr, Esq., 1015 Irwin Drive, Pittsburgh, PA 15236.

24-00885w May 8, 15, 22, 2024

Gilmartin-Vesco, Kathleen J., deceased, of Swissvale, PA. No. 02715 of 2024. John Randall Vesco, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.

24-00887w May 8, 15, 22, 2024

Keller, William L. a/k/a William Louis Keller, deceased, of Pittsburgh, PA. No. 02790 of 2024. Susan M. Nau, Extr., 1785 McKees Rocks Road, Apt. 223, McKees

Rocks, PA 15136 or to Douglas C. Hart, Esq., Burns White LLC, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.

24-01699 May 8, 15, 22, 2024

Lester, William John, deceased, of Pittsburgh, PA. No. 02779 of 2024. Kimberly Ann Lester, Admr., 509 Upper Road, Pittsburgh, PA 15228 or to Gina M. Campisano, Esq., Campisano & Mikush, 250 Mt. Lebanon Blvd., Suite 204, Pittsburgh, PA 15234.

24-01686 May 8, 15, 22, 2024

Marx, James Lewis a/k/a James L. Marx, deceased, of Imperial, PA. No. 02786 of 2024. Sonia Weller, Admr., 40 Grace Street, Imperial, PA 15126 or to Robert W. Koehler, Esq., Manor Complex, Penthouse, 564 Forbes Ave., Pittsburgh, PA 15219.

24-01701 May 8, 15, 22, 2024

Owens, Jeffrey J., deceased, of Castle Shannon, PA. No. 2440 of 2024. Dawn Ziegler, Extr., 147 E. Francis Avenue, Pittsburgh, PA 15227 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

24-01688 May 8, 15, 22, 2024

Panza, Jean C. a/k/a Jean Panza, deceased, of Ross Township, PA. No. 2749 of 2024. Maria O'Connor, Extr., 101 Danube Drive, Pittsburgh, PA 15209 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.

24-01683 May 8, 15, 22, 2024

Poirier, IV, Charles C., deceased, of Pittsburgh, PA. No. 02053 of 2024. Patricia Burrell, Admr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.

24-00888w May 8, 15, 22, 2024

Russell, C. Andrew a/k/a Charles Andrew Russell, deceased, of Mount Lebanon, PA. No. 02476 of 2024. Cynthia D. Russell, Extr., c/o Samuel J. Goncz, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152.

24-01691 May 8, 15, 22, 2024

Sarver, Jr., Paul S. a/k/a Paul S. Sarver, deceased, of Pittsburgh, PA. No. 02699 of 2024. Patricia Shields, Extr., 124 Lilac Avenue, Pittsburgh, PA 15229 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

24-01697 May 8, 15, 22, 2024

Scanlon, Jacqueline R., deceased, of Peters Township, PA. No. 1878 of 2023. Kerry Ann Swick, Extr., 610 Forest Avenue, Pittsburgh, PA 15202 or to R. Damien Schorr, Esq., 1015 Irwin Drive, Pittsburgh, PA 15236.

24-00884w May 8, 15, 22, 2024

Shanahan, Brian Patrick, deceased, of Upper St. Clair, PA. No. 02340 of 2024. Karen Kaylor Shanahan, Extr., c/o Samuel J. Goncz, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152.

24-01693 May 8, 15, 22, 2024

Sisca, III, Gerard, deceased, of Pittsburgh, PA. No. 07946 of 2023. Frank Sisca, Extr., c/o Walter J. Nalducci, Esq., Cutruzzula & Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.

24-00874w May 8, 15, 22, 2024

Smetters, Mitzi, deceased, of Crafton, PA. No. 02813 of 2024. Kent Smetters, Extr., 1536 Kater Street, Philadelphia, PA 19146 or to Paul H. Minton, Esq., PO Box 911, Bethel Park, PA 15102.

24-00879w May 8, 15, 22, 2024

Szafanski, Mark A., deceased, of Brackenridge, PA. No. 00059 of 2024.

Maxine Mason, Admr., c/o John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084.

24-01684 May 8, 15, 22, 2024

Tondolo, Edward L., deceased, of Pittsburgh, PA. No. 02937 of 2024. Vicki Tondolo, Extr., 21302 Jaffrey Avenue, Torrance, CA 90502 or to Donald S. Mazzotta, Esq., Mazzotta Law, 1370 Navahoe Drive, Pittsburgh, PA 15228.

24-00880w May 8, 15, 22, 2024

Wilson, Mildred C. a/k/a Mildred Claire Wilson, deceased, of Pittsburgh, PA. No. 08119 of 2023. Robert W. Wilson, Jr., Extr., c/o Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.

24-00881w May 8, 15, 22, 2024

Allshouse, William Arthur, deceased, of Pittsburgh, PA. No. 07430 of 2023. Jill Allshouse, Extr., 117 Whitney Place, Lansdale, PA 19446.

24-00842w May 1, 8, 15, 2024

Atkins, Karen, deceased, of Findlay Township, PA. No. 02581 of 2024. Tiffany Atkins, Admr., 128 Cranbrooke Drive, Findlay Township, PA 15108 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.

24-01557 May 1, 8, 15, 2024

Baskin, Denise, deceased, of Pittsburgh, PA. No. 05327 of 2022. Edward Smith, Admr., c/o Quintarra Morant, Esq., P.O. Box 10946, Pittsburgh, PA 15236.

24-01555 May 1, 8, 15, 2024

Carson, Nancy McCullough, deceased, of Sewickley, PA. No. 04681 of 2015. Marc W. Carson, Admr. d.b.n., 501 Sewickley Heights Drive, Sewickley, PA 15143 or to Christine M. Pickett, Esq., James J. Loll, P.C., 1122 Third Street, Beaver, PA 15009.

24-01552 May 1, 8, 15, 2024

Ellis, Shirley M., deceased, of Bridgeville, PA. No. 02548 of 2024. Kris L. Ellis, Extr., 108 Mallard Lane, McMurray, PA 15317 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

24-00837w May 1, 8, 15, 2024

Falls, Christopher a/k/a Christopher R. Falls, deceased, of Pittsburgh, PA. No. 2613 of 2024. Ronda Violet Draper, Admr., 3503 Simen Avenue, Pittsburgh, PA 15212 or to James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.

24-01558 May 1, 8, 15, 2024

Kasko, Norman C., deceased, of Pittsburgh, PA. No. 1665 of 2024. Karen Barnett, Admr., 3448 Pinewood Drive, West Homestead, PA 15120 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

24-01568 May 1, 8, 15, 2024

McCallum, John F. a/k/a John C. McCallum, deceased, of Pittsburgh, PA. No. 2450 of 2024. Rhonda Ann McCallum, Admr., 23 Fordham Avenue, Pittsburgh, PA 15229 or to James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.

24-01559 May 1, 8, 15, 2024

McDonald, Lloyd Davison a/k/a Lloyd D. McDonald, deceased, of Robinson Township, PA. No. 02149 of 2024. Jeanne M. McDonald, Extr., c/o Christine M. Pickett, Esq., James J. Loll, P.C., 1122 Third Street, Beaver, PA 15009.

24-01553 May 1, 8, 15, 2024

Newhouse, Geraldine E., deceased, of Pittsburgh, PA. No. 02655 of 2024. Karen Sudatz, Admr., 3271 Bainton Street, Pittsburgh, PA 15212 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.

24-01556 May 1, 8, 15, 2024

Noll, Claire J., deceased, of Bethel Park, PA. No. 1801 of 2024. Barbara Diamond, Extr., 309 Fieldbrook Drive, Washington, PA 15301 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

24-00839w May 1, 8, 15, 2024

Redmerski, Gregory Michael, deceased, of Pittsburgh, PA. No. 02848 of 2024. Mary Ellen Redmerski, Admr., 1080 Fiddleback Drive, McKees Rocks, PA 15136 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

24-00835w May 1, 8, 15, 2024

Rudge, Patricia Louise, deceased, of North Fayette Township, PA. No. 02843 of 2024. Diana S. Rudge, Extr., 108 Snyder Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

24-00833w May 1, 8, 15, 2024

Scherle, Frances May a/k/a Frances M. Scherle, deceased, of Pittsburgh, PA. No. 02589 of 2024. Amy L. Posterivo, Extr., 119 Brookmeade Drive, Pittsburgh, PA 15237 or to Addison L. Walter, Esq., Sutter-Williams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

24-01554 May 1, 8, 15, 2024

Smith, Vincent L., deceased, of Moon Township, PA. No. 02864 of 2024. Vincent J. Smith, Extr., 100 Walden Way, Imperial, PA 15126.

24-00840w May 1, 8, 15, 2024

Tyler, Judith A., deceased, of Pittsburgh, PA. No. 02842 of 2024. Craig S. Tyler, Extr., 1047 McKenna Avenue, Pittsburgh, PA 15205 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

24-00832w May 1, 8, 15, 2024

Venkataraman, Bhagirathi, deceased, of Pittsburgh, PA. No. 02610 of 2024. Shekhar T. Venkataraman, Extr., 5448 Hobart Street, Pittsburgh, PA 15217 or to Harvey A. Wolsh, Esq., Wechsler, Wolsh and Associates, 210 Sixth Ave., Ste. 320, Pittsburgh, PA 15222-2602.

24-01560 May 1, 8, 15, 2024

Warner, Dontae Damar a/k/a Dontae Damar Benton Warner a/k/a Taelo Badlandz, deceased, of Pittsburgh, PA. No. 02687 of 2024. Nicole Alexander, Admr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

24-00834w May 1, 8, 15, 2024

Williams, Patricia A., deceased, of Bridgeville, PA. No. 2626 of 2024. Pamela A. Lucia, Extr., 492 Sylvania Drive, Canonsburg, PA 15317 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

24-00838w May 1, 8, 15, 2024

Zupanic, Patricia K., deceased, of Pittsburgh, PA. No. 01600 of 2024. Karen Z. Zottola, Co-Extr., 855 Blackburn Road, Sewickley, PA 15143 and Wayne R. Zupanic, Co-Extr., 781 Pearce Mill Road, Wexford, PA 15090 or to Kathleen A. Gallagher, Esq., The Gallagher Firm, LLC, 3100 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219.

24-00830w May 1, 8, 15, 2024

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given to the following persons, their heirs, successors or assigns, and to all persons whatsoever, that the City of Pittsburgh, by John Miller, Assistant City Solicitor, 328 City County Building has petitioned the Court for Orders quieting title to the following tax acquired real estate, pursuant to Act No. 171, approved December 11, 1984.

GD-24-003670

City of Pittsburgh vs Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania, Western District of Pennsylvania, U.S. Department of Justice, County of Allegheny, Criminal Division, Pittsburgh Water & Sewer Authority, George R. Lellock, Starlet J. Gai; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh

Concerning the Following Property: 955 Manton Way. Block & Lot 14-C-346.

Subject To All additional easements, encroachments, agreements, etc. of record. City File: Yellow-6

24-01850

GD-24-003675

City of Pittsburgh vs Willie and Burnetta Harris, Allegheny County Court Records-Criminal Division, and the unknown heirs, and assigns of Willie and Burnetta Harris; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: 8155 Conemaugh Street. Block & Lot 231-N-16.

Subject To All additional easements, encroachments, agreements, etc. of record. City File: Yellow-8

24-01851

GD-24-003676

City of Pittsburgh vs Charles D. Sunderman and the unknown heirs, successors, and assigns of Charles D. Sunderman; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: Cornwall Street. Block & Lot 50-H-190.

Subject To All additional easements, encroachments, agreements, etc. of record. City File: Green-1

24-01852

GD-24-003252

City of Pittsburgh vs Estate of Joseph Roland, Howard Roland, Harry Roland, PWSA, ALCOSAN, Commonwealth of Pennsylvania Inheritance Tax Division, Redevelopment Authority of Allegheny County; their heirs, successors, assigns and respondents.

27th Ward, Pittsburgh

Concerning the Following Property: California Ave. Block & Lot 44-M-106.

Subject To All additional easements, encroachments, agreements, etc. of record. City File: Green-4

24-01853

GD-24-003681

City of Pittsburgh vs Lee David Foster, Jr., PWSA, ALCOSAN, Arts In All Inc., and the unknown heirs, successors, and assigns of Lee David Foster, Jr.; their heirs, successors, assigns and respondents.

19th Ward, Pittsburgh

Concerning the Following Property: Belonda Street. Block & Lot 4-J-124.

Subject To All additional easements, encroachments, agreements, etc. of record. City File: Green-5

24-01854

GD-24-003680

City of Pittsburgh vs Commonwealth of Pennsylvania Department of Revenue, Estate of Joseph P. Skulicz, Allan H. Skulicz, and the unknown heirs, successors, and assigns of Allan H. Skulicz and the Estate of Joseph P. Skulicz.; their heirs, successors, assigns and respondents.

19th Ward, Pittsburgh

Concerning the Following Property: 1524 Abstract Avenue. Block & Lot 61-C-18.

Subject To All additional easements, encroachments, agreements, etc. of record. City File: Green-6

24-01855

GD-24-003678

City of Pittsburgh vs Joseph Wicensky & Mary Wicensky, and the unknown heirs, successors, and assigns of Joseph Wicensky & Mary Wicensky; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh

Concerning the Following Property: 2707 Leland Street. Block & Lot 77-N-239.

Subject To All additional easements, encroachments, agreements, etc. of record. City File: Green-8

24-01856

GD-24-003688

City of Pittsburgh vs Evelyn Susan Schmitt and Unknown heirs, successors, and assigns of Evelyn Susan Schmitt; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh

Concerning the Following Property: 243 Kennedy Avenue. Block & Lot 77-N-103.

Subject To All additional easements, encroachments, agreements, etc. of record. City File: Blue-1

24-01857

GD-24-003667

City of Pittsburgh vs O'Neill Maintenance and Unknown heirs, successors, and assigns of O'Neil Maintenance; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh

Concerning the Following Property: 247 Kennedy Avenue. Block & Lot 77-N-104.

Subject To All additional easements, encroachments, agreements, etc. of record. City File: Red-6

24-01858

Whereupon the Court granted a rule on the aforesaid persons, and all persons, whatsoever, to appear and show cause within thirty days from this notice why the title of the City of Pittsburgh to the aforesaid real estate should not be adjudicated and decreed valid and indefeasible as against all mortgages, ground-rents, rights, title, interest in or claims against the aforesaid real estate, and to further show cause why the sale of the said real estate should not be made free and clear of all the aforesaid claims whatsoever.

John Miller
Assistant City Solicitor
City of Pittsburgh
May 15, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-004308. In re: Petition of Anderson Weiwen Bowen and Xu Jiang, parent(s) and Legal guardian(s) of Albert Jiang Wen and Elliana Jiang Wen for change of name to Albert Jiang Bowen and Elliana Jiang Bowen. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, June 5, 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. John L.

Cullen, III, Bunde & Roberts, P.C., Benedum Trees Bldg., 223 Fourth Ave., Ste. 500, Pittsburgh, PA 15222, Attorney for Petitioner. 24-01794 May 15, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-004900. In re: Petition of Theresa Helen Marquard, for change of name to Theresa Helen Fairway. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, June 5, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-01795 May 15, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-013353 and FD-22-007245-009. In re: Petition of Richard Casselberry Jr., parent(s) and Legal guardian(s) of Natalie Jean Loperfito for change of name to Natalie Jean Casselberry, or in the alternative, Natalie Jean Casselberry-Loperfito. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, July 31, 2024, at 9:00 a.m. as the time and Courtroom 425 of the Allegheny County Family Law Center, 440 Ross Street, 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. Rebecca L. Shearer, GRB Law, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219, Ph: (412) 281-0587, Attorney for Petitioner. 24-01815 May 15, 2024

Notice

Court of Common Pleas of Allegheny County

No. GD 23-009893

Pamela Jackson an individual, vs. GetGo Cafe And Market Store #3108, a corporation, and Giant Eagle, Inc., a corporation and Echo GetGo Partners 2004, a corporation, and John Doe(s) Corporations, and/or John Doe(s) Security Guards, and/or John Doe(s) Owners, and/or John Doe(s) Franchisors, and/or John Doe(s) Franchisees, and/or John Doe(s) individuals vs. Gerardo Mena Caraballo

Notice

To: Gerardo Mena Caraballo

You Are Notified That The Above-Named Defendants Have Commenced An Action Against You In The Court Of Common Pleas Of Allegheny County At GD-23-009893.

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 Defendants. 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.

Allegheny County Bar Association
Lawyer Referral Service
400 Koppers Building - 436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
412-261-5555
24-01805 May 15, 2024

Trust Notice

Notice is hereby given of the administration of Deanna Duvall Revocable Living Trust dated May 15, 1998 & Lois Deanna Duvall, deceased, of Ben Avon, Allegheny County, Pennsylvania, settlor and initial trustee of The Deanna Duvall Revocable Living Trust Dated 5/15/1998. Deanna Duvall died on March 9, 2024. All persons having claims against this Trust or Deanna Duvall and all persons indebted to this Trust or to Deanna Duvall, are requested to make a claim or payment without delay to: Preston Simon Duvall, Successor Trustee, c/o Ashley E. Sharek, Esquire, PO Box 130, Bradford Woods, PA 15015.

24-01696 May 8, 15, 22, 2024

Trustee Notice

Joyce A. Horner, late of Monroeville, Allegheny, Pennsylvania, deceased, having created The Joyce A. Horner Living Trust dated February 15, 2014, appointed Jack L. Horner 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.

Joyce A. Horner, Deceased
Late of Monroeville, Allegheny, PA
Trustee: Jack L. Horner
312 Victoria Drive
Monroeville, PA 15146
Attorney: Molly M. Creenan, Esquire
Creenan & Baczkowski, PC
3907 Old William Penn Hwy., Ste. 304
Murrys ville, PA 15668

24-01566 May 1, 8, 15, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Ruposky vs Kenny; AR-23-006383; P-atty: Neil J. Marcus; D-atty: Kennedy Houck; Award for Plaintiff and against Defendant in the amount of \$30,250.00. Dated 05/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40477

Arnone vs Iron Horse Productions, et al; AR-24-000296; P-atty: Pro Se; D-atty: Nicholas A. Miller; Award for Plaintiff and against Defendant in the amount of \$7,641.50. Dated 05/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40478

PNC Bank National Association vs Pirain; AR-24-000866; P-atty: Andrew Loewy; D-atty: Thomas N. Papadakos; Award for Defendant Dated 05/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40480

Johns vs American Modern Property and Casualty Insurance Company; AR-24-000869; P-atty: J. Kerrington Lewis; D-atty: Monica Vir, Jay Lavroff; Award for Plaintiff and against Defendant in the amount of \$10,500.00. Dated 05/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40479

PNC Bank National Association vs Journic; AR-24-000878; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$4,217.26. Defendant failed to appear at 11:27 a.m. Dated 05/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40480

Nicholson vs Mergl; GD-23-006119; P-atty: Robert Paul Vincler; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$3,300.00. Award for Plaintiff on Defendant's counterclaim. Dated 05/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40479

Minteer vs DBC Alcoma Limited Partnership; AR-23-005250; P-atty: Todd J. Hollis; D-atty: Thomas Distefano; Award for Plaintiff and against Defendant in the amount of \$3,500.00. Dated 05/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40480

LVNV Funding, LLC vs Hickey; AR-24-000302; P-atty: Daniel Santucci; D-atty: Vincent George Trott; Award for Defendant Dated 05/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40480

Synchrony Bank vs Abram; AR-24-000781; P-atty: Gregg L. Morris; Award Ex Parte in favor of Plaintiff and against the Defendant in the amount of \$2,738.16. Defendant not appearing. Case called at 10:05 a.m. Dated 05/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40481

Cavalry SPV I, LLC vs Witas; AR-24-000895; P-atty: David J. Apothaker; D-atty: Stephen D. Fuegi; Award for Plaintiff and against Defendant in the amount of \$7,905.81. Dated 05/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40481

Cavalry SPV I, LLC vs Witas; AR-24-000901; P-atty: David J. Apothaker; D-atty: Stephen D. Fuegi; Award for Plaintiff Cavalry SPV I, LLC and against Defendant Richard Witas in the amount of \$3,436.98. Dated 05/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40481

Crum & Foster Indemnity Company vs Sidelines Tree Service, LLC; AR-23-001498; P-atty: Jeffrey S. Wilson; D-atty: Andrew O. Stiffler; Award for Plaintiff and against Defendant in the amount of \$11,716.00. Dated 05/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40482A

Energy Saver Windows & Doors, Inc. vs Fisher; AR-23-005399; P-atty: Reed James Davis; D-atty: Phoebe A. Gilmore; Award for Plaintiff Energy Saver and against Defendant Fisher on the original claim in the amount of \$13,300.00. Award for counterclaim Defendant Energy Saver and against counterclaim Plaintiff Fisher on the counterclaim. Dated 05/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40482

Matrix Property Management vs King; LT-23-001654; P-atty: Mark F. Haak; D-atty: Pro Se; Non Jury Verdict Dated 05/09/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$451.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2048 Lindsay Dr., Wilkinsburg, PA 15221. The award of possession is not 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. The eviction may proceed under the original order of Possession issued from the Magisterial District Judge. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Ventana Hills Apartments vs Bey; LT-23-000663; P-atty: Michael A. Melodini; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$33,400.00. Defendant not appearing: 10:10 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 05/018/24. Arbitration Board #40486

JPMorgan Chase Bank, N.A. vs Russell, Jr.; AR-24-000916; P-atty: Sean Patrick Stevens; Award Ex Parte for Plaintiff in the amount of \$14,320.86 plus costs. Defendant failed to appear by 10:04 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 05/018/24. Arbitration Board #40487

Cavalry SPV I, LLC vs Witas; AR-24-000925; P-atty: David J. Apothaker; D-atty: Stephen D. Fuegi; Award for Defendant As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 05/018/24. Arbitration Board #40486

Spratley vs Martin; AR-23-006691; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 05/13/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Citibank, N.A. vs Kodik; AR-24-000948; P-atty: Michael Robert Lipinski; D-atty: Stephen D. Fuegi; Award Ex Parte for Plaintiff in the amount of \$3,146.62 plus costs. Defendant failed to appear by 10:05 a.m. Dated 05/13/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40489

Bank of America, N.A. vs Kanu; AR-21-001036; P-atty: Bryan J. Polas; Award Ex Parte for Plaintiff and against Defendant in the amount of \$26,132.20. Defendant not appearing at 10:05 a.m. Dated 05/13/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40488

Allegheny County Central Tax Collection District vs Herlinger, et al; AR-23-005641; P-atty: David L. Scherer; D-atty: Pro Se; Award for Plaintiff against Defendant, Lindsey D. Herlinger, in the amount of \$5,6730.00. Previously discontinued and settled as to the Defendant, Joshua Herlinger. Dated 05/13/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40489