

LT-23-000533; Kaczmarek vs Scipio; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-23-000532; Mike Funk and Purple Panda LLC vs Brooks, et al; P-atty: **Sarah E. Morrison**; D-atty: **Pro Se**
LT-23-000510; Natale vs Smith; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-23-000505; Sandidge vs Jones; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-23-000498; Ambassador Apartments vs White; P-atty: **George Dylan Apepos**; D-atty: **Pro Se**
LT-23-000447; Noschese vs Tennyson; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-23-000395; Boling vs Andrews; P-atty: **Pro Se**; D-atty: **Pro Se**

Summary Appeals Branch

Judge Jennifer Satler
City-County Building
Room 821

Thursday
August 24, 2023

Appeal Cases

SA-20-000529; Comm. of PA Dept. of Transportation vs Cody James Hartley; D-atty: **Jonathan A. Orié**
SA-21-000103; Comm. of PA Dept. of Transportation vs Kayla Quick; D-atty: **Michael Machen**
SA-21-000249; Comm. of PA Dept. of Transportation vs James S. Frazier, Jr.; D-atty: **Pro Se**
SA-21-000250; Comm. of PA Dept. of Transportation vs James S. Frazier, Jr.; D-atty: **Pro Se**
SA-21-000303; Comm. of PA Dept. of Transportation vs Kevin Michael Songer; D-atty: **William H. Difenderfer**
SA-21-000368; Comm. of PA Dept. of Transportation vs Donald Frank Cassidy; D-atty: **Patrick J. Thomassey**
SA-21-000491; Comm. of PA Dept. of Transportation vs Joshua David Shelton; D-atty: **Patrick J. Thomassey**
SA-21-000560; Comm. of PA Dept. of Transportation vs Patrick Murphy, Jr.; D-atty: **Thomas McKinley**
SA-22-000288; Comm. of PA Dept. of Transportation vs Kevin Tyler Whittle; D-atty: **Pro Se**
SA-22-000327; Comm. of PA Dept. of Transportation vs Christopher Barton; D-atty: **Matthew Thomas Ness**
SA-22-000328; Comm. of PA Dept. of Transportation vs Christopher Barton; D-atty: **Matthew Thomas Ness**
SA-22-000329; Comm. of PA Dept. of Transportation vs Christopher Barton; D-atty: **Matthew Thomas Ness**
SA-22-000344; Comm. of PA Dept. of Transportation vs Tricia Leigh Corona; D-atty: **Michael P. Zunder**
SA-22-000347; Comm. of PA Dept. of Transportation vs Lawandra Marie Means-Ham; D-atty: **Pro Se**
SA-22-000383; Comm. of PA Dept. of Transportation vs Chad Brenning; D-atty: **Bruce A. Carsia**
SA-22-000427; Comm. of PA Dept. of Transportation vs Mustafa J. Mahmood; D-atty: **Stephen A. Chesney**
SA-22-000428; Comm. of PA Dept. of Transportation vs Global Automotive LLC; D-atty: **Stephen A. Chesney**

SA-22-000474; Comm. of PA Dept. of Transportation vs Dontrail Lamar Allen; D-atty: **Robert E. Mielnicki**
SA-22-000559; Comm. of PA Dept. of Transportation vs Reid Hilinski; D-atty: **James A. Crosby**
SA-22-000609; Comm. of PA Dept. of Transportation vs Janna L. Crown; D-atty: **Pro Se**
SA-22-000618; Comm. of PA Dept. of Transportation vs Daniel Shepard Stouter; D-atty: **Thomas A. Will**
SA-22-000632; Comm. of PA Dept. of Transportation vs Leslie Michels; D-atty: **James A. Crosby**
SA-22-000690; Comm. of PA Dept. of Transportation vs Garrett Whittaker; D-atty: **Bruce A. Carsia**
SA-22-000715; Comm. of PA Dept. of Transportation vs Alexander Michael Waldron; D-atty: **Pro Se**
SA-22-000720; Comm. of PA Dept. of Transportation vs Gina Michelle Freund; D-atty: **Thomas A. Will**
SA-22-000723; Comm. of PA Dept. of Transportation vs Matthew Ryan Brown; D-atty: **Pro Se**
SA-22-000724; Comm. of PA Dept. of Transportation vs James Mathew Fosnaught; D-atty: **Bruce W. Blissman**
SA-23-000081; Comm. of PA Dept. of Transportation vs Reganaea A. Turner; D-atty: **Pro Se**
SA-23-000190; Comm. of PA Dept. of Transportation vs Malcolm A. Williams; D-atty: **Pro Se**
SA-23-000221; Comm. of PA Dept. of Transportation vs Joshua Harris Warren; D-atty: **Brian William Sichko**
SA-23-000226; Comm. of PA Dept. of Transportation vs Raymont Torrence Conner, Jr.; D-atty: **David Shrager**
SA-23-000271; Comm. of PA Dept. of Transportation vs Richard L. Edwards; D-atty: **Anthony M. Bittner**
SA-23-000272; Comm. of PA Dept. of Transportation vs J'Qua Paylor; D-atty: **Pro Se**
SA-23-000293; Comm. of PA Dept. of Transportation vs Chalaysia Poston; D-atty: **Pro Se**
SA-23-000295; Comm. of PA Dept. of Transportation vs Garrett Paul Bordas; D-atty: **Pro Se**
SA-23-000296; Comm. of PA Dept. of Transportation vs Madison Rose Jones; D-atty: **Paul D. Zavarella**
SA-23-000297; Comm. of PA Dept. of Transportation vs Madison Rose Jones; D-atty: **Paul D. Zavarella**
SA-23-000298; Comm. of PA Dept. of Transportation vs Samson B. Graham; D-atty: **Pro Se**
SA-23-000299; Comm. of PA Dept. of Transportation vs Jessica Marie McClelland; D-atty: **Pro Se**
SA-23-000302; Comm. of PA Dept. of Transportation vs DeAngelo Williams; D-atty: **Pro Se**
SA-23-000310; Comm. of PA Dept. of Transportation vs Kieran O'Dea; D-atty: **Justin J. Ketchel**
SA-23-000313; Comm. of PA Dept. of Transportation vs Cheyenne Anderson; D-atty: **Pro Se**
SA-23-000314; Comm. of PA Dept. of Transportation vs DeAndre Mathis; D-atty: **Pro Se**
SA-23-000315; Comm. of PA Dept. of Transportation vs Renee Rukavchenko; D-atty: **Paul G. Kay**
SA-23-000316; Comm. of PA Dept. of Transportation vs Deion T. Yelverton; D-atty: **Pro Se**

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:

Griffith, Kathleen R., deceased, of Dormont Borough, PA. No. 5474 of 2023. Spencer P. Griffith, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.
23-03206 Aug 21, 28; Sep 5, 2023

Johnson, Carol Ann, deceased, of McKeesport, PA. No. 5245 of 2023. Karen Lodor, Extr., 606 Park Street, McKeesport, PA 15132 or to James T. Benedek, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
23-01585w Aug 21, 28; Sep 5, 2023

Liang, Chinyu, deceased, of Pittsburgh, PA. No. 05723 of 2023. Lillian Emet, Admrx., 2019 Hemlock Drive, Mars, PA 16046 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
23-01581w Aug 21, 28; Sep 5, 2023

Lord, James T., deceased, of North Versailles, PA. No. 03863 of 2023. Howard Coffman, Extr., 1041 Masters Lane, North Huntingdon, PA 15642 or to Raymond M. Roberts, Esq., Rothman Gordon, 310 Grant Street, 3rd Floor, Pittsburgh, PA 15219.
23-01587w Aug 21, 28; Sep 5, 2023

Rossi, Eugene J. a/k/a Eugene Rossi, deceased, of Oakmont, PA. No. 04378 of 2023. Eileen M. Rossi, Co-Extr. and Stephen Rossi, Co-Extr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.
23-01579w Aug 21, 28; Sep 5, 2023

Sweet, Janet Ann a/k/a Janet A. Sweet, deceased, of Cheswick, PA. No. 04268 of 2023. William E. Sweet, Extr., c/o L. Dawn Haber, Esq., Akman & Associates, P.C., 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317.
23-03205 Aug 21, 28; Sep 5, 2023

Tischler, Mary Ann, deceased, of Bethel Park, PA. No. 05673 of 2023. Terry L. Tischler, Extr., 5701 Kings School Rd., Bethel Park, PA 15102 or to Jack Wojdowski, Esq., Jack Wojdowski, Esq. LLC, 3857 Ridge Crest Dr., Southport, NC 28461.
23-01582w Aug 21, 28; Sep 5, 2023

Barth, Thurl Bruce, deceased, of Pittsburgh, PA. No. 05291 of 2023. Loraine C. Barth, Extr., 435 Abbeyville Road, Apt. 4, Pittsburgh, PA 15228 or to Jacob Murphy Landau, Esq., 707 Grant Street, Ste. 125, Pittsburgh, PA 15219.
23-03131 Aug 14, 21, 28, 2023

Bastacky, Shulamit Israella, deceased, of Pittsburgh, PA. No. 5593 of 2023. Julie Hockley, Admrx., 705 Longview Road, South Orange, NJ 07079 or to Deborah R. Erbstein,

Esq., 1806 Frick Bldg., 437 Grant Street, Pittsburgh, PA 15219.
23-01519w Aug 14, 21, 28, 2023

Bickerton, June E. a/k/a June Elizabeth Bickerton, deceased, of Jefferson Hills, PA. No. 05191 of 2023. James D. Bickerton, Extr., 312 Mendelssohn Avenue, Clairton, PA 15025 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.
23-03132 Aug 14, 21, 28, 2023

Bizub, Robert C., deceased, of Monroeville, PA. No. 05371 of 2023. Jenna Miller, Extr. and Atty., Penn Liberty Law, LLC, 121 N. Main Street, Suite 112, Greensburg, PA 15601.
23-01518w Aug 14, 21, 28, 2023

Brown, Nicholas D. a/k/a Nicholas Darwin Brown, deceased, of Pittsburgh, PA. No. 04838 of 2023. Nicole Brown, Admrx., 122 Kuhns Road, Mountoursville, PA 17754 or to Michael J. DeRiso, Esq., DeRiso Law Group, 429 Fourth Ave., Suite 2101, Pittsburgh, PA 15219.
23-03129 Aug 14, 21, 28, 2023

Bunce, Mary Agnes, deceased, of Pittsburgh, PA. No. 00043 of 2023. Daniel J. Bunce, Extr., 550 Jackson Blvd., Freedom, PA 15042.
23-01522w Aug 14, 21, 28, 2023

Butcher, Mark E., deceased, of Pittsburgh, PA. No. 05372 of 2023. Maggie E. Butcher, Extr., 1093 Greenlawn Dr., Pittsburgh, PA 15220 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
23-03127 Aug 14, 21, 28, 2023

Cain, Christina L., deceased, of Pittsburgh, PA. No. 05577 of 2023. Kristen Lynne Cain, Admrx., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.
23-01515w Aug 14, 21, 28, 2023

Cherep, Jeffrey Michael a/k/a Jeffrey M. Cherep, deceased, of Plum Borough, PA. No. 05014 of 2023. John R. Cherep, Admrx., 9742 Saltsburg Road, Pittsburgh, PA 15239 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.
23-03133 Aug 14, 21, 28, 2023

Echtler, Margaret A., deceased, of Hampton Township, PA. No. 05472 of 2023. Gary E. Gouza, Extr., 136 Marlin Drive East, Pittsburgh, PA 15216 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.
23-01517w Aug 14, 21, 28, 2023

Giffen, Charles M., deceased, of Pittsburgh, PA. No. 1576 of 2023. Joni Ferrara, Extr., c/o Kenneth Eisner, Esq., Eisner Law Firm, 1386 Old Freeport Rd., Ste. 2A, Pittsburgh, PA 15238.
23-01521w Aug 14, 21, 28, 2023

Matuszewski, Leonard J. a/k/a Leonard Joseph Matuszewski, deceased, of Pittsburgh, PA. No. 05383 of 2023. Catherine A. Conquest, Extr., 687 Country Club Drive, Pittsburgh, PA 15228 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
23-03128 Aug 14, 21, 28, 2023

Spence, Norma B., deceased, of Wexford, PA. No. 05262 of 2023. Ronald V. Pellegrini, Extr., 213 Edelweiss Drive, Wexford, PA 15090 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.
23-01514w Aug 14, 21, 28, 2023

Springer, Joseph C. a/k/a C. Joseph Springer a/k/a Casimir J. Springer, deceased, of Pittsburgh, PA. No. 05412 of

2023. Anna Marie Wright, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01516w Aug 14, 21, 28, 2023

Baranzini, James M., deceased, of Pittsburgh, PA. No. 5167 of 2023. Matthew Baranzini, Extr., 14069 Clyde Drive, White Oak, PA 15131 or to Scott B. Lang, Esq., 426 Wray Large Road, Jefferson Hills, PA 15025.

23-02982 Aug 7, 14, 21, 2023

DeLouis, Margaret C., deceased, of Pittsburgh, PA. No. 05335 of 2023. Eugene N. DeLouis, Extr., c/o James J. Loll, Esq., James J. Loll, P.C., 1122 Third St., Beaver, PA 15009.

23-02988 Aug 7, 14, 21, 2023

Dembowski, Eric J., deceased, of Pittsburgh, PA. No. 05301 of 2023. Ruthann Dembowski, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

23-02989 Aug 7, 14, 21, 2023

Griser, Carol A., deceased, of Bethel Park, PA. No. 05157 of 2023. William A. Griser, Jr., Extr., 230 Rizzi Drive, Irwin, PA 15642 or to Barry J. Clegg, Esq., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite 1, Harrison City, PA 15636.

23-02978 Aug 7, 14, 21, 2023

Hartman, Gladys J. a/k/a G. Jean Hartman, deceased, of Pittsburgh, PA. No. 05218 of 2023. Roger S. Cunningham, Extr., 1568 Overton Ln., Pittsburgh, PA 15217 or to Theodore M. Trbovich, Esq., 511 Greenfield Ave., Pittsburgh, PA 15207.

23-02985 Aug 7, 14, 21, 2023

Horne, Helen V., deceased, of Aleppo Township, PA. No. 05320 of 2023. Thomas Anthony Horne, Extr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143.

23-02981 Aug 7, 14, 21, 2023

Lichina, Theresa A., deceased, of Pittsburgh, PA. No. 7651 of 2022. Lisa Hilderbrand, Extr., 2282 Rochester Road, Pittsburgh, PA 15237 or to Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.

23-01469w Aug 7, 14, 21, 2023

Lucas, Irene, deceased, of Harrison Township, PA. No. 05051 of 2023. Susan R. Fullerton, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

23-02991 Aug 7, 14, 21, 2023

Murphy, Brian, deceased, of Penn Hills, PA. No. 05379 of 2023. Rebecca L. Murphy, Admr., 157 Lynnwood Drive, Penn Hills, PA 15235 or to Kerry A. Fraas, Esq., The Kerry

Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

23-01476w Aug 7, 14, 21, 2023

Nowak, Juliana Marie, deceased, of Pittsburgh, PA. No. 05341 of 2023. Jennifer Lynn Martin, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01470w Aug 7, 14, 21, 2023

O'Black, Janet H., deceased, of Pittsburgh, PA. No. 04279 of 2023. Francis E. O'Black, Extr., 4831 Doverdell Drive, Pittsburgh, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

23-01466w Aug 7, 14, 21, 2023

Pavlovich, Lucas J., deceased, of O'Hara Township, PA. No. 05025 of 2023. Matthew Pavlovich, Admr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143.

23-02980 Aug 7, 14, 21, 2023

Rembe, David Paul, deceased, of Richland Township, PA. No. 05273 of 2023. Joshua David Rembe, Admr., 100 Highland Pines Court, Apt. 10, Pittsburgh, PA 15237 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.

23-02990 Aug 7, 14, 21, 2023

Salanitro, Florence J., deceased, of Monroeville, PA. No. 05360 of 2023. Kathryn A. Devine, Extr., 213 Gotham Ln., Monroeville, PA 15146.

23-01463w Aug 7, 14, 21, 2023

Schmitt, Richard P., deceased, of McCandless Township, PA. No. 05389 of 2023. Mary C. Maniet, Extr., 8132 Van Buren Drive, Pittsburgh, PA 15237 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

23-01464w Aug 7, 14, 21, 2023

Simmons, Patricia A., deceased, of Pittsburgh, PA. No. 05048 of 2023. Gregory A. Simmons, Extr., 123 Parliament Place, Pittsburgh, PA 15236 or to Joseph I. Brodak, Esq., 6 South Main St., Suite 214, Washington, PA 15301.

23-02992 Aug 7, 14, 21, 2023

Szerszen, Gertrude C., deceased, of Pittsburgh, PA. No. 01042 of 2021. Sandra M. Vignone, Admr., 2518 Mission Street, Pittsburgh, PA 15203 or to Joseph P. Rewis, Esq., Rewis & Yoder, P.C., 234 Shiloh Street, Pittsburgh, PA 15211.

23-01474w Aug 7, 14, 21, 2023

Valerio, Jr., Daniel C., deceased, of Pittsburgh, PA. No. 05037 of 2023. Diane Hughes, Admr., c/o James E. Higinbotham, Jr., Esq., Higinbotham Law Offices, 68 South Beeson Boulevard, Uniontown, PA 15401.

23-02977 Aug 7, 14, 21, 2023

Wagner, Kathleen M. a/k/a Kathleen Wagner a/k/a Kathleen Mary Wagner a/k/a Kathleen H. Wagner, deceased, of McKeesport, PA. No. 04846 of 2023. Christine Seidling, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.

23-01465w Aug 7, 14, 21, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-9799. In re: Petition of Renee Michaelson, parent(s) and Legal guardian(s) of Wesley Harlan Simons for change of name to Wesley Luke Marone. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, September 18, 2023, 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.

23-01589w Aug 21, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-8226. In re: Petition of Sara Louise Allen, for change of name to Sara Louise LaRue. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, September 14, 2023, 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.

23-03216 Aug 21, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
No.: GD-23-001043
Civil Action
Nationstar Mortgage LLC, Plaintiff,
v.

Stella M. Zatolochenko a/k/a Stella M. Fender, deceased mortgagor & owner; Jerry Fender, husband of deceased; Peter Zatolochenko, son of deceased; Stephen Zatolochenko, son of deceased; Unknown heirs, devisees, successors, assigns and all persons, firms, associations claiming right, title or interest from or under Stella M. Zatolochenko a/k/a Stella M. Fender, deceased mortgagor & owner, Defendant(s).

Attorneys for Plaintiff: Albertelli Law, Roger Fay, Esq., 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054, (856) 742-1888

Notice

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON 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
Telephone: (412) 261-5555
<https://www.getapittsburghlawyer.com>
23-03218 Aug 21, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
No.: GD-23-003649
Civil Action

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff,
v.
Robert Giancola, known heir of James Giancola, Deceased; Unknown heirs, successors, assigns and all persons, firms, or

Notice to the Members of the Allegheny County Bar Association

Letters of interest and resumes are being accepted from members interested in being appointed to fill two (2) vacant diverse seats on the ACBA Judiciary Committee.

The ACBA Judiciary Committee has 33 members which includes three (3) groups of eleven (11) members elected by the membership of the Association to serve staggered three (3) year terms. The Committee has the following groups.

- 6 - At Large Seats
- 15 - Court Designated Seats (3 Appellate Seats, 3 Civil Seats, 3 Criminal Seats, 3 Elder Law/Probate and Trust Seats and 3 Family Seats)
- 9 - Diverse Seats
- 3 - Young Lawyer Seats

The ACBA Board of Governors is accepting letters of interest and resumes from Bar Association members interested in being appointed to a diverse seat on the Judiciary Committee. One appointment will be for a 10-month term and one appointment will be for a 22 month term. The deadline for submission is Wednesday, August 30, 2023. Please email your letter of interest and resume to ACBA Executive Director, David Blaner at dblaner@acba.org.

The ACBA by-laws define "Diverse" as follows.

"Diverse." A person will be considered diverse for purposes of the diverse seats on the judiciary committee and for participation in the Allegheny County Bar Association Summer Clerkship Program, if they self-identify as one or more of the following:

- American Indian or Alaska Native. A person having origins in any of the original peoples of North and South America (including Central America) and who maintains tribal affiliation or community attachment.
- Asian. A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
- Black or African American. A person having origins in any of the Black racial groups of Africa. Hispanic or Latinx. A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.
- Middle Eastern or North African. A person having origins in any of the original peoples of the Middle East or North Africa including, for example, Algeria, Bahrain, Egypt, Iran, Iraq, Israel, Jordan, Kuwait, Lebanon, Libya, Morocco, Oman, Qatar, Saudi Arabia, Syria, Tunisia, Turkey, the United Arab Emirates, and Yemen.
- Native Hawaiian or Other Pacific Islander. A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
- LGBTQ+. A person who is lesbian, gay, bisexual, transgender, queer (or questioning), plus. The "plus" is inclusive of the gender identities and sexual orientations that are not specifically covered by the other five initials.
- An individual with a disability as defined under the Americans with Disabilities Act.

associations claiming right, title or interest from or under James Giancola, Deceased, Defendant(s).

Attorneys for Plaintiff: Albertelli Law, Roger Fay, Esq., 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054, (856) 742-1888

Notice

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IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON 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

Telephone: (412) 261-5555

https://www.getapittsburghlawyer.com

23-03219 Aug 21, 2023

Notice

Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action

No. GD-22-006109

In Quiet Title

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

Vs.

Unknown Heirs, successors, assigns and all persons, firms associations claiming right, title or interest from or under Alvin Cox a/k/a Alvin L. Cox, deceased mortgagor and owner; and; Unknown Heirs, successors, assigns and all persons, firms associations claiming right, title or interest from or under Eugene Cox a/k/a Eugene L. Cox, deceased mortgagor and owner; and Edna Maureen Humphrey; and Patricia Cox, Defendant(s)

Notice

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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.

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IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON 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

Pittsburgh, PA 15219

412-261-5555

Albertelli Law, Roger Fay, Esquire, PA Attorney ID No. 315987, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054, (856) 724-1888, Attorneys for Plaintiff, File No. 229404-2

23-03220 Aug 21, 2023

Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Boroughs of Mount Oliver, Glassport, Wilkinsburg, Sharpsburg, the Townships of Coraopolis and North Fayette, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-23-009720

Chau N. Nguyen and Nancy A. Nguyen, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Mount Oliver, Allegheny County, PA, located at Koehler Street, Being designated as Block and Lot No. 14-M-165 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-009722

Estate of Dorothy A. Kass, Deceased, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Mount Oliver, Allegheny County, PA, located at Penn Avenue, Being designated as Block and Lot No. 14-S-298 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-009709

Peggie P. Smith, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Wilkinsburg, Allegheny County, PA, located at Grand Avenue, Being designated as Block and Lot No. 232-E-161 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-009716

Albert E. Pezel and Clara Mae Pezel, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Glassport, Allegheny County, PA, located at Delaware Avenue, Being designated as Block and Lot No. 558-S-7 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-009719

Thomas Malley, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Sharpsburg, Allegheny County, PA, located at Main Street, Being designated as Block and Lot No. 168-K-57 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-009712

Howard White and Geraldine E. White, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Coraopolis, Allegheny County, PA, located at 1731 Hiland Avenue, Being designated as Block and Lot No. 341-C-22 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-009713

Fred M. Lauderbaugh and Donald Kelly, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of North Fayette, Allegheny County, PA, located at Main St. Ext., Being designated as Block and Lot No. 581-N-19 in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice To Condemnees Of Condemnation

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

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 14th day of August, 2023, for Docket Nos. GD-23-009720, GD-23-009722, GD-23-009709, GD-009712, GD-009713, GD-23-009716, GD-23-009719, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave., Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

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

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on 27th day of October, 2022, condemned the property referred to above at GD-23-009720, GD-23-009722, GD-23-009709, GD-23-009712, GD-23-009713, in the Borough of Mount Oliver, Borough of Wilkinsburg, Township of North Fayette and the Township of Coraopolis; and by Resolution duly adopted on the 25th day of August, 2022, condemned the property referred to above at, GD-23-009716, GD-23-009719; in the Borough of Glassport and the Borough of Sharpsburg, and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of Wilkinsburg, Mount Oliver, Glassport, and Sharpsburg and the Townships of Coraopolis and North Fayette.

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

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

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, Allegheny County, Pennsylvania.

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

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

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

William G. Merchant, Esquire
Attorney for the Redevelopment Authority
23-03245 Aug 21, 2023

BANKRUPTCY COURT

Western District

(Continued from Page 1, Column 4)

Nedhal Moqbel; ALLEGHENY-PA; 23-21597; Atty: Rodney D. Shepherd; Chapter: 7; Filed 07/31/2023; Judge Melaragno
Robert C. Gaye, Jr. and Jaclyn M. Gaye; ALLEGHENY-PA; 23-21598; Atty: Kenneth Steidl; Chapter: 7; Filed 07/31/2023; Judge Bohm

Thomas P. Wise and Sarah M. Wise; ALLEGHENY-PA; 23-21599; Atty: Douglas G. Hipp; Chapter: 7; Filed 07/31/2023; Judge Taddonio

Glenn W. Edwards, Jr.; WASHINGTON-PA; 23-21600; Atty: David A. Rice; Chapter: 7; Filed 07/31/2023; Judge Deller

Sierra L. Arnold; ALLEGHENY-PA; 23-21601; Atty: Kenneth Steidl; Chapter: 7; Filed 07/31/2023; Judge Bohm

Lechele M. Barnett; ALLEGHENY-PA; 23-21602; Atty: Dennis J. Spyra; Chapter: 7; Filed 07/31/2023; Judge Melaragno

Glenn Charles Miller and Kerri Lynn Miller; ALLEGHENY-PA; 23-21603; Atty: Daniel P. Foster; Chapter: 13; Filed 07/31/2023; Judge Taddonio

Jeffrey L. Hammond; ALLEGHENY-PA; 23-21604; Atty: Kenneth Steidl; Chapter: 7; Filed 07/31/2023; Judge Deller

Richard A. Zaccagnini, Jr.; FAYETTE-PA; 23-21605; Atty: Daniel R. White; Chapter: 13; Filed 07/31/2023; Judge Melaragno

Dawn R. Morse; WESTMORELAND-PA; 23-21606; Atty: Kenneth Steidl; Chapter: 13; Filed 07/31/2023; Judge Bohm

Edward F. Schnupp, Jr.; ALLEGHENY-PA; 23-21607; Atty: Kenneth Steidl; Chapter: 13; Filed 07/31/2023; Judge Bohm

James T. McDonald and Vanessa V. McDonald; ALLEGHENY-PA; 23-21608; Atty: Kenneth Steidl; Chapter: 7; Filed 07/31/2023; Judge Melaragno

Matthew L. Diethorn; WASHINGTON-PA; 23-21609; Atty: David A. Rice, Scott R. Lowden; Chapter: 13; Filed 07/31/2023; Judge Deller

Kenneth Herald Remley, III and Dawn Rochelle Remley; BEAVER-PA; 23-21610; Atty: Dai Rosenblum; Chapter: 13; Filed 07/31/2023; Judge Taddonio

David M. Harman and Susan M. Harman; ALLEGHENY-PA; 23-21611; Atty: Lawrence W. Willis; Chapter: 13; Filed 07/31/2023; Judge Bohm

Amy Stash; WESTMORELAND-PA; 23-21612; Atty: Lawrence W. Willis; Chapter: 13; Filed 07/31/2023; Judge Melaragno

Joshua D. McDowell and Sarah E. McDowell; WESTMORELAND-PA; 23-21613; Atty: Douglas G. Hipp; Chapter: 13; Filed 07/31/2023; Judge Bohm