

# Arbitration Trial List

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

**Tuesday  
February 25, 2025**

**AR-24-007208;** Velocity Investments, LLC vs Stevens; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Brittany Nicole Weston**

**AR-24-007207;** Eatmon vs Eatmon; P-atty: **Pro Se;** D-atty: **Stephanie Anderson**  
**AR-24-007205;** Velocity Investments, LLC vs Scott; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Pro Se**

**AR-24-007203;** Velocity Investments, LLC vs Tafel; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007202;** Velocity Investments, LLC vs Zielinski; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007201;** Velocity Investments, LLC vs Boggs; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007197;** Westlake Services, LLC vs Carson, et al; P-atty: **Michael Ratchford**

**AR-24-007195;** Velocity Investments, LLC vs Saylor; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Brian J. Fenters**

**AR-24-007193;** Westlake Services, LLC vs Lord; P-atty: **Michael Ratchford**

**AR-24-007190;** Velocity Investments, LLC vs Clybourn; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007187;** Velocity Investments, LLC vs Jackson; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Brian J. Fenters**

**AR-24-007186;** Velocity Investments, LLC vs Service; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007181;** Velocity Investments, LLC vs Farris; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007180;** Westlake Services, LLC vs Taylor; P-atty: **Michael Ratchford**

**AR-24-007175;** Jefferson Capital Systems, LLC vs Ivory; P-atty: **Ian M. Lauer**

**AR-24-007173;** Velocity Investments, LLC vs Stevens; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Gregory T. Artim**

**AR-24-007171;** Velocity Investments, LLC vs Lea; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007170;** Velocity Investments, LLC vs Tener; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007169;** Velocity Investments, LLC vs Centurion; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007164;** Velocity Investments, LLC vs Eyles; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007163;** Velocity Investments, LLC vs McKenzie; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007162;** Velocity Investments, LLC vs Wolf; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007160;** Velocity Investments, LLC vs Gilberg; P-atty: **Demetrios H. Tsarouhis**

**AR-24-007158;** Zarra vs Bunting; P-atty: **Laura E. Balzarini;** D-atty: **Casey J. Hemphill**

**AR-24-007157;** Discover Bank vs Martin; P-atty: **Danielle Berger Kramer**

**AR-24-007156;** Stepke vs 8500 Brooktree, LLC; P-atty: **Kenneth G. Fawcett;** D-atty: **Phoebe A. Gilmore**

**AR-24-007152;** Discover Bank vs Washabaugh; P-atty: **Danielle Berger Kramer**

**AR-24-007151;** Discover Bank vs Shelton; P-atty: **Danielle Berger Kramer**

**AR-24-007150;** Discover Bank vs Love; P-atty: **Danielle Berger Kramer**

**AR-24-007149;** Discover Bank vs Locke; P-atty: **Danielle Berger Kramer**

**AR-24-007147;** Discover Bank vs Chulack; P-atty: **Danielle Berger Kramer**

**AR-24-007146;** JPMorgan Chase Bank, N.A. vs Mingone; P-atty: **Ian M. Lauer**

**AR-24-007144;** Westlake Services, LLC vs Gillison; P-atty: **Ian M. Lauer**

**AR-24-006669;** Alghazi vs Davis, et al; P-atty: **Pro Se**

**AR-24-006152;** Eisler Landscapes, Inc. vs 528 Camp Horne, LLC; P-atty: **Ryan O. Hemminger;** D-atty: **Charles A. Merchant**

**AR-24-005999;** Ford Motor Credit Company, LLC vs Boston; P-atty: **Paul Klemm;** D-atty: **Shawn N. Wright**

**AR-24-005998;** Hartford Fire Insurance Company vs Romane Rankins; P-atty: **Paul E. Pongrace, III;** D-atty: **Travis L. McElhaney**

**AR-24-005982;** First Commonwealth Bank vs Hazlett, Jr.; P-atty: **Andrew G. Dittoe**

## 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:

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., Sciuolo & 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 Salvo, 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, Zelienople, PA 16063 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.  
25-00311w Feb 20, 27; Mar 6, 2025

Downey, Anthony, deceased, of Pittsburgh, PA. No. 00833 of 2025. 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. Chicko, Admrx., 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, Admrx., 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, Admrx., 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, Admrx., 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, Admrx., 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

## OATH OF OFFICE CEREMONY

FOR

## THE HONORABLE SIMQUITA R. BRIDGES

The public is invited to attend the Oath of Office Ceremony for Simquita R. Bridges, a newly appointed Judge of the Court of Common Pleas of Allegheny County, Fifth Judicial District of Pennsylvania.

**Friday, February 28, 2025, 11:00 a.m.**  
**700 City-County Building**  
**414 Grant Street**  
**Pittsburgh, PA 15219**

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, Zelienople, PA 16063.  
25-00310w Feb 20, 27; Mar 6, 2025

Bachman, Francis C., deceased, of Imperial, PA. No. 00832 of 2025. Stephanie Bachman, Admr., 392 Birch Street, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.  
25-00283w Feb 13, 20, 27, 2025

Barchfeld, Charles J. a/k/a Charles Joseph Barchfeld, deceased, of Brentwood, PA. No. 07914 of 2024. Richard W. Snyder, Extr., 26 Dogwood Lane, Grove City, PA 16127.  
25-00503 Feb 13, 20, 27, 2025

Breletic, Lawrence Ramon a/k/a Larry Breletic a/k/a Lawrence R. Breletic, deceased, of McKeesport, PA. No. 00769 of 2025. Donald C. Wobb, Extr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.  
25-00286w Feb 13, 20, 27, 2025

Cleaver, Charlotte Elizabeth a/k/a Charlotte Cleaver, deceased, of South Park, PA. No. 00424 of 2025. Jessica E. Allard, Admr., 6378 Crestview Dr., South Park, PA 15129 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
25-00505 Feb 13, 20, 27, 2025

Culbertson, Charles L., deceased, of Pittsburgh, PA. No. 00715 of 2025. Nancy Simpronio, Extr., 5723 Kentucky Ave., Pittsburgh, PA 15232 or to Keith A. Woerner, Esq., 1910 Cochran Road, Manor Oak Two, Suite 103, Pittsburgh, PA 15220.  
25-00285w Feb 13, 20, 27, 2025

Denne, Margaret M., deceased, of Monroeville, PA. No. 00615 of 2025. Donald K. Denne, Extr., 260 Heather Drive, Monroeville, PA 15146 or to Robert A. Zunich, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.  
25-00508 Feb 13, 20, 27, 2025

Dusch, Margaret A., deceased, of Pittsburgh, PA. No. 00240 of 2025. Staci L. Saunders, Extr., 2512 Franklin Street, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.  
25-00504 Feb 13, 20, 27, 2025

Mularski, Holly Ann, deceased, of Pittsburgh, PA. No. 00592 of 2025. Martin A. Perz, Admr., 1981 Park Hill Road, North Huntingdon, PA 15642.  
25-00507 Feb 13, 20, 27, 2025

Petach, Gary A., deceased, of South Park, PA. No. 00656 of 2025. Justin J. Petach, Admr. c.t.a., 103 Hidden Oak Drive, Mars, PA 16046 or to Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.  
25-00281w Feb 13, 20, 27, 2025

Zangrilli, Philip M., deceased, of Pittsburgh, PA. No. 00788 of 2025. Alma Pasquarelli, Admr., 6927 Standish Street,

Pittsburgh, PA 15206 or to Gusty Sunseri, Esq., 1290 Freeport Road, Pittsburgh, PA 15238.  
25-00282w Feb 13, 20, 27, 2025

Zeiler, Adele A. a/k/a Adele Zeiler, deceased, of Baldwin, PA. No. 05315 of 2024. Arthur N. Zeiler, Extr., 199 Rader School Road, Renfrew, PA 16053 or to Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.  
25-00506 Feb 13, 20, 27, 2025

Alaimo, Jacqueline A. a/k/a Jackie Alaimo a/k/a Jacqueline Ann Alaimo, deceased, of Jefferson Hills, PA. No. 00402 of 2025. Susan Radcliffe, Extr., 5117 Lantern Hill Dr., Pittsburgh, PA 15236.  
25-00423 Feb 6, 13, 20, 2025

Barmak, Marilyn Colton, deceased, of Pittsburgh, PA. No. 00536 of 2025. Stuart K. Barmak, Extr., 1230 Firwood Drive, Pittsburgh, PA 15243-1827 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.  
25-00231w Feb 6, 13, 20, 2025

Basista, Dorothy R., deceased, of Turtle Creek, PA. No. 00241 of 2025. Edmund J. Basista, Admr., 603 Boden Street, Turtle Creek, PA 15145 or to Adam J. Long, Esq., Long & Long, LLC, 305 W. Pittsburgh St., Greensburg, PA 15601.  
25-00211w Feb 6, 13, 20, 2025

Beard, Philip E., deceased, of O'Hara Twp., PA. No. 00228 of 2025. N. Beaumont Beard, Co-Extr. and Philip E. Beard, II, Co-Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.  
25-00420 Feb 6, 13, 20, 2025

Burtch, Nancie Carole a/k/a Nancie C. Burtch a/k/a Nancie K. Burtch, deceased, of Pittsburgh, PA. No. 00544 of 2025. Sean Burtch, Extr., 223 Laveton Avenue, Pittsburgh, PA 15227 or to Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419.  
25-00238w Feb 6, 13, 20, 2025

Curry, Janice Marie a/k/a Janice M. Curry, deceased, of Sutersville, PA. No. 0383 of 2025. Joel Andrew Minjock, Extr., 37 Harrison Road, Elizabeth, PA 15037 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.  
25-00421 Feb 6, 13, 20, 2025

Erfort, Mary Lynn, deceased, of Pittsburgh, PA. No. 00576 of 2025. John Harris, Jr., Admr., 429 Ganlet Drive, Pittsburgh, PA 15277 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.  
25-00236w Feb 6, 13, 20, 2025

Ferguson, Donna Lynn, deceased, of Neville Township, PA. No. 477 of 2025. Charles J. O'Neill, Jr., Admr., c/o Jocelyn M. Sudar, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001.  
25-00419 Feb 6, 13, 20, 2025

Hickenboth, Audrey L., deceased, of Pittsburgh, PA. No. 00347 of 2025. Mark A. Hickenboth, Extr., 2587 Hawthorne Dr., Oakdale, PA 15071 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.  
25-00416 Feb 6, 13, 20, 2025

Hietsch, Kathleen P., deceased, of Town of McCandless, PA. No. 00616 of 2025. Gary F. Punzak, Sr., Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.  
25-00239w Feb 6, 13, 20, 2025

Macchione, Giovanni, deceased, of Sewickley Borough, PA. No. 00356 of 2025. Rosetta Campisano, Extr., 801 Blackburn Road, Sewickley, PA 15143 or to Samuel S. Floro, Esq., 306 Fifth St., P.O. Box 588, Ellwood City, PA 16117.  
25-00418 Feb 6, 13, 20, 2025

Mascaro, Darlene J., deceased, of Verona, PA. No. 0392 of 2025. Daniel J. Mascaro, Extr., 301 Repp Road, New Kensington, PA 15068 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.  
25-00422 Feb 6, 13, 20, 2025

Poremski, Nancy K., deceased, of Pittsburgh, PA. No. 00646 of 2025. James J. Poremski, Extr., 4677 Norma Drive, Pittsburgh, PA 15236 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.  
25-00234w Feb 6, 13, 20, 2025

Sakach, Sylvia L., deceased, of Pittsburgh, PA. No. 00655 of 2025. Lynn R. Nizan, Extr., 4023 Edge Road, Pittsburgh, PA 15227.  
25-00240w Feb 6, 13, 20, 2025

Schillaci, Ralph a/k/a Ralph E. Schillaci, deceased, of Elizabeth, PA. No. 06964 of 2024. Stacy M. Schillaci, Extr., 500 High Street, McKeesport, PA 15132 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.  
25-00415 Feb 6, 13, 20, 2025

Slopey, James K., deceased, of Pittsburgh, PA. No. 00593 of 2025. Tamara B. Ribar, Extr., 527 North Fairmount Street, Pittsburgh, PA 15206 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.  
25-00235w Feb 6, 13, 20, 2025

Testa, Joanne E., deceased, of Verona, PA. No. 00276 of 2025. Anthony J. Testa, Extr., 117 Painter Street, Level Green, PA 15085 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.  
25-00417 Feb 6, 13, 20, 2025

Totaro, Ida Jean, deceased, of Pittsburgh, PA. No. 00619 of 2025. Wendy Totaro, Co-Admr., 174 Vetter Drive, Pittsburgh, PA 15235 and Michael Totaro, Co-Admr., 146 Southern Valley Court, Mars, PA 16046 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.  
25-00232w Feb 6, 13, 20, 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 LunaSolis & Company.  
25-00321w Feb 20, 2025

#### Bankruptcy Notice

United States Bankruptcy Court for the Western District of Pennsylvania  
In Re: Freda D. Montgomery, Debtor  
Freda D. Montgomery, Movant  
Vs.  
Ronda J. Winneccour, Trustee, Respondent  
Bankruptcy No.: 23-20578  
Chapter 13

#### Notice of Sale

Notice Is Given That Freda D. Montgomery has filed a Motion to Sell Real Property Free and Clear of All Mortgages, Liens and Encumbrances located at 314 Glick Avenue, Clairton, Allegheny County, PA 15025, Block & Lot No. 878-N-371 and is to be sold for \$54,500.

Terms of the Sale Are: Buyer must post a non-refundable deposit of \$1,000.00 and closing by April 12, 2025. Higher/better offers will be considered at the sale hearing.

A hearing will be held on March 12, 2025 at 10 a.m. in the U.S. Bankruptcy Court before Judge Gregory Taddonio in Court Room "A", 5400 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219.

If more information is needed, contact Ty Allen, Unity Concorde Real Estate, Phone (412) 600-1250.  
25-00625 Feb 20, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-000142. In re: Petition of Ryann Victoria Heffley, for change of name to Ryann Victoria Steele. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 5, 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. Rebecca L. Shearer, GRB Law, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219, Ph: 412-281-0587, Attorney for Petitioner.  
25-00645 Feb 20, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-000141. In re: Petition of Jaiden Daniel Heffley, for change of name to Jaiden Daniel Steele. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 5, 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. Rebecca L. Shearer, GRB Law, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219, Ph: 412-281-0587, Attorney for Petitioner.  
25-00646 Feb 20, 2025

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-012839. Notice is hereby given to Michael B. Florentine, All unknown heirs of Albert M. Florentine and Charlene D. Florentine, deceased, and all other parties of interest that an Argument for Rule to Show Cause Why Property Should Not Be Sold has been scheduled for March 29, 2025 at 9:45 a.m. in Room 703 of the Allegheny County Courthouse for the property located at 18-20 Oak Street, Russellton, Allegheny County, Pennsylvania 15076, known as lot/block 1361-M-257. This notice acts as service of the Argument for Rule to Show Cause pursuant to the April 25, 2023 Order of Court.  
25-00626 Feb 20, 2025

#### Notice of Action in Mortgage Foreclosure

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. MG-22-000569

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust II, Plaintiff  
v.  
Amy K. Egli a/k/a Amy K. Blakemore, in Her Capacity as Heir of Rosemarie Blakemore; et al., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Rosemarie Blakemore Defendant(s), 830 Lillian Street, Pittsburgh, PA 15210-1665  
Complaint in Mortgage Foreclosure

You are hereby notified that Plaintiff, Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust II, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-22-000569, seeking to foreclose the mortgage secured on your property located, 830 Lillian Street, Pittsburgh, PA 15210-1665.  
Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. 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 THE 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  
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Troy Freedman, Esq. ID No. 85165, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

25-00611 Feb 20, 2025

**Notice of Action in Mortgage Foreclosure**

Court of Common Pleas - Allegheny County, PA - No. MG-24-000975 - Civil Action - Law Mortgage Foreclosure - U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency, Plaintiff vs. Amy Deshetler, Michael Shaw and Mary Beth Shaw, Known Heirs of Bernard R. Shaw, Deceased, The Unknown Heirs of Bernard R. Shaw, Deceased and The Secretary of Housing and Urban Development, Defendants - To: The Unknown Heirs of Bernard R. Shaw, Deceased, Defendant(s) - You are hereby notified that on 12/20/24, Plaintiff filed a Complaint in Mortgage Foreclosure with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-24-000975, wherein Plaintiff seeks to foreclose its mortgage securing your property located at 117 Catskill Ave., Pittsburgh, PA 15227, whereupon the Sheriff of Allegheny County would sell your property. You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE - You have been sued in Court. 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. 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 OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Allegheny County Lawyer Referral Service, 400 Koppers Bldg., 436 7th Ave., 4th Fl., Pittsburgh, PA 15219, 412.261.5555. Leon P. Haller, Atty. for Plaintiff, 1719 N. Front St., Harrisburg, PA 17102, 717-234-4178.

25-00651 Feb 20, 2025

**Notice of Hearing on Petition to Involuntarily Terminate Parental Rights**

In the Court of Common Pleas of Washington County, Pennsylvania  
Orphans' Court Division  
In Re: Ka'Saruh Amoure' Beatty a/k/a Ka'Saruh Beatty  
Child of Keith Beatty a/k/a Keith Beatty II a/k/a Keith A. Beatty a/k/a Keith Allen Beatty a/k/a Keith Allen Beatty, II and any Unknown Father  
NO: 63-24-1698

Take notice that a Petition for Involuntary Termination of Parental Rights of Keith Beatty, a/k/a Keith Beatty II, a/k/a Keith A. Beatty a/k/a Keith Allen Beatty a/k/a Keith Allen Beatty, II and Any Unknown Father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on March 25, 2025 at 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or can not afford representation, contact Summit Legal a/k/a Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Cassandra Casella-Kass, Caseworker, Washington County Children & Youth Social Service Agency, 95 West Beau Street, Ste. 300, Washington, PA 15301, Telephone: (724) 228-6884.

25-00263 Feb 20, 2025

**ORPHANS' COURT**

**Petitions & Motions**

*(Continued from Page 1, Column 3)*

**Beverly C. Morrow:** deceased; Order of court. Conference March 20, 2025 at 10:00 a.m.; Atty: M. F. Santicola, Pro Se; 302 of 2023.

**Lena L. Torchia:** deceased; Order of court. Conference April 8, 2025 at 1:30 p.m.; Atty: B. S. Johns, D. P. Joyce; 2716 of 2019.

**Sarah Mellon Scaife:** trust; Order of court; Atty: R. M. Barnes, J. W. Freiberg, P. A. Napolitano, L. Erme, E. J. Strassburger, D. C. Lasota, S. R. Ott, D. A. Watson, J. A. Guernsey, E. J. Herne; 2506 of 2020.

**James E. Brose:** deceased; Consent order of court; Atty: B. B. McMorrow, D. G. Keller; 6627 of 2022.

**Judge Susan Evashvik DiLucente D. G. Bhagwanani:** deceased; Order of court. Hearing February 20, 2025 at 1:00 p.m.; Atty: M. M. Taylor, S. Pillai; 2514 of 2012.

**L. Richard Chase, Jr.:** trust; Petition and order to appoint trustee. Returnable March 3, 2025. Conference March 27, 2025 at 10:00 a.m.; Atty: E. C. Spontak; 654 of 2025.

**Kenneth Eugene Dorsey, III:** deceased; Order of court; Atty: T. J. Dempsey, Pro Se; 5972 of 2023.

**Kenneth Eugene Dorsey, III:** deceased; Order of court. Returnable March 11, 2025. Conference March 11, 2025 at 10:00 a.m.; Atty: T. J. Dempsey, Jr., Pro Se; 5972 of 2023.

**Elias Michael Abdou:** deceased; Order of court. Conference March 11, 2025 at 10:00 a.m.; Atty: R. A. Olds, P. St. Tienne Wolff; 7545 of 2023.

**Michael J. Janesko:** deceased; Order of court. Hearing and conference rescheduled. Hearing March 25, 2025 at 10:00 a.m. Conference March 6, 2025 at 10:00 a.m.; Atty: T. J. Dempsey, Jr., E. DeLong; 4864 of 2022.

**Ralph A. Chippich:** deceased; Order of court. Conference February 25, 2025 at 10:00 a.m.; Atty: B. A. Meanor, Pro Se; 3835 of 2024.

**Hope Marie Derry:** deceased; Petition and order to compromise claim; Atty: J. D. Ries; 176 of 2023.

**Katelin Li Xin Lorch:** deceased; Petition and order to approve settlement; Atty: P. D. Giglione; 7653 of 2023.

**Ann Cutuli:** deceased; Petition and order for approval of settlement; Atty: M. D. Troyan; 5336 of 2023.

**Judge Michael F. Marmo**

**Edward J. Spahr, III:** power of attorney; Order of court. Hearing March 17, 2025 at 11:00 a.m.; Atty: E. J. Strassburger, J. C. Voelker; 5025 of 2024.

**Michael J. Damico:** deceased; Order of court; Atty: K. Orlando; 4653 of 2022.

**Patrick Fawcett:** deceased; Order of court. Conference February 21, 2025 at 10:30 a.m.; Atty: J. Herb, T. DeAngelo; 3032 of 2023.

**Barton S. Weaver:** trust; Order of court. Conference April 22, 2025 at 11:30 a.m.; Atty: P. F. Lawlor, J. Orie; 2507 of 2021; 2509 of 2021.

**Judge Michael E. McCarthy**

**Michael Stanley Zombek, Jr.:** deceased; Petition and order to confirm trust; Atty: J. W. Creenan; 1415 of 2024.

**Darryl Zdenek:** deceased; Petition and order for small estate; Atty: E. Zdenek; 570 of 2025.

**Kevin S. Barnett:** deceased; Motion for contempt of court denied without prejudice; Atty: W. Mariani; 1712 of 2019.

**John C. Hughes:** deceased; Petition and order for small estate; Atty: S. N. Wright; 8361 of 2023.

**Kevin S. Barnett:** deceased; Order of court; Atty: W. Mariani, J. M. Silvestri, T. J. Dempsey, Jr., C. Mullen-Wilson, P. D. Luciano, Pro Se; 1712 of 2019.

**Deborah A. Wyzkoski:** deceased; Motion and order to withdraw as counsel; Atty: R. R. Mick; 7531 of 2024.

**Ettorino G. DeFelice and Giovanna DeFelice:** trust; Memorandum; Atty: A. M. Zampogna, K. Orlando; 6369 of 2024.

**Ettorino G. DeFelice and Giovanna DeFelice:** trust; Order of court; Atty: A. M. Zampogna, K. Orlando; 6369 of 2024.

**Dwayne Haskins, Jr.:** deceased; Order of court; Atty: M. A. Bole, T. J. Dempsey, Jr.; 2841 of 2022.

**Dwayne Haskins, Jr.:** deceased; Motion and order for summary judgment; Atty: M. A. Bole; 2841 of 2022.

**Bradley Street Trust:** trust; Order of court; Atty: M. A. Bole, T. J. Dempsey, Jr.; 7470 of 2022.

**Judge Hugh F. McGough**

**Barbara Kulasa:** adult; Order of court; Atty: L. C. Blauth, Jr., J. T. Papciak; 4178 of 2022.

**Michael Koral, Jr.:** deceased; Order of court. Conference March 3, 2025 at 9:30 a.m.; Atty: T. M. Mazzocca, S. M. Farino, M. J. Bruzzese; 7434 of 2018.

**Mary Elizabeth Flanagan:** deceased; Order of court. Argument April 7, 2025 at 1:30 p.m.; Atty: B. A. Dillion, C. McKelvey; 1539 of 2021.

**Yvonne M. Burns:** deceased; Petition and order to sell real estate; Atty: A. McCauley; 479 of 2024.

**Helmut Zeuner:** deceased; Motion and order to strike; Atty: B. S. Johns; 6217 of 2024.

**Mary J. Saar:** deceased; Petition and order for grant of letters 21 years after death; Atty: A. McCauley; 5021 of 2002.

**William Bingham, Jr.:** deceased; Motion and order to waive bond; Atty: P. D. Luciano; 4885 of 2000.

**Lynn M. Carr:** deceased; Petition and order for waiving additional bond; Atty: E. L. Davidson; 4430 of 2024.

**Pittsburgh Comprehensive Municipal Pension Trust Fund**  
**Notice of Availability of Proposal for Professional Services**

**February 14, 2025**

The Pittsburgh Comprehensive Municipal Pension Trust Fund (the "CMPTF") has issued a Request for Proposal ("RFP") for a Core Plus Fixed Income Manager to advise the CMPTF on fixed income investments. The specifications related to the services requested are set forth further in the RFP which is available at the City of Pittsburgh's website at [www.pittsburghpa.gov/City-Government/Finances-Budget/Announcements](http://www.pittsburghpa.gov/City-Government/Finances-Budget/Announcements) (or by scanning the QR Code below). In order to successfully compete for the professional services, a proposer must complete all required attachments and disclosures set forth in the RFP.

