

LEGAL ADS

**CR-0005784-23**; Edward Wayne Stoots Jr.; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

**Judge Randal B. Todd  
Courtroom 310**

**CR-0001730-22**; Allen David Berry; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

**CR-0005828-22**; Allen David Berry; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0001512-22**; Davontae Marquis Cosby; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Ashley Marie Cagle**

**CR-0002708-23**; Nicholas Wood Cullison; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Martin Feldman**

**CR-0003709-23**; Juliett Frances Harp; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

**CR-0007045-22**; Julian Reese-Krasausky; Assault of Law Enforcement Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0008906-17**; Todd Anthony Robinson; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Thomas N. Farrell**

**CR-0003804-23**; Earnest E. Saunders III; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Yemi Tama-Re Olaiya**

**Judge Wrenna L. Watson  
Courtroom 521**

**CR-0003225-22**; Nicholas Columbus; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Christina Marie Burik**

## Arbitration Trial List

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

**Tuesday  
February 20, 2024**

**GD-23-001825**; Kirkland-Harvey vs Moorehead; P-atty: **Katie A. Killion**; D-atty: **Jonathan G. Preston**

**AR-23-005882**; CKS Prime Investments, LLC vs Moody; P-atty: **Demetrios H. Tsarouhis**

**AR-23-005880**; Discover Bank vs Gibbs; P-atty: **Kirsten R. Armstrong**

**AR-23-005879**; CKS Prime Investments, LLC vs McStay; P-atty: **Demetrios H. Tsarouhis**

**AR-23-005878**; Discover Bank vs Orvosh; P-atty: **Kirsten R. Armstrong**

**AR-23-005876**; Discover Bank vs Pacek; P-atty: **Kirsten R. Armstrong**

**AR-23-005865**; PNC Bank National Association vs Mikula; P-atty: **Andrew Loewy**

**AR-23-005862**; LVNV Funding, LLC vs Terry; P-atty: **Michael Ratchford**

**AR-23-005859**; Citibank N.A. vs Merritt; P-atty: **Michael Robert Lipinski**

**AR-23-005855**; Citibank N.A. vs Barker, III; P-atty: **Michael Robert Lipinski**; D-atty: **Pro Se**

**AR-23-005854**; Citibank N.A. vs Farley; P-atty: **Michael Robert Lipinski**

**AR-23-005853**; Citibank N.A. vs Seifert; P-atty: **Michael Robert Lipinski**; D-atty: **Pro Se**

**AR-23-005852**; Gomez, et al vs Keen Origins, LLC; P-atty: **Patrick T. Sherry**; D-atty: **Louis C. Blauth, Jr.**

**AR-23-005850**; Citibank N.A. vs Celli; P-atty: **Michael Robert Lipinski**

**AR-23-005848**; White vs Portfolio Recovery Associates LLC; P-atty: **Travis A. Gordon**

**AR-23-005841**; Simmons Park Village Owners Association vs O'Conner; P-atty: **Fred C. Jug, Jr.**

**AR-23-005504**; Melnick, et al vs B&T Installations; P-atty: **Adam T. Petrun**; D-atty: **Louis J. Kober, II**

**AR-23-004698**; Patel & Patel, LLC vs Brooks, et al; P-atty: **Gusty A. E. Sunseri**

**AR-23-004460**; Bevan, et al vs Petland Monroeville; P-atty: **Christopher Skovira**; D-atty: **Pro Se**

**AR-23-004209**; Subich, et al vs All My Sons of Pittsburgh LLC, et al; P-atty: **Chadd C. Colin**; D-atty: **Daniel R. Bentz**

**AR-23-004042**; Peoples Natural Gas Company vs Plum Contracting; P-atty: **Jacob Leyland**; D-atty: **Susan D. Garrard**

**AR-23-003596**; Columbia Gas of Pennsylvania vs Nardelli; P-atty: **William T. Molczan**; D-atty: **Gary J. Ogg**

**AR-23-003558**; Saunders vs Williams; P-atty: **Edward Van Stevenson, Jr.**; D-atty: **Pro Se**

**AR-23-003194**; Tovey vs Schrecengost; P-atty: **Matthew J. Beam**; D-atty: **Pro Se**

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

**AR-22-000948**; JP Morgan Chase Bank N.A. vs Massera; P-atty: **Robert M. Kline**; D-atty: **Donald R. Calaiaro**

**AR-21-003749**; Jelinek vs ATC Farms Excavating Contractor; P-atty: **Ryan R. Mick**

## Summary Appeals Branch

Judge Thomas Flaherty  
City-County Building  
Room 821

**Tuesday  
February 20, 2024**

### Hearings

**SA-0001149-23**; Comm. of PA vs Curtis Barrett; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001217-23**; Comm. of PA vs Christopher Braun; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001069-23**; Comm. of PA vs Mary Curran; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001512-23**; Comm. of PA vs Ashley Formo; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001205-23**; Comm. of PA vs Andrea Gambotto; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001595-23**; Comm. of PA vs Michael William Tigre Gualpa; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000460-23**; Comm. of PA vs Nicholas Jackson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000462-23**; Comm. of PA vs Nicholas Jackson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000461-23**; Comm. of PA vs Nicholas Jackson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001233-23**; Comm. of PA vs Joseph Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000485-23**; Comm. of PA vs Sean McLinden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001526-23**; Comm. of PA vs Andre Murchison; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000961-23**; Comm. of PA vs Cheryl Patterson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001200-21**; Comm. of PA vs North Versailles Rachel Estates LP; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000961-23**; Comm. of PA vs Cheryl Patterson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001606-23**; Comm. of PA vs Reach Tall LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Maximilian Francis Beier**

**SA-0001039-23**; Comm. of PA vs Angela Ida Reilsono; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001584-23**; Comm. of PA vs Jeffrey D. Wise; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000925-21**; Comm. of PA vs Ronald Yocca; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**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:

Clark, Charles L., deceased, of Pittsburgh, PA. No. 00593 of 2024. Pamela Lawton-Clark, Admrx., c/o David E. Schwager, Esq., 183 Market Street, Suite 100, Kingston, PA 18704-5444.

24-00498 Feb 14, 21, 28, 2024

Dakis, Gabriel Constantine, deceased, of North Braddock, PA. No. 00641 of 2024. George P. Dakis, Admrx., c/o Timothy B. Thurman, Esq., Citron Alex PC, One Oxford Centre, 301 Grant St., Ste. 1225, Pittsburgh, PA 15219.

24-00315w Feb 14, 21, 28, 2024

Dentice, Ralph R. a/k/a Ralph R. Dentice, Jr., deceased, of McKees Rocks, PA. No. 00688 of 2024. Alexander Aversa, Extr., 21 Crestview Drive, McKees Rocks, PA 15136 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

24-00500 Feb 14, 21, 28, 2024

Dolgos, Sr., Paul F., deceased, of Baldwin, PA. No. 00372 of 2024. Stephen M. Dolgos, Extr., 1308 E. Gaffney Rd., New River, AZ 85087 or to James Benedek, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-00320w Feb 14, 21, 28, 2024

Heckman, Ronald P., deceased, of Wilkins Township, PA. No. 997 of 2024. Christine Gray, Extr., c/o Todd T. Zwikl, Esq., 500 Grant Street, Ste. 2900, Pittsburgh, PA 15219.

24-00324w Feb 14, 21, 28, 2024

Hicks, Delores J., deceased, of Robinson Township, PA. No. 00618 of 2024. Paul J. Hicks, Co-Extr., 55 Beaver Grade Road, McKees Rocks, PA 15136 and Michele A. Mascari, Co-Extr., 12 Noble Victory Court, Edgewater, MD 21037 or to Robert G. Stash, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

24-00323w Feb 14, 21, 28, 2024

Hicks, Norma Jean a/k/a Norma J. Hicks, deceased, of Jefferson Hills, PA. No. 00761 of 2024. Starlyne J. Brandt, Admrx. c.t.a., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

24-00505 Feb 14, 21, 28, 2024

Johnson, Mary Prysock, deceased, of Braddock, PA. No. 01306 of 2023. Renard Prysock, Extr., 603 N. Main St., Braddock, PA 15104.

24-00311w Feb 14, 21, 28, 2024

Krull, Patricia A., deceased, of Pittsburgh, PA. No. 00972 of 2024. Korie Poston, Extr., 942 Garden City Drive, Monroeville, PA

For legal advertising  
information and  
reservations, contact  
412-261-6255 •  
PLJads@acba.org.

15146 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00317w Feb 14, 21, 28, 2024

Lapko, Ronald J., deceased, of Munhall, PA. No. 05373 of 2023. Elizabeth Ann Ogg, Extr., 114 Mt. Blaine Drive, McMurray, PA 15317 or to Lori Love, Esq. and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

24-00310w Feb 14, 21, 28, 2024

Le Donne, Josephine Eleanor, deceased, of Pittsburgh, PA. No. 00962 of 2024. Diane M. Thacker, Extr., 4818 Toftrees Drive, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-00313w Feb 14, 21, 28, 2024

McConaha, Stella a/k/a Stella B. McConaha, deceased, of Pittsburgh, PA. No. 03855 of 2009. Melinda Hoff, Admr., 2825 Stanley Street, Pittsburgh, PA 15129 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-00312w Feb 14, 21, 28, 2024

McGervey, Charlotte K., deceased, of Scott Township, PA. No. 00453 of 2024. Mary M. Pater, Extr., c/o David C. Moran,

Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.

24-00506 Feb 14, 21, 28, 2024

Moran, Donald Eugene, deceased, of Pittsburgh, PA. No. 00843 of 2024. Judith L. Temple, Extr., c/o Daniel A. Seibel, Esq., Citron Alex PC, One Oxford Centre, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.

24-00314w Feb 14, 21, 28, 2024

Reagle, Gloria E., deceased, of Shaler Township, PA. No. 00966 of 2024. David Reagle, Extr., 124 Orchard Avenue, Glenshaw, PA 15116 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00318w Feb 14, 21, 28, 2024

Roche, Michael, deceased, of McKeesport, PA. No. 08515 of 2023. Donald J. Roche, Jr., Admr., c/o James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

24-00502 Feb 14, 21, 28, 2024

Vatter, John J., deceased, of Pittsburgh, PA. No. 00970 of 2024. Sally Anthony, Extr., 801 Mill Street, Bridgeville, PA 15017 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00316w Feb 14, 21, 28, 2024

Weeter, David P. a/k/a David Weeter, deceased, of Brackenridge Borough, PA. No. 00646 of 2024. Shelby N. Weeter, Admr., 4 Willow Street, Pittsburgh, PA 15235 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-00499 Feb 14, 21, 28, 2024

Weise, Norman, deceased, of Homestead, PA. No. 00603 of 2024. Deborah Lynn Bevan, Extr., 1047 Duncan Lane, Pittsburgh, PA 15236 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

24-00501 Feb 14, 21, 28, 2024

Barkoff, Rosalie A., deceased, of New Kensington, PA. No. 00488 of 2024. Renee M. Smerbeck, Extr., c/o Analija M. Zampogna, Esq., Anderson & Labovitz, LLC, 429 Fourth Ave., Suite 602, Pittsburgh, PA 15219.

24-00246w Feb 7, 14, 21, 2024

Filo, Amelia, deceased, of Brackenridge Borough, PA. No. 00576 of 2024. Joyce E. Helfer, Extr., 146 Oak Manor Drive, Natrona Heights, PA 15065 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-00401 Feb 7, 14, 21, 2024

Haduch, Phyllis, deceased, of Pittsburgh, PA. No. 00819 of 2024. Stanley Haduch, Extr., 1535 Woodbourne Ave., Pittsburgh, PA 15226.

24-00252w Feb 7, 14, 21, 2024

Mulvaney, Mary E., deceased, of Sewickley, PA. No. 05434 of 2023. Christopher K. Ramsey, Extr., 750 Jefferson Drive, Pittsburgh, PA 15229.

24-00253w Feb 7, 14, 21, 2024

Olschefsky, Cecilia A., deceased, of Harrison Township, PA. No. 00574 of 2024. Gloria Gross, Extr., 108 Park Road, Apollo, PA 15613 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-00435 Feb 7, 14, 21, 2024

Schneider, Robert W., deceased, of Whitaker, PA. No. 00703 of 2024. Bobbie A. Schneider, Extr., 114 Oak Street, West Mifflin, PA 15122 or to Grey Douglas Pratt, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

24-00250w Feb 7, 14, 21, 2024

Solomon, Mary L., deceased, of West Homestead, PA. No. 00017 of 2024. Amy Leopold, Extr., 582 Rio Grande Circle, Thousand Oaks, CA 91360 or to Rebecca A. Bowman, Esq., P.E., 114 Aston Ct., McMurray, PA 15317-2745.

24-00251w Feb 7, 14, 21, 2024

Abmayr, Sr., Jerome J., deceased, of Reserve Township, PA. No. 00244 of 2024. Jeanne L. Abmayr, Extr., c/o Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

24-00186w Jan 31; Feb 7, 14, 2024

Bliss, Gerald A. a/k/a Gerald Alfred Bliss, deceased, of Pittsburgh, PA. No. 539 of 2024. George A. Miller, Extr. and Atty., 516 Wimer Circle, Pittsburgh, PA 15237.

24-00192w Jan 31; Feb 7, 14, 2024

Burns, Yvonne M. a/k/a Yvonne Marie Burns, deceased, of Pittsburgh, PA. No. 00479 of 2024. Erika L. Brown, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

24-00184w Jan 31; Feb 7, 14, 2024

Cheppa, Anna B., deceased, of Churchill, PA. No. 00551 of 2024. Marla J. Cheppa, Extr., 1876 Cold Creek Court, Vienna, VA 22182 or to Michael Fives, Esq., Fives & Associates, 11676 Perry Highway, Suite 1302, Wexford, PA 15090.

24-00194w Jan 31; Feb 7, 14, 2024

Coane, Ethan, deceased, of Pittsburgh, PA. No. 00088 of 2024. Andrew Joel Kaplowitz, Extr., 400 Wall Street, #506, Seattle, WA 98121 or to Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.

24-00190w Jan 31; Feb 7, 14, 2024

Dietrich, Joyce G., deceased, of Coraopolis, PA. No. 00366 of 2024. Jennifer Dague, Admr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.

24-00272 Jan 31; Feb 7, 14, 2024

Foytick, Joseph John, deceased, of Whitehall Borough, PA. No. 00585 of 2024. Ann E. Plecenik, Extr., 112 Sage Lane, Rostraver, PA 15012 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

24-00189w Jan 31; Feb 7, 14, 2024

Graham, Jr., William L., deceased, of Pittsburgh, PA. No. 00224 of 2024. Julie Yuiska, Admr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00187w Jan 31; Feb 7, 14, 2024

Haggerty, III, George W. a/k/a George William Haggerty, III, deceased, of Shaler Township, PA. No. 00406 of 2024. Jonathan D. Haggerty, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxtonburg Blvd., Glenshaw, PA 15116.

24-00271 Jan 31; Feb 7, 14, 2024

Howe, Mercedes S. a/k/a Mercedes A. Howe, deceased, of Pittsburgh, PA. No. 00362 of 2024. Donna J. Howe, Extr., 730 Washington Blvd. Ext., Pittsburgh, PA 15237 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-00281 Jan 31; Feb 7, 14, 2024

Hulme, Martha Ann, deceased, of Pittsburgh, PA. No. 00407 of 2024. Kenneth Neal Hulme, Extr., 3217 Patrick Henry Dr., Chesapeake, VA 23323-1325 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.

24-00277 Jan 31; Feb 7, 14, 2024

Johnson, Sr., Lynn, deceased, of Pittsburgh, PA. No. 00592 of 2024. Lynn Johnson, Jr., Co-Admr. and Lance Johnson, Sr., Co-Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

24-00191w Jan 31; Feb 7, 14, 2024

Johnson, Yvonne Marie, deceased, of Penn Hills, PA. No. 00172 of 2023. David Johnson, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

24-00195w Jan 31; Feb 7, 14, 2024

Karpinski, Helen H., deceased, of Marshall Township, PA. No. 08363 of 2023. Stephen J. Karpinski, III, Extr., 136 Lingay Drive, Glenshaw, PA 15116 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

24-00289 Jan 31; Feb 7, 14, 2024

Kelly, John F., deceased, of Pittsburgh, PA. No. 08620 of 2023. Colleen M. Kelly, Extr., 2267 Wildwood Rd., Gibsonsia, PA 15044.

24-00269 Jan 31; Feb 7, 14, 2024

## Orders Being Accepted for Opinions Compilation

The ACBA is accepting orders for the 2023 *Pittsburgh Legal Journal Opinions*, Volume 171, which is published in digital .pdf format.

The *Pittsburgh Legal Journal Opinions* is published every other week and contains timely, precedent-setting, full-text opinions, from various divisions of the Court of Common Pleas of Allegheny County. That publication can be found online at [www.ACBA.org/opinions](http://www.ACBA.org/opinions) and is viewable at no cost to ACBA members. This publication is a compilation of the opinions that appeared on that website during 2023.

Since this document is now provided in a .pdf searchable format, the 2023 edition will not contain a case or a subject matter index. The keyboard shortcut to use the search feature of .pdf documents is "CTRL F".

The price for the 2023 *Pittsburgh Legal Journal Opinions*, Volume 171, .pdf is \$107 (including tax). To purchase, contact Meredith Shumsky at [mshumsky@acba.org](mailto:mshumsky@acba.org).



CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Kennedy, II, Anthony Kevin, deceased, of Upper St. Clair, PA. No. 00635 of 2024. Jordana Kennedy, Admr., 218 Coltort Avenue, #2A, Pittsburgh, PA 15213 or to Jeffrey D. Ries, Esq., 381 Daily Drive, Irwin, PA 15642.

24-00204w Jan 31; Feb 7, 14, 2024

Kocian, Dennis O. a/k/a Dennis Owen Kocian, deceased, of Moon Township, PA. No. 00315 of 2024. Rena K. Ralston, Extr., c/o David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.

24-00287 Jan 31; Feb 7, 14, 2024

Kuhleman, Opal D., deceased, of Pittsburgh, PA. No. 05426 of 2023. Kellie Kuhleman, Admr., 1374 Langport Drive, Pittsburgh, PA 15241.

24-00203w Jan 31; Feb 7, 14, 2024

Mast, Glenn M., deceased, of Glenshaw, PA. No. 00434 of 2024. Julie A. Mast, Extr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

24-00278 Jan 31; Feb 7, 14, 2024

Mihalcin, Lorraine P. a/k/a Lorraine Mihalcin, deceased, of Munhall, PA. No. 00183 of 2024. Karen Adamcik, Extr., 4012 Rossmoor Street, West Mifflin, PA 15122 or to David M. Charles, Esq., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.

24-00198w Jan 31; Feb 7, 14, 2024

Miller, Thomas G., deceased, of Pittsburgh, PA. No. 00051 of 2024. Brandon J. Miller, Admr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00193w Jan 31; Feb 7, 14, 2024

Oaks, Jeffrey Scott, deceased, of Pittsburgh, PA. No. 00480 of 2024. Michael Andrew Rusnak, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

24-00185w Jan 31; Feb 7, 14, 2024

Plazewski, Michael Leonard a/k/a Michael Plazewski, deceased, of Jefferson Hills, PA. No. 07803 of 2023. Michelle Griffith, Admr. c.t.a., 5235 Gerry Drive, Pittsburgh, PA 15236 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

24-00286 Jan 31; Feb 7, 14, 2024

Ploeger, Mary Ellen, deceased, of McCandless Township, PA. No. 00431 of 2024. Rosemary Ziolkowski, Extr., 1952 Lake Marshall Dr., Gibsonia, PA 15044 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

24-00288 Jan 31; Feb 7, 14, 2024

Sluganski, Carleen, deceased, of Pittsburgh, PA. No. 00301 of 2024. Cynthia Bakalarski, Co-Extr., 2428 Eiler Avenue, Pittsburgh, PA 15210 and William Finn, Co-Extr., 16 Stewart Avenue, Pittsburgh, PA 15227 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

24-00270 Jan 31; Feb 7, 14, 2024

Tillman, Dwayne, deceased, of Pittsburgh, PA. No. 7269 of 2023. Tajja Tillman, Admr., 11505 Joan Drive, Pittsburgh, PA 15235 or to Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222.

24-00285 Jan 31; Feb 7, 14, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-530. In re: Petition of Shane Simmons, for change

of name to Léon Simmons. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, March 25, 2024, at 9:45 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-00321w Feb 14, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-00146. In re: Petition of Gregory Douglas Bickford and Tracy Lynn Dunn-Bickford, for change of names to Gregory Douglas Crider and Tracy Lynn Crider. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 6, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said names should not be changed as prayed for. John M. Schaffranek, 10475 Perry Highway, Ste. 212C, Wexford, PA 15090, Ph: 412-643-3848, Attorney for Petitioner.

24-00528 Feb 14, 2024

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 Chiaroscuro Art, with its principal office or place of business at 1235 Mississippi Ave., Pittsburgh, PA 15216. The names and addresses of all persons who are parties to the registration are: Maria Franey, 1235 Mississippi Ave., Pittsburgh, PA 15216.

24-00322w Feb 14, 2024

Notice

A lawsuit has been filed in the Court of Common Pleas of Allegheny County, Pennsylvania.

The caption of the lawsuit is Orange Pear Ordinary Trust v. Family Decoration, Inc. The Case No. is GD-23-011131.

The named Plaintiff is Orange Pear Ordinary Trust.

The named Defendant is Family Decoration, Inc.

This action arises out of a fire caused by the Defendant on December 11, 2020, at 429 Negley Ave., Pgh., PA 15206. At the time, Defendant was acting as a contractor to perform repairs and improvements on the property.

To: Family Decoration, Inc.

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 OFFICES SET FORTH BELOW. THESE OFFICES 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  
The Allegheny County Bar Association  
4th Floor Koppers Building  
436 Seventh Avenue  
Pittsburgh, Pennsylvania 15219  
(412) 261-5555  
24-00520 Feb 14, 2024

Notice of Trust

Notice is hereby given of the administration of the Ann M. Kudray Revocable Trust Dated July 16, 2018. Ann M. Kudray, late of the Borough of Monroeville, Allegheny County, Pennsylvania, died July 19, 2023. All persons having claims against this Trust are requested to make known the same to the Trustee or attorney named below. All persons indebted to this Trust are requested to make payment without delay to the Trustee or attorney named.

Trustee: John A. Kudray, 35 Garcilla Drive, Rancho Mission Viejo, CA 92694

Attorney: David K. Lucas, Esquire, David K. Lucas & Associates, PLLC, 140 South Main Street, Suite 301, Greensburg, PA 15601.

24-00423 Feb 7, 14, 21, 2024

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania  
GD-23-12940  
Pennsylvania Housing Finance Agency,  
Plaintiff

vs.

Devon Malter and Brianna Malter each in their capacity as Known Heirs of Michele N. Malter, Deceased and Unknown Heirs of Michele N. Malter, Deceased, Defendants. Attorney for Plaintiff: Lois M. Vitti, Esquire, Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139. (412) 281-1725.

Complaint In Mortgage Foreclosure  
Case No. GD-23-012940

You have been named as Defendants in a civil action instituted by Pennsylvania Housing Finance Agency against you in this Court. This action has been instituted to foreclose on a Mortgage dated November 8, 2023, and recorded in the Recorder's Office of Allegheny County in Mortgage Book Volume 48336 Page 63 on September 1, 2017.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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24-00519 Feb 14, 2024

abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40348

**HP Pennsylvania 1, LLC** vs Wodarek, et al; LT-23-001484; P-atty: Kevin Cornish; D-atty: Brad N. Sommer; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$22,133.00 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) against both Defendants. Dated 02/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40350A

**NHMA Real Estate Management, LLC** vs Bamberger, et al; AR-23-003997; P-atty: Samuel F. Zets; D-atty: Carolyn Mary Bamberger; Award for Plaintiff on claim for damages in the amount of \$14,340.98-\$14,000.00 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 \$340.98. On Defendant's Counterclaim: Award for Plaintiff. Dated 02/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40350

**Cavalry SPV I, LLC** vs Mort; AR-23-005529; P-atty: David J. Apothaker; D-atty: Dennis M. Blackwell; Award for Defendant Dated 02/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40346

**JPMorgan Chase Bank, N.A.** vs Cozza; AR-23-005588; P-atty: Julie E. Goodchild; D-atty: Pro Se; Award Ex Parte for the Plaintiff and against the Defendant for \$9,350.64. Defendant not appearing at 10:05 a.m. Dated 02/09/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40351

**Discover Bank** vs Moore; AR-23-005595; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$11,967.56. Defendant failed to appear at 10:00 a.m. Dated 02/09/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40352

**Cavalry SPV I, LLC** vs Trusiak; AR-23-005622; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant and against the Plaintiff for \$0. Dated 02/09/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40352

**Citibank, N.A.** vs Sisk; AR-23-005628; P-atty: Michael Robert Lipinski; Award for Plaintiff in favor of Plaintiff and against Defendant Sisk in the amount of \$3,274.16 plus any costs by agreement of the parties. Dated 02/09/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40352

**Citibank, N.A.** vs Cappola; AR-23-005630; P-atty: Sean Patrick Stevens; D-atty: Pro Se; Award for Plaintiff in favor of Plaintiff and against Defendant Cappola in the amount of \$2,132.98 plus any costs by consent of both parties. Dated 02/09/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40352