

CR-0007188-24; Zena Rashed; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0005373-24; Jonathan Butter; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian William Sichko**

CR-0006134-24; Barry Clapperton; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Kevin Trower**

CR-0005430-24; Barry Clapperton; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0007108-23; Matthew J. Geubtner; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

CR-0004991-24; Andre Griffin; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0003344-24; Tricia L. Hoffman; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0005115-24; Jayquan Thomas; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**Judge Jennifer Satler
Courtroom 530**

CR-0005973-23; Brian M. Bonacci; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0007412-24; James Butler; Aggravated Assault - Fear of Imminent SBI designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0013341-19; Branden Lee Clark; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0005783-24; Jason Cummings; Terroristic Threats Cause Evacuation Of Bldg Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0002520-23; Gordon D. Fisher; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

CR-0004916-24; Robert Freeman; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **J. Kerrington Lewis**

CR-0004263-24; Angela Sue Hurley; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0007683-24; Anthony David Leone; Robbery-Inflict Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0005139-24; Anthony David Leone; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Carl Townsend**

CR-0007709-24; Anthony David Leone; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0005301-24; Mark D. Malloy; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian Patrick McDermott**

CR-0004243-21; Jordan McClung; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0006722-24; Aaron Strickland; Evading Arrest or Detention on Foot; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0007235-24; Kadeem Marcus Taylor; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0007258-24; Jeremyah Upshur; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**Judge David L. Spurgeon
Courtroom 321**

CR-0004546-24; Robert Alan Knight; Crim'l Misch-Tamper W/Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0004853-24; Frederick Moore; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0006246-24; Jeffery Shelpman; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0004613-24; Phillip Turner; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**

CR-0006448-24; Jimmy F. Vasquez; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0005838-24; Thomas Charles Wheelers; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0007335-24; Sherell Lanall Woodson; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Dorothea S. Hall**

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:

Adams, Veronica C., deceased, of Pittsburgh, PA. No. 7097 of 2005. Vanessa Adams, Admrx., 1312 Liverpool Street, Apt. 1, Pittsburgh, PA 15233 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-00416w Mar 6, 13, 20, 2025

Bailey, Robert John a/k/a Robert J. Bailey, deceased, of Pittsburgh, PA. No. 01127 of 2025. Elizabeth A. Bailey, Extr., 1123 Brookline Boulevard, Pittsburgh, PA 15226 or to James E. Deasy, Esq., 4911 Oakridge Drive, Pittsburgh, PA 15227.

25-00838 Mar 6, 13, 20, 2025

Blumenfeld, Rochelle S., deceased, of Pittsburgh, PA. No. 01135 of 2025. Harold E. Blumenfeld, Extr., 1065 Parkview Blvd., Pittsburgh, PA 15217 or to Harvey A. Wolsh, Esq., Wechsler, Wolsh and Associates, 210 Sixth Ave., Ste. 320, Pittsburgh, PA 15222-2602.

25-00842 Mar 6, 13, 20, 2025

Craig, Victoria A. a/k/a Victoria Craig, deceased, of White Oak, PA. No. 01013 of 2025. Mary Ann Jacobs, Extr., 968 Diane Drive, North Versailles, PA 15137 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

25-00834 Mar 6, 13, 20, 2025

Farler, Wiley E., deceased, of Upper St. Clair, PA. No. 1078 of 2025. Sue E. Farler, Extr., 2428 Giant Oaks Drive, Upper St. Clair, PA 15241 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

25-00840 Mar 6, 13, 20, 2025

Harris, Ruth A., deceased, of Pittsburgh, PA. No. 01181 of 2025. Sharon L. Mozzetti, Extr., 101 Eileen Drive, Pittsburgh, PA 15214 or to Philip J. Scolieri, Esq., Scolieri Law Group, PC, 1207 Fifth Avenue, Suite 200, Pittsburgh, PA 15219.

25-00413w Mar 6, 13, 20, 2025

Kacin, JoAnn G. a/k/a Jo Ann G. Kacin, deceased, of Monroeville, PA. No. 01345 of 2025. Alvin R. Kacin, III, Extr., c/o R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222.

25-00415w Mar 6, 13, 20, 2025

Kreinbrook, Nancy Lynn, deceased, of Turtle Creek, PA. No. 1359 of 2025. Kyra Kreinbrook, Admrx., 6210 Illinois Court, New Market, MD 21774 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00419w Mar 6, 13, 20, 2025

Marotta, Felix V., deceased, of Pittsburgh, PA. No. 1034 of 2025. Kim Marotta, Extr.,

10462 N. Circle Road, Mequon, WI 53092 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.

25-00844 Mar 6, 13, 20, 2025

McShea, Jean M. a/k/a Jean McShea, deceased, of Pittsburgh, PA. No. 01121 of 2025. Mary Beth Doyle, Extr., 5233 Gertrude St., Pittsburgh, PA 15207 or to James E. Deasy, Esq., 4911 Oakridge Drive, Pittsburgh, PA 15227.

25-00839 Mar 6, 13, 20, 2025

Rasbach, Darlene a/k/a Darlene C. Rasbach, deceased, of Findlay Township, PA. No. 00913 of 2025. Todd R. Rasbach, Extr., 1139 Bayberry Drive, Canonsburg, PA 15317 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

25-00841 Mar 6, 13, 20, 2025

Reed, Oliver L., deceased, of Moon Township, PA. No. 2757 of 2022. Robert O. Reed, Extr., 204 Lytton Road, Moon Township, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00414w Mar 6, 13, 20, 2025

Robinson, Mildred Elaine a/k/a M. Elaine Robinson, deceased, of Pittsburgh, PA. No. 01320 of 2025. Kathleen J. Welsh, Extr., 201 Stratford Avenue, Pittsburgh, PA 15206 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-00417w Mar 6, 13, 20, 2025

Sekanick, Betty I. a/k/a Betty Sekanick, deceased, of Cheswick, PA. No. 00966 of 2025. Brian Sekanick, Extr., 109 Warren Drive, New Kensington, PA 15068 or to Daniel Joseph, Esq., George & Joseph, 2300 Freeport Rd., Suite 10, New Kensington, PA 15068.

25-00837 Mar 6, 13, 20, 2025

Terosky, Jr., John Charles, deceased, of Ambridge, PA. No. 01317 of 2025. John C. Terosky, III, Extr., 23 Amanda Lane, Parkersburg, WV 26104 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-00420w Mar 6, 13, 20, 2025

Zietz, JoAnn, deceased, of Tarentum, PA. No. 01006 of 2025. Amy J. Zietz, Admrx., 624 Milltown Road, New Kensington, PA 15068 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

25-00843 Mar 6, 13, 20, 2025

Bell, Diane M., deceased, of McKees Rocks, PA. No. 07508 of 2024. Daniel Zoldos, Extr., 19 Francis Drive, Coraopolis, PA 15108 or to Christopher P. Deegan, Esq., Seamon Law Offices, 6000 Town Center Blvd., Suite 124, Canonsburg, PA 15317.

25-00372w Feb 27; Mar 6, 13, 2025

Crilley, Lewis, deceased, of Pittsburgh, PA. No. 08078 of 2024. Glenn Crilley, Extr., 3217 Sundale Drive, Glenshaw, PA 15116 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.

25-00376w Feb 27; Mar 6, 13, 2025

Denson, Carl E. a/k/a Carl E. Denson, Sr., deceased, of Pittsburgh, PA. No. 08023 of 2024. Florence Denson, Admrx., 2615 Santa Barbara Drive, Bethel Park, PA 15102 or to Thomas A. Will, Esq., Thomas A. Will & Associates, 6000 Town Center Blvd., Suite 106, Canonsburg, PA 15317.

25-00671 Feb 27; Mar 6, 13, 2025

Dudash, Sr., Ronald F. a/k/a Ronald Dudash a/k/a Ronald Francis Dudash, deceased, of East Pittsburgh Borough, PA. No. 00998 of 2025. Rhonda R. Montesano, Admrx., 2655 Hunters Point Dr., Wexford, PA 15090 or to Kim Ross Houser, Esq., Mears, Smith, Houser & Boyle, P.C., 127 N. Main St., Greensburg, PA 15601.

25-00373w Feb 27; Mar 6, 13, 2025

Huchber, Shirley A., deceased, of Plum, PA. No. 00579 of 2025. Cynthia A. Richey, Admr., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.
25-00668 Feb 27; Mar 6, 13, 2025

King, Harold H., deceased, of Upper St. Clair, PA. No. 00555 of 2025. Karen A. Glotzbach, Extr., 5960 Pudding Stone Lane, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
25-00674 Feb 27; Mar 6, 13, 2025

McGee, Samuel O., deceased, of Sewickley, PA. No. 07768 of 2024. Kelly Sawyers, Admr., 810 Gardenside Court, Lehigh Acres, FL 33936 or to Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.
25-00670 Feb 27; Mar 6, 13, 2025

Palermo, Caesar David a/k/a Caesar D. Palermo, deceased, of Plum, PA. No. 00116 of 2025. Terri E. Hirt, Extr., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.
25-00667 Feb 27; Mar 6, 13, 2025

Pfeiffer, Marlene Ann, deceased, of Pittsburgh, PA. No. 08069 of 2024. Gregory Bisesi, Admr. c.t.a., 806 Hiwassee Heights Dr., Johnson City, TN 37601 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
25-00673 Feb 27; Mar 6, 13, 2025

Pitchford, Elmer C., deceased, of Munhall Borough, PA. No. 00618 of 2025. Charles E. Pitchford, Extr., 257 Pflugh Road, Butler, PA 16001 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.
25-00666 Feb 27; Mar 6, 13, 2025

Powers, Judith J., deceased, of Coraopolis, PA. No. 00087 of 2025. Gerard R. Powers, Extr., 737 California Avenue, Apt. 24, Pittsburgh, PA 15202 or to James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.
25-00669 Feb 27; Mar 6, 13, 2025

Travis, William R., deceased, of Monroeville, PA. No. 01154 of 2025. Cynthia Wassel, Admr., 123 Brinton Avenue, Pitcairn, PA 15140.
25-00377w Feb 27; Mar 6, 13, 2025

Ward, Sheila M., deceased, of Pittsburgh, PA. No. 00533 of 2025. River Ward, Admr., 201 W. Chapel Ridge Road, Pittsburgh, PA 15238 or to Thomas A. Will, Esq., Thomas A. Will & Associates, 6000 Town Center Blvd., Suite 106, Canonsburg, PA 15317.
25-00672 Feb 27; Mar 6, 13, 2025

Barns, Jane Louise, deceased, of Coraopolis, PA. No. 00625 of 2025. William R. Barns, Extr., 101 Nottingham Drive, Coraopolis, PA 15108 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
25-00598 Feb 20, 27; Mar 6, 2025

Benson, Mary Ellen, deceased, of Monroeville, PA. No. 00887 of 2025. Carl Joseph Benson, Extr., 421 Middlesex Road, McKeesport, PA 15135.
25-00313w Feb 20, 27; Mar 6, 2025

Bluemle, William G., deceased, of Kennedy Township, PA. No. 00967 of 2025. Wren Elaine Bluemle, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.
25-00307w Feb 20, 27; Mar 6, 2025

Botte, Marilyn E., deceased, of South Park, PA. No. 00745 of 2025. Rick Salvino, Extr., 6510 Zupancic Drive, Pittsburgh, PA

15236 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.
25-00325w Feb 20, 27; Mar 6, 2025

Charlton, Kathleen Jane, deceased, of Pittsburgh, PA. No. 937 of 2025. Scott A. Basilone, Extr., 124 Evans Road, Zelenople, PA 16063 or to Lara Carpenter, Esq., and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelenople, PA 16063.
25-00311w Feb 20, 27; Mar 6, 2025

Downey, Anthony, deceased, of Pittsburgh, PA. No. 00833 of 0225. Heather Downey, Extr., 401 Bluefield Drive, Oakdale, PA 15071.
25-00306w Feb 20, 27; Mar 6, 2025

Drotar, Cherie A. a/k/a Cherie Aber Drotar, deceased, of Ross Township, PA. No. 00611 of 2025. John A. Drotar, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
25-00312w Feb 20, 27; Mar 6, 2025

Frank, Lynda M., deceased, of Wexford, PA. No. 00722 of 2025. Nancy L. Graf, Extr., 9101 Mary Avenue, Pittsburgh, PA 15237 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.
25-00600 Feb 20, 27; Mar 6, 2025

Harding, Linda M. a/k/a Linda Mary Harding, deceased, of McKeesport, PA. No. 00481 of 2025. Jason R. Irwin, Extr., 6225 Jenks Drive, Gulf Breeze, FL 32563 or to James T. Benedek, Esq., Zacharia Brown, P.C., 4500 Walnut Street, McKeesport, PA 15132.
25-00324w Feb 20, 27; Mar 6, 2025

Hutcheson, Patricia a/k/a Patricia J. Hutcheson a/k/a Patricia Joan Hutcheson, deceased, of Scott Township, PA. No. 07899 of 2024. BNY Mellon, N.A., Extr., 500 Grant Street, Suite 3700, Pittsburgh, PA 15258 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.
25-00603 Feb 20, 27; Mar 6, 2025

Labarthe, Carroll O., deceased, of Verona, PA. No. 00617 of 2025. Leslie L. Coyle, Extr., 300 North Market Street, Ligonier, PA 15658 or to J. Dustin Barr, Esq., Law Office of J. Dustin Barr, 300 North Market Street, Ligonier, PA 15658.
25-00305w Feb 20, 27; Mar 6, 2025

Maletic, Olga Caralene, deceased, of Pittsburgh, PA. No. 00944 of 2025. Sandra M. Chicks, Admr., 309 Buckingham Road, Pittsburgh, PA 15215 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.
25-00320w Feb 20, 27; Mar 6, 2025

Marini, Carol S. a/k/a Carol Ann Schaub Marini, deceased, of Pittsburgh, PA. No. 00803 of 2025. Lynn M. Dubois, Extr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.
25-00326w Feb 20, 27; Mar 6, 2025

Milas, Linda L., deceased, of Elizabeth, PA. No. 00213 of 2025. Harlie L. Democko, Extr., 8955 Roberts Hollow Road, Elizabeth, PA 15037 or to James T. Benedek, Esq., Zacharia Brown, P.C., 4500 Walnut Street, McKeesport, PA 15132.
25-00322w Feb 20, 27; Mar 6, 2025

Nicotero, Charles, deceased, of Pittsburgh, PA. No. 00192 of 2025. Brian Nicotero, Admr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
25-00309w Feb 20, 27; Mar 6, 2025

Reed, Kenneth Edwin a/k/a Ken Reed a/k/a Kenny Reed, deceased, of McKees Rocks, PA. No. 07339 of 2024. Julie Reed, Admr., 415 Woodward Avenue, Pittsburgh, PA 15136 or to Slade R. Miller, Esq., Miller &

Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
25-00308w Feb 20, 27; Mar 6, 2025

Rodibaugh, Debra, deceased, of Monroeville, PA. No. 00693 of 2025. Gordon I. Judge, Extr., 2805 Manor Oak Lane, Gibsonia, PA 15044 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.
25-00601 Feb 20, 27; Mar 6, 2025

Rothrock, Richard C., deceased, of Greentree Borough, PA. No. 00946 of 2025. Richard M. Rothrock, Extr., 629 Meadowcroft Avenue, Pittsburgh, PA 15216 or to Robert B. Keddie, Esq., Keddie Law Office, 3935 Washington Road, Suite 1392, McMurray, PA 15317.
25-00317w Feb 20, 27; Mar 6, 2025

Shields, William, deceased, of Pittsburgh, PA. No. 05623 of 2024. Tina Shields, Admr., 1809 Indian River Road, Virginia Beach, VA 23456 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.
25-00323w Feb 20, 27; Mar 6, 2025

Vakulick, Daniel R., deceased, of Tarentum, PA. No. 00786 of 2025. Amanda B. Anderson, Admr., 119 Grimm Road, Sarver, PA 16055 or to Albert J. Evans, Esq., Fanelli Evans & Patel PC, 1 Mahantongo Street, Pottsville, PA 17901.
25-00315w Feb 20, 27; Mar 6, 2025

Walton, Janis L., deceased, of Upper St. Clair Township, PA. No. 00409 of 2025. Thomas T. Walton, Extr., c/o Jeffrey R. Hunt, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.
25-00602 Feb 20, 27; Mar 6, 2025

Webb, Marjorie a/k/a Marjorie L. Webb a/k/a Marjorie Lynn Webb, deceased, of Brackenridge Borough, PA. No. 00553 of 2025. Christina M. Webb, Co-Admr. and Mark A. Webb, Co-Admr., 5619 Crestmont Avenue, Verona, PA 15147 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
25-00599 Feb 20, 27; Mar 6, 2025

Yobbi, Jr., Louis Nicholas, deceased, of Pittsburgh, PA. No. 941 of 2025. Michele Alexander, Admr., 509 S. 3rd Avenue, Elizabeth, PA 15037 or to Lara Carpenter, Esq., and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelenople, PA 16063.
25-00310w Feb 20, 27; Mar 6, 2025

Action to Quiet Title

Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-24-12392
Avrohom C. Rothman and Shaina Esther Rothman, husband and wife, Plaintiffs,
vs.

Community Development Transportation Lending Services, together with its successors and assigns, if any, Defendant.

Notice of Complaint to Quiet Title
To: Community Development Transportation Lending Services, together with its successors and assigns:
You are hereby notified that Avrohom C. Rothman and Shaina Esther Rothman filed a Complaint to Quiet Title, with respect to real property located at 6623 Rosemoor Street, Pittsburgh, Allegheny County, Pennsylvania also known as Block & Lot 88-D-178.

Notice
If you wish to defend, you must enter a written appearance personally or by an 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 the relief requested by Avrohom C. Rothman and Shaina Esther Rothman may be granted.

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

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412-261-5555

E-mail: LRS@acba.org
David A. Wolf, Esquire
Deborah R. Erbstein, Esquire
Attorneys for Avrohom C. Rothman and Shaina Esther Rothman
Goldberg, Kamin & Garvin, LLP, 437 Grant Street, 1806 Frick Building, Pittsburgh, PA 15219.
25-00891 Mar 6, 2025

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Senior Life Morris, Inc.
25-00418w Mar 6, 2025

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on February 18, 2025, with respect to a nonprofit corporation, Heritage Valley Radiology, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.
25-00851 Mar 6, 2025

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Cornerstone Arms, with its principal office or place of business at 310 Wynfield Ct., Wexford, PA 15090. The names and addresses of all persons who are parties to the registration are: Brent Hoffbauer, 310 Wynfield Ct., Wexford, PA 15090.
25-00849 Mar 6, 2025

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Lawns 4 Less, with its principal office or place of business at 1724 Dagmar Ave., Pittsburgh, PA 15216. The names and addresses of all persons who are parties to the registration are: Vincent P. Daniele, 1724 Dagmar Ave., Pittsburgh, PA 15216.
25-00850 Mar 6, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-25-000175

Bonnie J. Azzara, Plaintiff v. Henrietta Neillie, Deceased, and Unknown Heirs of Henrietta Neillie, Defendants

TO: Henrietta Neillie, Deceased, and Unknown Heirs of Henrietta Neillie having or claiming to have an interest in vacant land located at Spring Garden Avenue, Pittsburgh, Pennsylvania 15212, Lot and Block No. 78-A-52, that is more fully described in the Complaint and subject to this action.

Date of Notice: 2/27/2025

Important Notice

You Are In Default Because You Have Failed To Enter A Written Appearance Personally Or By Attorney And File In Writing With The Court Your Defenses Or Objections To The Claims Set Forth Against You. Unless You Act Within Ten Days From The Date Of This Notice, A Judgment May Be Entered Against You Without A Hearing And You May Lose Your Property Or Other Important Rights.

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

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

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
<https://www.getpittsburghlawyer.com/>
Counsel for Plaintiff: F. Christopher Spina, Esq. and Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219, Telephone: 412-281-3550.

25-00845 Mar 6, 2025

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 Borough of Wilksburg, the Townships of Collier and Stowe, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-25-002070

M. Robinson, Administratrix of the Estate of Robert H. Strother, 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 Wilksburg, Allegheny County, PA, located at Hill Ave., Being designated as Block and Lot No. 232-J-126 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-002057

Brian Allen, 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 situated in the Borough of Wilksburg, Allegheny County, PA, located at Susquehanna St., Being designated as Block and Lot No. 175-H-352 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-002060

William Hutchinson & Elizabeth E. Hutchinson, Husband and Wife, 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 Collier, Allegheny County, PA, located at Camp Hill Rd., Being designated as Block and Lot No. 146-B-14 in the

Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-002056

Sharon R. Kovach, 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 situated in the Township of Collier, Allegheny County, PA, located at Thoms Run Rd., Being designated as Block and Lot No. 197-G-3 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-002055

John Ciangiarulo Jr., 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 situated in the Township of Stowe, Allegheny County, PA, located at Harlem Ave., Being designated as Block and Lot No. 73-R-343 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 26th day of February, 2025, for Docket Nos. GD-25-002070, GD-25-002057, GD-25-002060, GD-25-002056, GD-25-002055, 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 25th day of July, 2024, condemned the property referred to above at GD-25-002057, GD-25-002070, in the Borough of Wilksburg; and by Resolution duly adopted on the 15th day of October, 2024, condemned the property referred to above at, GD-25-002060, GD-25-002055; in the Township of Collier and Stowe; and by Resolution duly adopted on the 24th day of October, 2024, condemned the property referred to above at, GD-25-002056; in the Township of Collier 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 Borough of Wilksburg, and the Townships of Collier and Stowe.

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, Koppers Building, Suite 500, 436 Seventh Avenue, 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, not 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
25-00925 Mar 6, 2025

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Schneider vs Kirk; LT-24-001482; P-atty: Emmanuel S. Anthon; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for damages. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

BCJ Management vs Allen; LT-24-001500; P-atty: Jason M. Plakosh; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$732.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

Schneider vs Robinson; LT-24-001580; P-atty: Emmanuel S. Anthon; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/27/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,629.48 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1025 Marena St., Pittsburgh, PA 15220. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties 02/27/25.

Glen Hazel Apartments vs Burkes, et al; LT-24-001637; P-atty: Corrie A. Woods, Lawrence H. Fisher; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/2025. Arbitration Board #40820

Apartments at Riverview vs Bradley; LT-24-001717; P-atty: Sean J. Carmody; D-atty: Brendan Makarewicz; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$5,247.27 for rent (less any amounts already and into/released from escrow) (Includes all rent due through date of this hearing less any abatement for breach of Warranty of

Habitability. See Sect. 4 regarding escrow funds). Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40820

Morningside Crossing vs Mitchell; LT-24-001767; P-atty: Quinttarra D. Morant; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40821

Pembroke Properties II, LLC vs Taylor; LT-24-001959; P-atty: Linda A. King; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$805.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40821

Dancison vs Turnbole; LT-24-001968; P-atty: Thomas J. Dancison, Jr.; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$2,045.37-\$1,000.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$1,045.37 utilities. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

Borough Properties, LLC vs Wallace; LT-24-001980; P-atty: Maximilian F. Beier; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$504.19 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

Arkham Realty vs Eslinger; LT-24-001984; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/27/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,840.47 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 227 Front 9th Street, Sharpsburg, PA 15215. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties 02/27/25.

E. Charles Selinsky Trustee Ft #5 vs Seretti; LT-24-001992; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,332.00-\$4,000.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$332.00 sewage. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

Morcheld vs Smith; CT-25-000001; P-atty: Pro Se; Award for Defendant on Plaintiff's claim for possession. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819