

CR-0001134-23; Larry Porter; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

CR-0003547-23; Austin Jay Reges; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Kyes**

CR-0002328-23; Demon Ronald Ross; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

**Judge Jill E. Rangos
Courtroom 327**

CR-0004921-23; Daniel C. Dick; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0005587-23; Anthony White; Aggravated Assault - Victim Less Than 13 and Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0002821-23; David Joseph Williams; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0003710-23; Angel Grace Bradford; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0006880-22; Gary Leigh Coles; Criminal Use Of Communication Facility; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0006060-23; Jazmyn Olyvia Craft; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Paletta**

CR-0003576-23; Deshonne Shakur Daniel-McCollum; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mark Gregory Adams**

CR-0002041-23; Barret John Evans; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Allen Sweeney**

CR-0006061-23; Emiley Marie Sheedy; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Phillip Pane Dilucente**

CR-0006559-22; Leslie M. Weathers; Trademark Counterfeiting - Sells; ADA: **Ohara Hamlin;** D-atty: **Patrick Allen Sweeney**

CR-0006065-23; Jonathan David West; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0004727-23; Deion Wilson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0003761-23; Deion Wilson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

**Judge Jennifer Satler
Courtroom 527**

CR-0006259-22; Darnell Bernard Foster; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Diferderfer**

CR-0001116-23; April Hailstork; Accident Invol Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0005883-22; Odell Donte Helem IV; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0003576-22; Cash Bryant Jones; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

CR-0004425-23; Cash Bryant Jones; Strangulation - Blocking the Nose and Mouth of the Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

CR-0012927-19; Davon M. Jones; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

CR-0002045-23; Rondell Newson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

CR-0004088-21; Alise Don Nickens-Jones; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0000836-23; Kayla M. Pitzarella; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0001852-23; Shiane Marie Smith; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0000802-23; Renee Steffan; False Report - Falsely Incriminate Another; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002126-23; Rachel Elizabeth Sullivan; Terroristic Threats W/ Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Gary Evan Gerson**

CR-0002641-23; Jermel Ward; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office**

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:

Buydasz, Marcella K., deceased, of McDonald, PA. No. 08060 of 2023. Mark Buydasz, Extr., 433 Route 980, McDonald, PA 15057.

23-02230w Dec 6, 13, 20, 2023

Collins, Sr., John D., deceased, of Kennedy Twp., PA. No. 7302 of 2023. Patrick E. Collins, Extr., c/o William A. Goyette, Esq., 11 Elmhurst Rd., Pittsburgh, PA 15220.

23-04633 Dec 6, 13, 20, 2023

Dubell, Dolores Renee a/k/a Dee Dubell, deceased, of Mount Lebanon, PA. No. 08053 of 2023. Richard Rock, Admr., 4304 Sarasota Place, Beltsville, MD 20705 or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Twp., PA 15108.

23-02229w Dec 6, 13, 20, 2023

Gerger, Leah M., deceased, of Pittsburgh, PA. No. 07910 of 2023. Susan Corner, Extr., 92 South Linwood Avenue, Pittsburgh, PA 15205 or to Douglas C. Hart, Esq., Burns White LLC, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.

23-04634 Dec 6, 13, 20, 2023

Haefner, Audrey J., deceased, of Mars, PA. No. 07607 of 2023. Laura J. Rudzik, Extr., 126 Gary Drive, Sewickley, PA 15143 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

23-04653 Dec 6, 13, 20, 2023

Honigsberg, Charles, deceased, of Pittsburgh, PA. No. 02230 of 2023. Michael Honigsberg, Extr., 345 W. 58th Street, Apt. 15W, New York, NY 10019.

23-02231w Dec 6, 13, 20, 2023

Kral, Jr., Charles R., deceased, of Bethel Park, PA. No. 07851 of 2023. Brian C. Kral, Admr., 4791 Rushwood Circle, Englewood, OH 45322 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

23-04632 Dec 6, 13, 20, 2023

Queiser, Beth L., deceased, of Pittsburgh, PA. No. 05179 of 2023. Shannon Campbell, Extr., 937 Oakwood Place, Natrona Heights, PA 15065 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, PO Box 130, Bradford Woods, PA 15015.

23-04635 Dec 6, 13, 20, 2023

Tomedolsky, Joseph B., deceased, of Glassport, PA. No. 04347 of 2023. Troy Tomedolsky, Co-Extr., 309 Meadowbrook Dr., Burlington, NC 27215 and Tracy Lindberg, Co-Extr., 160 Leech Rd., Greenville, PA 16125.

23-02249w Dec 6, 13, 20, 2023

Alex, Margaret N., deceased, of Mt. Lebanon, PA. No. 7931 of 2023. Howard M. Alex, Extr., c/o Timothy B. Thurman, Esq., Citron Alex PC, One Oxford Centre, 301 Grant St., Ste. 1225, Pittsburgh, PA 15219.

23-02092w Nov 29; Dec 6, 13, 2023

Bassano, Mark J., deceased, of Carnegie Borough, PA. No. 07634 of 2023. Rosemarie Bassano, Admr., c/o Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.

23-04511 Nov 29; Dec 6, 13, 2023

Beresik, Janet L. a/k/a Janet Beresik, deceased, of Brackenridge, PA. No. 07476 of 2023. Rose Shoemaker, Co-Admr., 1509 Neely Street, Natrona Heights, PA 15065 and Kasha Cambal, Co-Admr., 1213 Liberty Avenue, Natrona Heights, PA 15065 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

23-04510 Nov 29; Dec 6, 13, 2023

Chandler, Louis A., deceased, of Monroeville, PA. No. 07747 of 2023. Peter Alan Checca, Extr., 303 E. 2nd Street, Derry, PA 15627 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

23-04521 Nov 29; Dec 6, 13, 2023

Demor, Dale J., deceased, of Pittsburgh, PA. No. 06643 of 2023. David Demor, Extr., 409 Freedom Drive, Gibsonia, PA 15044 or to Eric R. Jahn, Esq., Markovitz Law Group PC, 3700 S. Water Street, Ste. 140, Pittsburgh, PA 15203.

23-02191w Nov 29; Dec 6, 13, 2023

Dolinar, Joseph M. a/k/a Joseph Matthew Dolinar, deceased, of Imperial, PA. No. 07850 of 2023. John T. Richards, III, Extr. and Atty., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

23-04522 Nov 29; Dec 6, 13, 2023

Dooen, Dennis M. a/k/a Dennis Dooen, deceased, of Port Vue, PA. No. 04912 of 2022. Patrick Dooen, Extr., 513 Saint George Drive, North Versailles, PA 15137 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

23-04520 Nov 29; Dec 6, 13, 2023

Hatfield, J. Patrick, deceased, of Pittsburgh, PA. No. 07978 of 2023. Kathleen D. Schneider, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-02196w Nov 29; Dec 6, 13, 2023

Hofkosh, Dena, deceased, of Pittsburgh, PA. No. 07981 of 2023. Kimberly A. Patterson, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-02197w Nov 29; Dec 6, 13, 2023

Konopelski, Mary Ann, deceased, of Pleasant Hills Borough, PA. No. 06123 of 2023. Sherri Adelfoff, Admr., c/o James M. Herb, Esq., Herb & Winters Law, 464 Perry Hwy., Pittsburgh, PA 15229.

23-04519 Nov 29; Dec 6, 13, 2023

McAfee, Lorraine R., deceased, of Munhall, PA. No. 07315 of 2023. Guillermo Cole, Extr., 55 Locksley Dr., Pittsburgh, PA 15235 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.

23-04514 Nov 29; Dec 6, 13, 2023

Pacey, Ethel M., deceased, of Baldwin, PA. No. 07243 of 2023. Donna M. Graf, Extr., c/o F. Christopher Spina, Esq., Spina

Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.

23-04518 Nov 29; Dec 6, 13, 2023

Roberts, Randolph M., deceased, of Bethel Park, PA. No. 06753 of 2023. Jennifer M. Roberts, Extr., c/o Briana C. Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

23-04517 Nov 29; Dec 6, 13, 2023

Rocco, Viola, deceased, of Pittsburgh, PA. No. 07609 of 2023. Joshua Catone, Co-Admr., 359 Cline Street, Pittsburgh, PA 15112 and Christian Catone, Co-Admr., 1208 Uptegraff Street, Pittsburgh, PA 15218 or to Tara L. Hutchinson, Esq., Pittsburgh Family Law Services, P.C., 2429 East Carson Street, Pittsburgh, PA 15203.

23-02194w Nov 29; Dec 6, 13, 2023

Sebastian, L. Vera a/k/a Lois V. Sebastian, deceased, of Penn Hills Twp., PA. No. 7746 of 2023. Lois L. Shirk, Extr., 3210 Henrich Farm Ln., Allison Park, PA 15101 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

23-04505 Nov 29; Dec 6, 13, 2023

Shaw, Earl Lee, deceased, of Pittsburgh, PA. No. 07730 of 2023. Tauna Marie Stinson, Admr., 14705 Stallion Court, Bowie, MD 20715-3359 or to Patricia Carlson Koehler, Esq., 337 Freepport Rd., Aspinwall, PA 15215-3109.

23-04515 Nov 29; Dec 6, 13, 2023

Ventura, Miriam Jane, deceased, of Pittsburgh, PA. No. 07272 of 2023. Amelia L. Finnigan, Co-Admr. and Jessica R. Vennel, Co-Admr., c/o Elizabeth A. Beroes, Esq., Beroes Law Center, P.C., 4054 Penn Ave., Pittsburgh, PA 15224.

23-04516 Nov 29; Dec 6, 13, 2023

Bichsel, Mildred E., deceased, of Penn Hills, PA. No. 06916 of 2023. Mildred Eileen Bichsel, Extr., 393 Greenway Drive, Pittsburgh, PA 15235 or to Janice H. Chisnell, Esq., 140 Golden Gate Drive, Verona, PA 15147.

23-02155w Nov 22, 29; Dec 6, 2023

Boyko, Stanislav, deceased, of Pittsburgh, PA. No. 07637 of 2023. Igor S. Boyko, Admr., 120 West Manilla Avenue, Pittsburgh, PA 15220 or to Jacob Murphy Landau, Esq., Robert Peirce & Associates, P.C., 707 Grant Street, Ste. 125, Pittsburgh, PA 15219.

23-04471 Nov 22, 29; Dec 6, 2023

Brown, Scott Alan, deceased, of Pittsburgh, PA. No. 05505 of 2023. Sandra Lee Eposito, Extr., 209 Countryside Drive, McKees Rocks, PA 15136 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.

23-04473 Nov 22, 29; Dec 6, 2023

Cadman, Jeffrey S., deceased, of Glassport, PA. No. 06915 of 2022. Kenzie M. Stinner, Co-Admr. and Annelise V. Cadman, Co-Admr., or to Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

23-02154w Nov 22, 29; Dec 6, 2023

Chirumbolo, Catherine M., deceased, of Fair Oaks, PA. No. 07813 of 2023. Annette Abercrombie, Admr., 125 Veshio Drive, Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

23-02152w Nov 22, 29; Dec 6, 2023

Connolly, Michael J. a/k/a Michael Joseph Connolly, deceased, of Scott Township, PA. No. 07706 of 2023. Mary Jo Lazzini, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.

23-02147w Nov 22, 29; Dec 6, 2023

Dries, Ronald E., deceased, of Pittsburgh, PA. No. 05506 of 2023. James R. Dries, Extr., 12 Chester Ct., Milton, PA 17847.

23-02149w Nov 22, 29; Dec 6, 2023

Fletcher, Catherine M., deceased, of Pittsburgh, PA. No. 7413 of 2023. Herbert M. Fletcher, Jr., Extr., 1230 Pennsbury Boulevard, Pittsburgh, PA 15205 or to Robert A. Crisanti, Esq., 437 Grant St., Ste. 915, Pittsburgh, PA 15219.

23-04469 Nov 22, 29; Dec 6, 2023

Green, Constance L., deceased, of Pittsburgh, PA. No. 07648 of 2023. Raychelle Green, Admr., 100 Jamal Place, Apartment 204, Pittsburgh, PA 15213 or to Jacob Murphy Landau, Esq., Robert Peirce & Associates, P.C., 707 Grant Street, Ste. 125, Pittsburgh, PA 15219.

23-04467 Nov 22, 29; Dec 6, 2023

Hutchison, Mary Louise a/k/a Mary L. Hutchison, deceased, of Tarentum Borough, PA. No. 07697 of 2023. Christine Boyd, Extr., 129 Ranglely Drive, Pittsburgh, PA 15209 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

23-04481 Nov 22, 29; Dec 6, 2023

Kauric, James, deceased, of Pittsburgh, PA. No. 07651 of 0223. Carol A. Kauric, Extr., 109 Carson Street, Monroeville, PA 15146.

23-02151w Nov 22, 29; Dec 6, 2023

Knorr, Howard J., deceased, of West Mifflin, PA. No. 07174 of 2023. Diane L. Griffin, Extr., 2913 John St., Munhall, PA 15120.

23-04465 Nov 22, 29; Dec 6, 2023

Lowery, Hilda M., deceased, of Forest Hills, PA. No. 07268 of 2023. Curtis C. Lowery, Extr., 329 Sharon Drive, Forest Hills, PA 15221 or to Rodger J. Blissman, Esq., 900 Lincoln Hwy., Box 180, East McKeesport, PA 15035.

23-04472 Nov 22, 29; Dec 6, 2023

Makar, Jr., Joseph, deceased, of White Oak, PA. No. 05922 of 2023. Laura Massie, Admr., 13989 Valley View Drive, White Oak, PA 15131 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

23-04468 Nov 22, 29; Dec 6, 2023

McDonald, Dale E., deceased, of Sewickley, PA. No. 07802 of 2023. Jeffrey D. McDonald, Extr., 38 Rosewood Ln., Marietta, PA 17547-9707.

23-02145w Nov 22, 29; Dec 6, 2023

Moore, Thomas, deceased, of Penn Hills Township, PA. No. 06699 of 2023. Melanie Artice-Moore, Extr., 17 Duquesne Blvd., New Kensington, PA 15068 or to Wendy Witt, Esq., The Pittsburgh Probate Law Firm, P.O. Box 236, Hughesville, PA 17737.

23-02148w Nov 22, 29; Dec 6, 2023

Necheff, John E., deceased, of Harmar Township, PA. No. 07277 of 2023. Mary Ellen Smith, Co-Extr. and Amy M. Armbrust, Co-Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

23-04474 Nov 22, 29; Dec 6, 2023

Oblich, Louis F., deceased, of Pittsburgh, PA. No. 07001 of 2023. David Oblich, Extr., c/o John D. Finnegan, Esq., Bresnahan, Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.

23-02131w Nov 22, 29; Dec 6, 2023

Prasky, Carol A., deceased, of Pittsburgh, PA. No. 6331 of 2023. Elaine A. Lewandowski, Extr., 3411 Bethoven Street,

Pittsburgh, PA 15219 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.

23-04475 Nov 22, 29; Dec 6, 2023

Purdy, Jean L. a/k/a Jean Purdy, deceased, of Penn Hills, PA. No. 07655 of 2023. Barbara P. Zimmerman, Extr., 2536 School Street, Pittsburgh, PA 15235 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

23-04470 Nov 22, 29; Dec 6, 2023

Schmidt, Christine a/k/a Christine D. Schmidt, deceased, of Findlay Township, PA. No. 07694 of 2023. Kristin L. Finney, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.

23-02146w Nov 22, 29; Dec 6, 2023

Sekel, Geraldine Frances, deceased, of Bridgeville, PA. No. 7160 of 2022. Nancy Frazier, Extr., 246 Patterson Ave., Bridgeville, PA 15017 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.

23-02150w Nov 22, 29; Dec 6, 2023

Staub, Mildred S., deceased, of Upper St. Clair, PA. No. 07618 of 2023. Gary T. Staub, Co-Extr., 300 Beach Drive, Unit 803, St. Petersburg, FL 33701 and Daniel E. Staub, Co-Extr., 2562 Westbury Court, Auburn, AL 36830 or to Thomas M. Butz, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.

23-04466 Nov 22, 29; Dec 6, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-11863. In re: Petition of Esmā Zahra Kabir, for change of name to Esmā Zahra Ahmed. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 10, 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 name should not be changed as prayed for. Louis J. Kroeck, IV, 1200 Sarah Street, Pittsburgh, PA 15203, Ph: 412-712-7605, Attorney for Petitioner.

23-02228w Dec 6, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-012777. Notice is hereby given to All Unknown Heirs of James W. Watts and Marie Watts, deceased, and all other parties of interest, that a judgment has been entered in the amount of \$36,235.77 for the property located at 428 Halket Street, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 376-S-327. This notice acts as service of the Praecepte to Enter Judgment for Want of an Answer pursuant to the April 25, 2023 Order of Court.

23-04637 Dec 6, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-009591. Notice is hereby given to All Unknown Heirs of Betty Jo Handley and Donald Handley, Jr., deceased, and all other parties of interest, that a judgment has been entered in the amount of \$5,295.11 for the property located at 206 Shields Street, Buena Vista, Allegheny County, Pennsylvania 15018, known as lot/block 1266-L-284. This notice acts as service of the Praecepte to Enter Judgment for Want of an Answer pursuant to the December 14, 2022 Order of Court.

23-04638 Dec 6, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-002980. Notice is hereby given to All Unknown Heirs of Laura Alford, Burrell Lee Alford and Gerald Alford, deceased, and all other parties of interest, that a judgment has been entered in the amount of \$32,568.33 for the property located at 3815 Foster Road, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 548-R-033. This notice acts as service of the Praecepte to Enter Judgment for Want of an Answer pursuant to the April 25, 2023 Order of Court.

23-04639 Dec 6, 2023

Legal Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
No.: G.D. 22-013134

NVR, Inc. v. USLIFE Credit Corporation, et al. against Defendant USLIFE Credit Corp. and to the unknown heirs of Interested Party Timothy J. Doyle, Jr.: Parcel No. 1654-J-3, more particularly described in the Deed recorded in the Allegheny County Office of Real Estate at Deed Book Volume 4361, page 695, and otherwise known as RD 1 Markman Park Road, Baden, PA 15005.

10-Day Notice by Publication

Plaintiff NVR, Inc. ("Plaintiff" or "NVR"), by and through its counsel, The Gallagher Firm, LLC, respectfully submitted and caused the Publication of a Notice of This Action by Publication in accordance with an Order of Court dated October 19, 2023 and Pa.R.Civ.P. 430, in the Pittsburgh Post-Gazette on October 22, 2023, and the Pittsburgh Legal Journal on October 27, 2023. This 10-Day Notice by Publication acts as service of Plaintiff's intention to take default judgment.

The nature of this action is as follows: NVR filed a Complaint to Quiet Title regarding a parcel of land (the "Property") situated within Allegheny County of which NVR is the equitable owner. The Property consists of a single tax parcel which is identified in the tax records of Allegheny County as Parcel No. 1654-J-3 and has a street address of R.D. 1, Markman Park Road, Baden, PA 15005. NVR seeks an Order of Court which requires the Recorder of Deeds of Allegheny County, Pennsylvania to mark a 1979 mortgage of record on the Property as satisfied. The mortgage at issue was recorded within the Allegheny County Recorder's Office and with Allegheny County Office of the Recorder of Deeds, as follows:

Mortgage dated June 8, 1979 from USLIFE Credit Corp. to Timothy J. Doyle, Jr. recorded on June 26, 1979, with the Allegheny County Recorder's Office at Deed Book Volume 6792, pages 94-96. Total Payments \$5,904.00 Amount Financed: \$3,852.12 Matured Date: 6/13/1983

The parties are as follows: Defendant USLIFE Credit Corporation; Interested Parties Markman Development, LLC and Timothy J. Doyle, Jr.

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

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

Allegheny County Bar Association
4th Floor, Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
412-261-5555 (Phone)

Brian M. Adrian, The Gallagher Firm, LLC, 3100 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219, (412) 308-5512.

23-04676 Dec 6, 2023

Notice of Public Sale

Notice is hereby given that EZ Storage at 810 Trumbull Drive, Pittsburgh, PA 15205 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on December 13th, 2023 at 1:30 p.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card or cash to the highest bidder. A 10% buyer's premium will be charged and \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Unit - Tenant Name
219 - Maria Thomas
249 - Rachel Bodnar
3074A - John Augustine
4007B - John Augustine
4037A - Richard Oaks
4045 - Nicholas Bonesso
4058 - Leslie Fearbry
4059 - Faduma Saleh
4072 - Andre Umphrey
5017C - Angelo Bruno
7010 - Cory Tucker
7011 - Florence Campagna

23-04540 Nov 29; Dec 6, 2023

Notice of Public Sale

Notice is hereby given that EZ Storage® at 1003 Ross Park Mall Drive, Pittsburgh, PA 15237 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on December 13th, 2023 at 9:30 a.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card or cash to the highest bidder. A 10% buyer's premium will be charged and \$100 cleaning deposit per unit. All Sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Unit - Tenant Name
203 - Richard Shearer
350 - Nathaniel Andrews, Jr.

23-04543 Nov 29; Dec 6, 2023

Notice of Public Sale

Notice is hereby given that EZ Storage at 2654 Mosside Blvd., Monroeville, PA 15146 will sell the contents of the storage units listed below at a public auction to satisfy a

lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on Wednesday, December 13th at 11:30 a.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card and cash to the highest bidder. A 10% buyer's premium will be charged and a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Tenant - Unit#
Ransaw, Betty - 125
Gump, Ashley - 317
Morrison, Jeffrey - 702
Thornton, Novella - 1129

23-04544 Nov 29; Dec 6, 2023

Voluntary Dissolution Limited Liability Company

Notice Is Hereby Given that Gallagher Giancola LLC, a Pennsylvania limited liability company, has voluntarily dissolved and is now engaged in the process of winding up and settling its affairs under the provisions of Subchapter G (15 Pa. C.S. § 8871 et seq.) of the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. As part of that process, under 15 Pa. C.S. § 8875, Gallagher Giancola LLC now gives notice that any persons having claims against Gallagher Giancola LLC must present them in a detailed writing to the Company, setting forth the amount and exact basis for the claim. The written notice describing the details of the claim shall be mailed to Gallagher Giancola LLC c/o Michael Z. Passodelis, CPA, MBA, 600 Grant Street, Suite 4400, Pittsburgh, PA 15219. A claim against Gallagher Giancola LLC is barred unless an action to enforce the claim is commenced within two years after publication of this Notice. Michael Z. Passodelis, Receiver for Gallagher Giancola LLC.

23-04640 Dec 6, 13, 2023

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

American Express National Bank vs Arnoni, et al; AR-23-003803; P-atty: Andrew Loewy, Kirsten R. Armstrong; D-atty: David L. Fuchs; Award for Defendant American Development Co. Dated 12/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40266A

Citibank, N.A. vs Jenkins; AR-23-003808; P-atty: Robert M. Kline; Award for Plaintiff in the amount of \$2,645.65. Dated 12/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40266A

Citibank, N.A. vs Robertson; AR-23-003809; P-atty: Robert M. Kline; Award for Plaintiff in the amount of \$4,359.80. Dated 12/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40266A

Grotelueschen, et al vs Pearce; AR-23-003814; P-atty: Michael E. Fiffik; D-atty: Robert A. Crisanti; Award for Plaintiffs against Defendant in the amount of \$18,565.00. Dated 12/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40266

ARL Transport, LLC vs Owen, et al; AR-23-003817; P-atty: Richard W Keifer, III, Esq.; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$35,685.85. Defendant failed to appear at 10:35 a.m. Dated 12/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40266

Accelerated Inventory Management, LLC vs Buxareo; AR-23-003820; P-atty: Demetrios H. Tsarouhis; Award for Defendant. Dated 12/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40266A

Discover Bank vs Nelson; AR-23-003839; P-atty: Andrew Loewy; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$4,678.69 plus any costs. Dated 12/04/23. For failure of defendant to appear at 10:30 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40267

Discover Bank vs Zdobinski; AR-23-003841; P-atty: Andrew Loewy; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$17,841.31. Dated 12/04/23. For failure of defendant to appear at 10:10 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40267

Citibank, N.A. vs Smith, Jr.; AR-23-003852; P-atty: Robert M. Kline; Award for Defendant. Dated 12/04/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40267

Citibank, N.A. vs Williams; AR-23-003854; P-atty: Robert M. Kline; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Williams in the amount of \$2,616.11 plus any costs. Dated 12/04/23. For failure of defendant to appear at 10:18 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40267

Citibank, N.A. vs Leon; AR-23-003855; P-atty: Robert M. Kline; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Leon in the amount of \$14,056.13 plus any costs. Dated 12/04/23. For failure of defendant to appear at 10:14 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40267

LVNV Funding, LLC vs O'Malley; AR-23-003865; P-atty: Christopher B. Carfagno; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$12,629.65 plus any costs. Dated 12/04/23. For failure of defendant to appear at 10:22 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40267

Chartiers Center vs Paustenbach; AR-23-003882; P-atty: Janet K. Meub; D-atty: Robert M. Kramer; Award for Plaintiff in the amount of \$835.65 plus interest and costs. Dated 12/04/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40267

Discover Bank vs Stasiowski; AR-23-003900; P-atty: Andrew Loewy; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$4,467.95 plus any costs. Dated 12/04/23. For failure of defendant to appear at 10:26 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40267

Discover Bank vs Lamparelli; AR-23-003901; P-atty: Andrew Loewy; D-atty:

William Paul Harrington; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$18,499.60 plus any costs. Dated 12/04/23. For failure of defendant to appear at 10:05 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40267

U.S. Bank National Association vs Jarvis; AR-23-003904; P-atty: Andrew Loewy; D-atty: William Paul Harrington; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$5,509.20 plus any costs. Dated 12/04/23. For failure of defendant to appear at 10:34 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40267

Allen vs Estate of Jeannette M. Jones; AR-23-003407; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$3,000.00. Dated 12/04/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40268

Payne vs Homewood North Apts.; AR-23-003642; P-atty: Pro Se; D-atty: Omair Zahid; Award for Defendant and against Plaintiff. Dated 12/04/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40268

New Arbitration Suits

Champion Waterproofing Inc vs Patrica Carl; AR-23-006090; Contract - Credit Card; Defendant's Appeal of MDJ; 1421.57; Atty(s): McKaveney-Malkin Christina E

Nicholson Nicole vs Skarupa Sally; AR-23-006091; Other Tort; Complaint from MDJ Decision; Atty(s): Pro Se

Daniels Brian, The Sewickley Hunt vs Maroon Isabella, Maroon Joseph; AR-23-006092; Contract - Debt Collection; Complaint from MDJ Decision; 2204.60; Atty(s): Pro Se

CKS Prime Investments LLC vs Mauro Milton E.; AR-23-006093; Contract - Credit Card; Exhibits; 1142.48; Atty(s): Tsarouhis Demetrios H.

CKS Prime Investments LLC vs Watko Jayson; AR-23-006094; Contract - Credit Card; Exhibits; 1133.37; Atty(s): Tsarouhis Demetrios H.

Daniels Brian, The Sewickley Hunt vs Maroon Isabella, Maroon Joseph; AR-23-006095; Contract - Debt Collection; Defendant's Appeal of MDJ; 2204.60; Atty(s): Pro Se

CKS Prime Investments LLC vs Strang Amber; AR-23-006096; Contract - Credit Card; Exhibits; 1147.29; Atty(s): Tsarouhis Demetrios H.

Northwest Bank vs Frye Tanya K.; AR-23-006097; Contract - Debt Collection; Complaint; 21696.13; Atty(s): Slaby Beth L

Moe Matthew, Moe Tara Haslam vs Studio 42, Tierno Christian; AR-23-006099; Contract - Other; Complaint; 30000.00; Atty(s): Solomon Marcie J., Block Beverly A

Capital One Bank (USA) N.A. vs Drake Linda I.; AR-23-006098; Contract - Credit Card; Exhibits; Atty(s): Ratchford Michael

Cavalry SPV I LLC vs Walker Shanita M.; AR-23-006100; Contract - Other; Complaint; 2188.41; Atty(s): Apothaker David J

Cavalry Spv I LLC vs Ward Henry J.; AR-23-006101; Contract - Other; Complaint; 7071.33; Atty(s): Apothaker David J