

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.Friday
January 31, 2025

All parties and witnesses in the cases listed below should report directly in the Courtroom of the Trial Judge assigned to the case on the date indicated at the time previously ordered. The failure of the Defendant to appear as ordered will result in the forfeiture of bail and the issuance of an arrest warrant.

Judge Thomas P. Caulfield
Courtroom 516

CR-0007929-22; Percy Edward Belsler; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Criminal Division Allegheny County Public Defender's Office**
CR-0003635-24; Robert Wesely Ecker; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lena Bryan-Henderson**
CR-0005573-23; John O. Leary; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**
CR-0004341-24; Gabrielle Elizabeth Sharp; Tamper With/Fabricate Physical Evidence; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Angela Rene Carsia**

Arbitration
Trial ListCity-County Building
Room 702
9:00 a.m.Thursday
January 30, 2025

LT-24-001877; Wood Street Commons vs McCorkle; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-24-001871; Wood Street Commons vs Christen; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-24-001858; HACP vs Cox; P-atty: **Ralph J. Ruggiero**
LT-24-001857; Brewer vs Warren; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-24-001842; Debiasco vs Dellapenna; P-atty: **Jeffrey J. Pribanic**; D-atty: **Pro Se**
LT-24-001818; Papa vs Rose; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-24-001805; TYH Management, LLC vs Jutty; P-atty: **Kimberly J. Kisner**; D-atty: **Pro Se**
LT-24-001802; Wiant vs Hahn, et al; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-24-001793; Esperanza Homewood, LLC vs Falls; P-atty: **Marissa B. Levin**; D-atty: **Charles Roy Terwilliger**
LT-24-001773; Valenti Capital, LLC vs Franklin-Pitts; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-24-001770; Crawford Square Apartments vs Clay; P-atty: **Francis C. Rapp, Jr.**; D-atty: **Pro Se**

LT-24-001766; JIMCO Corp Brittany Prop, LP vs Poindexter; P-atty: **Alexander Y. Wilkinson**; D-atty: **Pro Se**
LT-24-001754; Arkham Realty and Property Management vs Robinson; P-atty: **Andrew M. Gross**; D-atty: **Pro Se**
LT-24-001747; Lin vs Finif; P-atty: **Jesse Chen**; D-atty: **Pro Se**
LT-24-001723; Harris vs Humphries; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-24-001672; Arbors Management, Inc. vs Summers; P-atty: **Michael J. Pisarcik**; D-atty: **Danielle Harrington**
LT-24-001670; Venture Group, LLC vs Brown; P-atty: **Samantha Smith**; D-atty: **Pro Se**
LT-24-001650; Triple J Real Estate Investments vs Smith; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-24-001530; Pembroke Properties II, LLC vs Underwood; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-24-001492; Brinton Apartments Penn, LLC vs Fitzgerald; P-atty: **James J. Schwartz**; D-atty: **Elan Ronen**
LT-24-001471; Clairton Homes vs Smith; P-atty: **Pro Se**; D-atty: **Pro Se**
LT-24-001467; Brinton Apartments Penn, LLC vs Robinson; P-atty: **James J. Schwartz**; D-atty: **Pro Se**
LT-24-001441; Riva Ridge Real Estate vs Harper; P-atty: **Louis John Kroeck**; D-atty: **Pro Se**
LT-24-001073; Brinton Apartments Penn, LLC vs Ferguson; P-atty: **James J. Schwartz**; D-atty: **Pro Se**
LT-24-000129; Estate of Salvatore Plescia vs Cortese; P-atty: **Deborah R. Erbstein**; D-atty: **Pro Se**
AR-24-006178; Reardon vs Bazari; P-atty: **Pro Se**; D-atty: **W. David Slomski**

Arbitration
Trial ListCity-County Building
Room 702
9:00 a.m.Friday
January 31, 2025

AR-24-006392; Haymaker Pointe Homeowners' Association vs Osei-Achepong, et al; P-atty: **Fred C. Jug, Jr.**
AR-24-006390; JPMorgan Chase Bank, N.A. vs Inners; P-atty: **Ian M. Lauer**
AR-24-006387; JPMorgan Chase Bank, N.A. vs Heinlein; P-atty: **Ian M. Lauer**
AR-24-006385; Pasquinelli vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**
AR-24-006377; Henry vs Progressive Insurance Company; P-atty: **Adam Daniel Shorr**; D-atty: **Jennifer L. Suder**
AR-24-006359; Credit Corp Solutions, Inc. vs Kist, et al; P-atty: **Gregg L. Morris**; D-atty: **Pro Se**

AR-24-006358; ACBA Federal Credit Union vs Sams; P-atty: **Matthew D. Urban**
AR-24-006355; ACBA Federal Credit Union vs Meggett; P-atty: **Matthew D. Urban**
AR-24-006354; Credit Acceptance Corporation vs Adelin; P-atty: **Gregg L. Morris**
AR-24-006353; JPMorgan Chase Bank, N.A. vs Tomasello; P-atty: **Ian M. Lauer**
AR-24-006352; Dillard vs Rosato; P-atty: **Pro Se**
AR-24-006351; JPMorgan Chase Bank, N.A. vs Marsh; P-atty: **Ian M. Lauer**
AR-24-006349; Wells Fargo Bank, N.A. vs Boyle; P-atty: **Nicole M. Francese**
AR-24-006347; Citibank, N.A. vs Surapaneni; P-atty: **Paul Klemm**
AR-24-006344; Clark vs FCA US, LLC; P-atty: **Michael Power**; D-atty: **Jon B. Waldorf**
AR-24-006343; First Technology Federal Credit Union vs Vargo; P-atty: **Peter E. Meltzer**; D-atty: **Stephen D. Fuegi**
AR-24-006342; JPMorgan Chase Bank, N.A. vs Wilmer; P-atty: **Ian M. Lauer**
AR-24-006171; Meinen vs Kramer; P-atty: **Pro Se**; D-atty: **Pro Se**
AR-24-006144; Scarpaci vs Heavy Weight Builders, LLC; P-atty: **Pro Se**; D-atty: **Pro Se**
AR-24-005840; Balzer vs Chen; P-atty: **Pro Se**; D-atty: **Pro Se**
AR-24-005113; American Express National Bank vs Pribanuc; P-atty: **Jordan W. Felzer**
AR-24-005042; Headway Capital, LLC vs A&A Car Transportation, LLC; P-atty: **Michael F. McGuigan, Jason Emerson Strand**; D-atty: **Donald R. Calaiaro, Andrew K. Pratt**
AR-24-004789; DeFrancesco vs JJV, LLC; P-atty: **Mark A. Smith**; D-atty: **Robert J. Behling, Daniel Inadomi**
AR-24-003516; R.A. Services, LLC vs LeClaire; P-atty: **Jason Ryan Johns**; D-atty: **Elizabeth M. Tarasi**
AR-24-003294; Secoli, Sr. vs LBD Management, LLC; P-atty: **Wayne M. Chiurazzi**; D-atty: **Lawrenz Fares, Benjamin J. Martin**
AR-24-003266; JPMorgan Chase Bank, N.A. vs Sims; P-atty: **Ian M. Lauer**; D-atty: **Pro Se**
AR-24-002378; Gibson vs Penn Joint Water Authority; P-atty: **Pro Se**; D-atty: **Craig H. Alexander**
AR-24-001455; Niziol vs Miller; P-atty: **Kurt J. Mitchell**; D-atty: **Mary E. Hancock**
AR-23-006679; Bihler vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**
AR-23-003769; Allegheny County vs Bobeck; P-atty: **Richard A. Monti**
AR-22-003214; Discover Bank vs Olson; P-atty: **Michael F. McGuigan, Erin Grady**

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:

Gallagher, Lawrence R., deceased, of West Mifflin, PA. No. 00225 of 2025. Casey L. Gallagher, Admr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 2nd Avenue, Carnegie, PA 15106.

25-00149w Jan 28; Feb 4, 11, 2025

Green, Jr., Arthur, deceased, of Pittsburgh, PA. No. 08177 of 2024. Lillie Ann Green Anderson, Admr. c.t.a., 211 Pleasant Ave., North Braddock, PA 15104.

25-00248 Jan 28; Feb 4, 11, 2025

Gutilla, Kathryn Novak, deceased, of Pittsburgh, PA. No. 00217 of 2025. Edward S. Mialki, Extr., 6312 Helen Street, South Park, PA 15129 or to Greg Allison, Esq., 602 Flynn Dr., Coraopolis, PA 15108.

25-00148w Jan 28; Feb 4, 11, 2025

Joseph, Annabelle S., deceased, of Pittsburgh, PA. No. 08021 of 2024. Leslie J. Bonci, Extr., c/o Jennifer C. Johnson, Esq., 50 Pennwood Place, Warrendale, PA 15086.

25-00287 Jan 28; Feb 4, 11, 2025

McClintock, Jr., George L., deceased, of Pittsburgh, PA. No. 00252 of 2025. Diane McClintock, Extr., 345 New World Drive, Jefferson Hills, PA 15025 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-00150w Jan 28; Feb 4, 11, 2025

Petrucci, Elaine J., deceased, of Pittsburgh, PA. No. 00223 of 2025. Renee Skinner, Admr., 190 Jamestown Drive, Pittsburgh, PA 15216 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.

25-00153w Jan 28; Feb 4, 11, 2025

Toomey, Timothy James, deceased, of Findlay Township, PA. No. 00016 of 2023. Geraldine Toomey, Admr., 203 Old Ridge Road, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00151w Jan 28; Feb 4, 11, 2025

Wolf, Gustave William a/k/a G. William Wolf a/k/a Gustave W. Wolf, deceased, of Gibsonia, PA. No. 00110 of 2025. Thomas E. Wolf, Extr., 10 Meadow Drive, Greensburg, PA 15601 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

25-00245 Jan 28; Feb 4, 11, 2025

Bennardo, Pietro, deceased, of Pittsburgh, PA. No. 08043 of 2024. Maria A. Patera, Extr., 431 Butler Street, Pittsburgh, PA 15223 or to Raymond P. Parker, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

25-00086w Jan 21, 28; Feb 4, 2025

Our Health Care Power of Attorney
and Living Will documents are
available on the ACBA website
for free at
[ACBA.org/LivingWill](https://www.ACBA.org/LivingWill).

Connors, Mary A., deceased, of Richland Township, PA. No. 00075 of 2025. Kristine Maus, Extr., 5360 Richland Road, Gibsonia, PA 15044 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

25-00191 Jan 21, 28; Feb 4, 2025

Edwards, Steven a/k/a Steven A. Edwards a/k/a Steven Anthony Edwards, deceased, of Pittsburgh, PA. No. 05432 of 2024. Maureen M. Henderson, Extr., 6371 Meadow Street, Pittsburgh, PA 15206 or to Michael H. Marks, Esq., Marks Elder Law, P.C., 4231 Murray Ave., Pittsburgh, PA 15217.

25-00188 Jan 21, 28; Feb 4, 2025

Eperthener, William G., deceased, of Pittsburgh, PA. No. 00128 of 2025. Debra Hodge, Admr., c/o Christine Gale, Esq., Frank, Gale, Bails & Pocrass, P.C., 437 Grant Street, Suite 1601, Pittsburgh, PA 15219.

25-00198 Jan 21, 28; Feb 4, 2025

Frisch, Dorothy E., deceased, of Baldwin Borough, PA. No. 06709 of 2024. Renee Okwu, Extr., 2911 Roland Ave., Pittsburgh, PA 15227 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.

25-00189 Jan 21, 28; Feb 4, 2025

Gerwell, Annette, deceased, of McKees Rocks, PA. No. 08172 of 2022. Connie Gerwell, Extr., 4910 Brightwood Rd., Apt. D 306, Bethel Park, PA 15102 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.

25-00089w Jan 21, 28; Feb 4, 2025

Haas, Andrea a/k/a Andrea Eisenstat Haas, deceased, of Swissvale Borough, PA. No. 00069 of 2025. Kathy C. Gallagher, Extr., 164 Fawn Valley Drive, McMurray, PA 15317 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

25-00192 Jan 21, 28; Feb 4, 2025

Koehler, Anne C. a/k/a Anna C. Koehler a/k/a Anne C. Zewe a/k/a Annie C. Koehler a/k/a Anne Lewke Koehler, deceased, of Duquesne, PA. No. 08140 of 2024. Norman C. Koehler, Admr., 222 Mohawk Road, Champion, PA 15622-2080 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.

25-00196 Jan 21, 28; Feb 4, 2025

Lewis, Edward, deceased, of Pittsburgh, PA. No. 00207 of 2025. Deborah Lewis, Admr., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

25-00087w Jan 21, 28; Feb 4, 2025

Munroe, James B., deceased, of Pittsburgh, PA. No. 00175 of 2025. Madison R. Deery, Extr., 29 Elmwood Street, Pittsburgh, PA 15205 or to Claire Johnson Saenz, Esq., Strassburger McKenna Gutnick & Gefsky, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

25-00091w Jan 21, 28; Feb 4, 2025

Schaffer, Joseph Edward a/k/a Joseph E. Schaffer, Jr., deceased, of South Park, PA. No. 07310 of 2024. Kirsten Gregory, Extr., 2601 Kane Road, Aliquippa, PA 15001.

25-00193 Jan 21, 28; Feb 4, 2025

Serakowski, Dorothy Mae, deceased, of Pittsburgh, PA. No. 7314 of 2024. James Leonard Serakowski, Admr., 30 MacArthur Way, McKees Rocks, PA 15136 or to James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.

25-00195 Jan 21, 28; Feb 4, 2025

Shuba, Robert C., deceased, of West Mifflin, PA. No. 07279 of 2024. M. Carole

Perrotti, Extr., 3125 Schieck Street, Pittsburgh, PA 15227 or to Matthew M. Jacob, Esq., Jacob Law Associates, 20 Cedar Blvd., Suite 405, Pittsburgh, PA 15228.

25-00084w Jan 21, 28; Feb 4, 2025

Stephenson, Joseph J., deceased, of Pittsburgh, PA. No. 08065 of 2024. Arlene C. Stephenson, Extr., 500 Chapel Harbor Dr., Apt. 114, Pittsburgh, PA 15238-3146 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.

25-00194 Jan 21, 28; Feb 4, 2025

Thornton, Irene B. a/k/a Irene Bridget Thornton, deceased, of Pittsburgh, PA. No. 00015 of 2025. Karen Irene Thornton, Extr., 622 26th Street S., Arlington, VA 22202 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-00190 Jan 21, 28; Feb 4, 2025

Tones, Gillian Starr a/k/a Gillian Tones a/k/a Gillian S. Tones, deceased, of Tarentum, PA. No. 04877 of 2024. Dillon Tones, Admr., 3396 Crestview Drive, Bethel Park, PA 15102 or to Joseph Pisano, Esq., Charlton Law, 101 East Diamond Street, Suite 202, Butler, PA 16001.

25-00197 Jan 21, 28; Feb 4, 2025

Bunker, Clareann H. a/k/a Clareann Hess Bunker, deceased, of Pittsburgh, PA. No. 00019 of 2025. Daniel E. Bunker, Extr., 1 Morningside Drive, Apt. 915, New York, NY 10025 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

25-00046w Jan 14, 21, 28, 2025

Clemente, Joseph, deceased, of Penn Hills, PA. No. 8129 of 2024. Meg L. Burkardt, Extr. and Atty., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

25-00098 Jan 14, 21, 28, 2025

Hanlon, Matthew T., deceased, of Verona, PA. No. 7938 of 2024. Brian M. Hanlon, Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-00097 Jan 14, 21, 28, 2025

Hergenroeder, Sarah R., deceased, of McCandless Township, PA. No. 08128 of 2024. James L. Hergenroeder, Extr., 154 Victorian Lady Lane, Acme, PA 15610 or to Todd T. Turin, Esq., Turin, DeMatt & Cavanaugh, P.C., 115 North Main St., Greensburg, PA 15601.

25-00100 Jan 14, 21, 28, 2025

Melzner, Daniel S., deceased, of Whitehall, PA. No. 00064 of 2025. Daryle Schuster, Admr., 2211 Bea-Mar Drive, McKeesport, PA 15132 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

25-00048w Jan 14, 21, 28, 2025

Prodan, Norene a/k/a Norene M. Prodan, deceased, of North Versailles, PA. No. 07883 of 2024. Lorene M. Metro, Extr., 2001 Homestead-Duquesne Road, West Mifflin, PA 15122 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

25-00047w Jan 14, 21, 28, 2025

Roth, Sheldon Bruce, deceased, of Pittsburgh, PA. No. 00043 of 2025. Nancy Makrauer Roth, Admr., c/o Daniel A. Seibel, Esq., Citron Alex PC, One Oxford Centre, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.

25-00050w Jan 14, 21, 28, 2025

Stanford, Lisa D. a/k/a Lisa D. Stanford, PhD., deceased, of Pittsburgh, PA. No. 07802 of 2024. Beverly Temmerman, Extr., 155 Magnolia Creek Drive, Canton, GA 30115 or to Joseph Purifico, Esq., 4 Irwin Drive, Upper Chichester, PA 19061.

25-00099 Jan 14, 21, 28, 2025

Cancilla, Fred, deceased, of Pittsburgh, PA. No. 08044 of 2024. Lisa Grmusa, Extr., 4556 Echo Glen Drive, Pittsburgh, PA 15236 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

25-00082 Jan 13, 21, 28, 2025

Cordisco, Sr., John R. a/k/a John Cordisco, Sr., deceased, of McKeesport, PA. No. 07561 of 2024. Randy C. Segady, Extr., 998 Iris Drive, North Huntingdon, PA 15642 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

25-00081 Jan 13, 21, 28, 2025

DePaulis, Richard F., deceased, of Monroeville, PA. No. 08068 of 2024. David DePaulis, Extr., 916 Pittsburgh Street, North Versailles, PA 15137 or to Lori Love, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

25-00043w Jan 13, 21, 28, 2025

DiVecchio, Charles a/k/a Charles D. DiVecchio, deceased, of McKees Rocks, PA. No. 08158 of 2024. Pasquale DiVecchio, Extr., c/o Stefanie M. Stack, Esq., Sechler Law Firm, LLC, 20206 Rte. 19, Ste. 300, Cranberry Township, PA 16066.

25-00040w Jan 13, 21, 28, 2025

Efremenko, Patricia, deceased, of Hampton Twp., PA. No. 8055 of 2024. Tory E. Efremenko, Extr., 4518 Birchwood Lane, Allison Park, PA 15101 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

25-00080 Jan 13, 21, 28, 2025

Esper, Martha A., deceased, of North Versailles, PA. No. 07245 of 2024. Christina Palermo, Extr., 347 Overbrook Boulevard, Pittsburgh, PA 15210 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

25-00079 Jan 13, 21, 28, 2025

Fisher, Ella F., deceased, of Castle Shannon, PA. No. 00065 of 2025. Ellen M. Fisher, Extr., 920 Limecrest Rd., Pittsburgh, PA 15221.

25-00038w Jan 13, 21, 28, 2025

Odenthal, Howard J., deceased, of West Mifflin, PA. No. 00073 of 2025. Jennifer Odenthal Varga, Admr., 1704 Pleasant Avenue, West Mifflin, PA 15122.

25-00044w Jan 13, 21, 28, 2025

Powell, Robert T., deceased, of Pittsburgh, PA. No. 7266 of 2024. Jill Lemanski, Admr., 2125 Larkins Way, Pittsburgh, PA 15203 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

25-00083 Jan 13, 21, 28, 2025

Tebelius, Lara Kay a/k/a Lara Tebelius, deceased, of Pittsburgh, PA. No. 00028 of 2025. Charles Tebelius, Admr., 4077 E. Jude Lane, Gilbert, AZ 85298 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

25-00042w Jan 13, 21, 28, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-013189. In re: Petition of Ashley Tierno, parent(s) and Legal guardian(s) of Justice Navada Vone for change of name to Justice Navada Tierno. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 12, 2025, 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. Robb D. Bunde, Bunde & Roberts, PC, Benedum-Trees Bldg., 233 Fourth Ave., Suite 500, Pittsburgh, PA 15222, Attorney for Petitioner.

25-00275 Jan 28, 2025

Trust Notice

Gustave William Wolf a/k/a G. William Wolf a/k/a Gustave W. Wolf, late of Gibsonia, Allegheny County, Pennsylvania, deceased, having created the Gustave William Wolf Revocable Living Trust dated December 21, 2006, appointed Thomas E. Wolf 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.

Gustave William Wolf, Deceased
Late of Gibsonia, Allegheny, PA
No.: 02-25-00110
Trustee: Thomas E. Wolf, 10 Meadow Drive, Greensburg, PA 15601
Attorney: Molly M. Creenan, Esquire, Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668

25-00246 Jan 28; Feb 4, 11, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-005572. Notice is hereby given to All unknown heirs of Edward J. Balog and Josephine S. Balog, deceased, and all other parties of interest, that a judgment has been entered in the amount of \$14,851.93 for the property located at 4703 Valleyfield Drive, Allison Park, Allegheny County, Pennsylvania 15101, known as lot/block 1214-J-051. This notice acts as service of the Praecepto to Enter Judgment for Want of an Answer pursuant to the September 24, 2024 Order of Court.

25-00249 Jan 28, 2025

Notice

Court of Common Pleas of Allegheny County
G.D. 24-10087
One Grandview Realty, Limited Liability Company v.

Karl Prosek, Deceased, Kate Prosek, Deceased, Catherine Prosek, Deceased, Karl Prosek, Jr., Dana L. Prosek, N/K/A Dana L. Kraus, Karl Prosek III, Elizabeth R. Prosek, Deceased, Karletta Ann Smith, Kevin J. Prosek, Tyler Jo Prosek, Commonwealth of Pennsylvania Department of Revenue, the United States of America Department of the Treasury, the Internal Revenue Service, and City of Pittsburgh, All The Unknown Heirs, Successors, Assigns, Beneficiaries, Legatees And Devises Claiming Right, Title Or Interest From or Under Karl Prosek, Kate Prosek, Catherine Prosek, Karl Prosek, Jr. And Elizabeth R. Prosek

To: Karletta Ann Smith, Karl Prosek, Kate Prosek, Catherine Prosek, and Elizabeth R. Prosek and all unknown heirs, successors, assigns, beneficiaries, legatees and devisees claiming right, title or interest from or under Karl Prosek, Kate Prosek, Catherine Prosek, Karletta Ann Smith, and Elizabeth R. Prosek
You Are Notified that the above-named Plaintiff has commenced an action against you in the Court of Common Pleas of Allegheny County at G.D. 24-10087.

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

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

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

Allegheny County Bar Association
Lawyer Referral Service

400 Koppers Building - 436 Seventh
Avenue
Pittsburgh, Pennsylvania 15219
412-261-5555

G.D. 24-10087 - January 21, 2025
25-00250 Jan 28, 2025

Trust Administration Notice

The following decedent died with no probate estate. At the time of death, the decedent maintained a Revocable Living Trust, in which administration proceedings commenced. The named Trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Nash, S. Lynne Revocable Trust, deceased November 26th, 2024, of the Township of McCandless, Allegheny County, Pennsylvania, Richard V. Nash, Trustee, c/o Ted Tishman, Esq., Leech Tishman Fuscaldolo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

25-00187 Jan 21, 28; Feb 4, 2025

Notice of Action in Mortgage Foreclosure

COURT OF COMMON PLEAS - ALLEGHENY COUNTY, PA - CIVIL ACTION - LAW - NO. MG-24 000174 - NOTICE OF ACTION IN MORTGAGE FORECLOSURE - Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, Plaintiff vs. Harwood H. Dorman a/k/a Harwood H. Dorman, Jr., Defendant - NOTICE - To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Harwood H. Dorman a/k/a Harwood H. Dorman, Jr.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY - TAKE NOTICE that the real estate located at 328 Center New Texas Rd., Pittsburgh, PA 15239, is scheduled to be sold at Sheriff's Sale on 3/3/25 at 9:00 A.M., in Allegheny County, 4th Fl., Gold Rm., Courthouse, Pittsburgh, PA via virtual technology to enforce the court judgment of \$115,268.29, obtained by Plaintiff (the mortgagee). Property Description: Prop. sit in the Borough of Plum, Allegheny County, PA. BEING prem. 328 Center New Texas Rd., Pittsburgh, PA. Tax Parcel #851-R-211. Improvements consist of residential property. Sold as the property of Harwood H. Dorman a/k/a Harwood H. Dorman, Jr. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule. Law Offices of Gregory Javardian, LLC, Atty. for Plaintiff, 1310 Industrial Blvd., 1st Fl., #101, Southampton, PA 18966, 215-942-9690.

25-00281 Jan 28, 2025

Voluntary Dissolution Nonprofit Corporation

John R. Owen, Esq., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222. Notice is hereby given by Pipe Palace, Inc., a Pennsylvania nonprofit corporation, that

said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-00247 Jan 28; Feb 4, 2025

CIVIL DIVISION

New Arbitration Suits (Continued from Page 1, Column 3)

Citibank N.A. vs Restori Michael; AR-25-000354; Contract - Credit Card; Exhibits; 4814.29; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Hall Myrna A; AR-25-000355; Contract - Credit Card; Exhibits; 3332.50; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Bank of America N.A. vs Dolan Jessica; AR-25-000356; Contract - Credit Card; Exhibits; 5713.63; Atty(s): Weinberg Frederic I., Flink Joel M

Citibank N.A. vs Hoagland Debra; AR-25-000357; Contract - Credit Card; Exhibits; 5016.57; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Ketter Johnnielynn; AR-25-000358; Contract - Credit Card; Exhibits; 10082.95; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Allegheny County Southwest Tax Collection District vs Glassbrenner Eric J; AR-25-000380; Allegheny County Tax; Complaint; 2208.68; Atty(s): Monti Richard A.

Mathews Jared vs Schorr Heather; AR-25-000381; Motor Vehicle Accident; Complaint; 49000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

North Districts Community Credit Union vs Haraczy Robert; AR-25-000382; Contract - Debt Collection; Exhibits; 4216.64; Atty(s): Urban Matthew D.

Capital One N.A. vs Straughters Sharmyn S.; AR-25-000383; Contract - Debt Collection; Defendant's Appeal of MDJ; 2808.98; Atty(s): Fenters Brian J.

Merchants Preferred Insurance Company vs Griffin Timothy; AR-25-000392; Motor Vehicle Accident; Complaint; 3200.00; Atty(s): McElhaney Travis L

Hand Kimberly Ann, Hand Joel Richard vs General Motors LLC; AR-25-000393; Contract - Other; Complaint; Atty(s): Silverman Robert M

Portfolio Recovery Associates LLC vs Kulikov Evgeny; AR-25-000394; Contract - Debt Collection; Exhibits; 4145.90; Atty(s): Polas Jr. Robert N.

Erie Insurance Exchange vs Jaden Diana, Romonovich Angela; AR-25-000395; Other Tort; Complaint; 21254.98; Atty(s): Aaron Douglas G.

Wells Fargo Bank N.A. vs Vassilaros Sherry L.; AR-25-000396; Contract - Credit Card; Complaint; 10094.33; Atty(s): Kaliner Michael H.

Village at Marshall Ridge Homeowners Association vs Burkes Jeanine D.; AR-25-000397; Contract - Other; Complaint; 7982.10; Atty(s): Jug Jr. Fred C.

Gray Erin vs Dandrea Megan; AR-25-000398; Motor Vehicle Accident; Complaint; 49000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

Donegal Mutual Insurance Company vs Eberhardt Devoreaux; AR-25-000399; Motor Vehicle Accident; Complaint; 5250.00; Atty(s): Bederman Eugene

Clearview Federal Credit Union vs Ato Eric O.; AR-25-000400; Contract - Debt Collection; Exhibits; 21021.29; Atty(s): Urban Matthew D.

Clearview Federal Credit Union vs Gainey Justine C.; AR-25-000401; Contract - Debt Collection; Exhibits; 4253.71; Atty(s): Urban Matthew D.

Clearview Federal Credit Union vs Mansour Ghaith; AR-25-000402; Contract - Debt Collection; Exhibits; 26516.11; Atty(s): Urban Matthew D.

Progressive Specialty Insurance Company vs Antonio Investments LLC; AR-25-000403; Motor Vehicle Accident; Complaint; 5595.12; Atty(s): Dougherty Michael J.

Progressive Direct Insurance Company vs Jackson Khyazia; AR-25-000404; Motor Vehicle Accident; Complaint; 25000.00; Atty(s): Dougherty Michael J.

Clearview Federal Credit Union vs Poudyel Bhanu B; AR-25-000405; Contract - Credit Card; Exhibits; 10685.02; Atty(s): Urban Matthew D.

Clearview Federal Credit Union vs Wetzel Brittany N; AR-25-000406; Contract - Credit Card; Exhibits; 15720.58; Atty(s): Urban Matthew D.

Clearview Federal Credit Union vs Lyle Steve E; AR-25-000407; Contract - Credit Card; Exhibits; 6275.05; Atty(s): Urban Matthew D.

Portfolio Recovery Associates LLC vs Pope Robert; AR-25-000408; Contract - Debt Collection; Exhibits; 6263.70; Atty(s): Polas Jr. Robert N.

Portfolio Recovery Associates LLC vs Solotan Oladimeji; AR-25-000409; Contract - Debt Collection; Exhibits; 3642.43; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Lignons Jorge; AR-25-000410; Contract - Debt Collection; Exhibits; 1809.63; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Meta Steven; AR-25-000411; Contract - Debt Collection; Exhibits; 2625.04; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Discover Bank vs Brenner Christopher M.; AR-25-000412; Contract - Debt Collection; Exhibits; 5930.53; Atty(s): Pomy Matthew Weston

Discover Bank vs Sturdivant Shalay P.; AR-25-000413; Contract - Debt Collection; Exhibits; 7984.09; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Mihaly Michele L.; AR-25-000414; Contract - Debt Collection; Exhibits; 3140.44; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Discover Bank vs Slavkovic Filip; AR-25-000415; Contract - Debt Collection; Exhibits; 11771.34; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Atkins Dawn L; AR-25-000416; Contract - Debt Collection; Exhibits; 2849.46; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Discover Bank vs Alshunag Malek A.; AR-25-000417; Contract - Debt Collection; Exhibits; 2088.73; Atty(s): Pomy Matthew Weston

Discover Bank vs Knight Ashlee; AR-25-000418; Contract - Debt Collection; Exhibits; 2626.02; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Faulkner Eric S.; AR-25-000419; Contract - Debt Collection; Exhibits; 7193.97; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Discover Bank vs Sarinic Dana; AR-25-000420; Contract - Debt Collection; Exhibits; 3014.76; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Holmes Raymon; AR-25-000421; Contract - Debt Collection; Exhibits; 5483.09; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Discover Bank vs Conklin Ruth R; AR-25-000422; Contract - Debt Collection; Exhibits; 4237.62; Atty(s): Pomy Matthew Weston

Discover Bank vs Burns Catherine; AR-25-000423; Contract - Debt Collection; Exhibits; 5255.09; Atty(s): Pomy Matthew Weston

Discover Bank vs Washington India; AR-25-000424; Contract - Debt Collection; Exhibits; 6189.51; Atty(s): Pomy Matthew Weston

Discover Bank vs Robinson Vachelle; AR-25-000425; Contract - Debt Collection; Exhibits; 2200.34; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Baumgart Robert; AR-25-000426; Contract - Debt Collection; Exhibits; 2749.27; Atty(s): Polas Jr. Robert N.

Discover Bank vs Tamules Michael; AR-25-000427; Contract - Debt Collection; Exhibits; 9704.53; Atty(s): Pomy Matthew Weston

Discover Bank vs Burgess Kati L.; AR-25-000428; Contract - Debt Collection; Exhibits; 3131.13; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Javied Jessica L; AR-25-000429; Contract - Debt Collection; Exhibits; 14737.98; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Discover Bank vs Persun Rita; AR-25-000430; Contract - Debt Collection; Exhibits; 5668.96; Atty(s): Pomy Matthew Weston

Discover Bank vs Keenan Lisa; AR-25-000431; Contract - Debt Collection; Exhibits; 6743.76; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Grubbs Mike; AR-25-000432; Contract - Debt Collection; Exhibits; 2096.60; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Discover Bank vs Freedline Breanna; AR-25-000433; Contract - Debt Collection; Exhibits; 1569.16; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Conway Christopher; AR-25-000434; Contract - Debt Collection; Exhibits; 1759.24; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James