

SA-0001521-23; Comm. of PA vs Jeffery Fletcher; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001520-23; Comm. of PA vs Melanie Fletcher; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001534-23; Comm. of PA vs Presto Keppel Warehousing Inc.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001171-23; Comm. of PA vs Kathleen M. Lachman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001250-20; Comm. of PA vs James S. Marsonsek; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001516-23; Comm. of PA vs McGuirk Properties LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000355-23; Comm. of PA vs MD Real Estate LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Elizabeth O'Neill**

SA-0000996-23; Comm. of PA vs MTN Enterprises LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000088-23; Comm. of PA vs Floyd Palmer; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001565-23; Comm. of PA vs Xi Mei Peng; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001529-23; Comm. of PA vs Crystal Phillips; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001481-23; Comm. of PA vs Brian Rusciollelli; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001488-23; Comm. of PA vs John Sandcandi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001551-23; Comm. of PA vs Shiloh Commons LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001503-23; Comm. of PA vs Jeffrey Siegel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001533-23; Comm. of PA vs Sewickley Street Contracting LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001422-23; Comm. of PA vs Pittsburgh Sycamore Tree Properties LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001530-23; Comm. of PA vs W Best Properties; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000155-23; Comm. of PA vs Ming Oing Wang; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000300-23; Comm. of PA vs Xia Yang; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000301-23; Comm. of PA vs Liu Zhongyi; P-atty: **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:

Birch, Nancy, deceased, of Shaler Township, PA. No. 01245 of 2024. Benjamin Scott Johns, Esquire, Admr., c/o Brandon A. Fluciniti, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-00420w Feb 29; Mar 7, 14, 2024

Conway, Mary Ann a/k/a Maryann Conway, deceased, of Gibsonia, PA. No. 00606 of 2024. Geraldine M. Conway, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-00706 Feb 29; Mar 7, 14, 2024

Fultz, William, deceased, of Wilkinsburg, PA. No. 00736 of 2024. Donovan Fultz, Admr., 1915 Oakhurst Street, Pittsburgh, PA 15210 or to Erin K. Rudert, Esq., Ainsman Levine, LLC, 310 Grant St., 15th Fl., Pittsburgh, PA 15219.

24-00703 Feb 29; Mar 7, 14, 2024

Harrison, Jr., Walter C., deceased, of Munhall, PA. No. 01143 of 2024. Kelly Bouton, Extr., 6226 Highview Drive, Rostraver Twp., PA 15012 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

24-00708 Feb 29; Mar 7, 14, 2024

LeDonne, Ida a/k/a Ida Le Donne, deceased, of Pittsburgh, PA. No. 01136 of 2024. Thomas LeDonne, Co-Extr., 121 Lori Road, Gibsonia, PA 15044 and Lisa Kwin, Co-Extr., 4614 Friendship Avenue, Pittsburgh, PA 15224 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-00421w Feb 29; Mar 7, 14, 2024

McCensky, John N., deceased, of Pittsburgh, PA. No. 01127 of 2024. Mark J. McCensky, Co-Extr., 150 Darby Lane, Sarver, PA 16055 and Janice A. Obringer, Co-Extr., 3041 Hanna Drive, Fairview, PA 16415.

24-00422w Feb 29; Mar 7, 14, 2024

Oliver, Mayon, deceased, of Pittsburgh, PA. No. 01092 of 2024. Sara Oliver-Carter, Admr., c/o Quinntarra Morant, Esq., P.O. Box 10946, Pittsburgh, PA 15236.

24-00705 Feb 29; Mar 7, 14, 2024

Wittemberg, Mary Jean, deceased, of Pittsburgh, PA. No. 08539 of 2023. Linda C. Wittemberg, Extr., 7259 Upland St., Pittsburgh, PA 15208 or to Justin D. Okun, Esq., Farrell Weaver & Okun, 100 Ross Street, Suite 1, Pittsburgh, PA 15219.

24-00707 Feb 29; Mar 7, 14, 2024

Baker, William N. a/k/a William Nickless Baker, deceased, of Pittsburgh, PA. No. 00933 of 2024. Dennis Ziegler, Extr., c/o

Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00372w Feb 22, 29; Mar 7, 2024

Balkovec, Frank J., deceased, of Pittsburgh, PA. No. 00735 of 2024. Marlene M. Angelo, Co-Extr., 638 Mindora Street, Pittsburgh, PA 15211 and Frank P. Balkovec, Co-Extr., 255 Ramsey Avenue, Bridgeville, PA 15017 or to Christopher L. Harkins, Jr., Esq., Harkins Elder Law, 2760 Leechburg Road, Lower Burrell, PA 15068.

24-00373w Feb 22, 29; Mar 7, 2024

Britner, Anna Jean a/k/a Anna J. Britner, deceased, of North Versailles, PA. No. 00864 of 2024. Michael J. Britner, Extr., 1009 Oak Avenue, Turtle Creek, PA 15145 or to John Eric Bumbaugh, Esq., Bumbaugh & Nicola, Old Trail Professional Bldg., 10526 Old Trail Rd., Ste. 1, North Huntingdon, PA 15642.

24-00571 Feb 22, 29; Mar 7, 2024

Duzicky, Charlotte A., deceased, of Leet Township, PA. No. 01175 of 2024. Brian C. Gulish, Extr., c/o Gianni Floro, Esq., Gianni Floro, P.C., 935 Beaver Grade Road, Suite 6, Moon Township, PA 15108.

24-00378w Feb 22, 29; Mar 7, 2024

Fast, Jr., Stanley Wayne a/k/a Stanley W. Fast, Jr., deceased, of Bethel Park, PA. No. 00608 of 2024. Laura F. Waterstram, Extr., c/o Karen S. Timko, Esq., Certified Elder

Law Attorney, Julian Gray Associates, 954 Greentree Rd., Pittsburgh, PA 15220.

24-00569 Feb 22, 29; Mar 7, 2024

Kammerer, Mildred M., deceased, of Plum, PA. No. 01792 of 2023. Cindy Villella, Admr., 414 Regency Drive, Plum, PA 15239 or to Richard L. Osberg, III, Esq., Law Offices of Richard L. Osberg, III, PLLC, 1900 Main Street, Suite 225, Canonsburg, PA 15317.

24-00376w Feb 22, 29; Mar 7, 2024

Reith, David Allen, deceased, of Springdale, PA. No. 01043 of 2024. Lucy Reith, Extr., 412 Elwyn Avenue, Springdale, PA 15144 or to Christopher L. Harkins, Jr., Esq., Harkins Elder Law, 2760 Leechburg Road, Lower Burrell, PA 15068.

24-00371w Feb 22, 29; Mar 7, 2024

Shepard, Mary A., deceased, of Pittsburgh, PA. No. 00908 of 2024. Mark D. Shepard, Extr., 1501 Mt. Royal Blvd., Glenshaw, PA 15116 or to Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

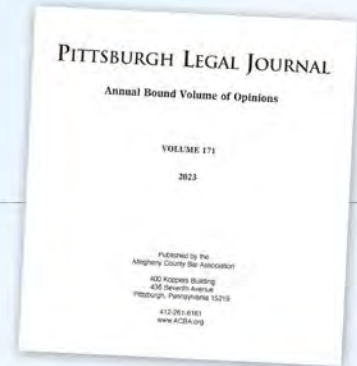
24-00375w Feb 22, 29; Mar 7, 2024

Stemberger, John J., deceased, of Pittsburgh, PA. No. 0941 of 2024. Cheryl Nichols, Extr., 2123 New Texas Road, Pittsburgh, PA 15239 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

24-00568 Feb 22, 29; Mar 7, 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 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.

Swalwell, Regina, deceased, of McKeesport, PA. No. 01187 of 2009. Megan Huss, Admr. c.t.a., 8571 Walnut Street, Westmoreland City, PA 15692 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-00383w Feb 22, 29; Mar 7, 2024

Wagner, John R., deceased, of Pittsburgh, PA. No. 00839 of 2024. Gabrielle Lesser, Extrx., 36 Calumet Avenue, Hastings on Hudson, NY 10706 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-00570 Feb 22, 29; Mar 7, 2024

Wharrey, Jane C., deceased, of Coraopolis, PA. No. 04748 of 2023. Leah DeTillo, Extrx., 2225 Little Sewickley Creek Road, Sewickley, PA 15143 or to John Edson, Esq., 100 Hazel Lane, Suite 300, Sewickley, PA 15143.

24-00374w Feb 22, 29; Mar 7, 2024

Zabelsky, Lee E., deceased, of Duquesne, PA. No. 00409 of 2023. Stephanie L. Zabelsky, Admr., 1416 Highland Ave., Duquesne, PA 15110 or to Carl Zacharia, Esq., Zacharia Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-00384w Feb 22, 29; Mar 7, 2024

Andrews, Harry L., deceased, of West Mifflin, PA. No. 08349 of 2023. Kristen L. Sakley, Extrx., c/o Jonathan E. Noble, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

24-00326w Feb 15, 22, 29, 2024

Andrews, Janet B., deceased, of West Mifflin, PA. No. 08248 of 2023. Kristen Sakley, Extrx., c/o Jonathan E. Noble, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

24-00327w Feb 15, 22, 29, 2024

Appel, Lois N. a/k/a Lois Appel, deceased, of Pittsburgh, PA. No. 00822 of 2024. Judy A. Phelps, Extrx., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00329w Feb 15, 22, 29, 2024

Brown, David Gordon, deceased, of Clairton, PA. No. 8484 of 2023. Cody T. Brown, Admr., 1112 Thompson Run Rd., West Mifflin, PA 15122 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

24-00516 Feb 15, 22, 29, 2024

Hickman, Sr., Alvin W., deceased, of Monroeville, PA. No. 00615 of 2024. Kenneth Hickman, Extrx., 4407 Burma Road, Monroeville, PA 15146 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

24-00514 Feb 15, 22, 29, 2024

Kane, George P. a/k/a George Kane, deceased, of Pittsburgh, PA. No. 00464 of 2024. Ryan Kane, Admr., 56 1st Street, Irwin, PA 15642 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

24-00511 Feb 15, 22, 29, 2024

Mogyorosi, Joseph J. a/k/a Joseph John Mogyorosi, deceased, of Leetsdale Borough, PA. No. 00405 of 2024. William B. Jasper, Extrx., 24 Winding Road, Leetsdale, PA 15056 or to Chad F. McMillen, Esq., McMillen, Urick, Tocci, & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.

24-00517 Feb 15, 22, 29, 2024

Myers, Stephanie Jolene, deceased, of Pittsburgh, PA. No. 08263 of 2023. JoAnne L. Myers, Admr., 415 Myers Lane, Portersville, PA 16051 or to James W. Manolis, Esq., Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530.

24-00512 Feb 15, 22, 29, 2024

Pinhas, Chris, deceased, of Scott Township, PA. No. 00638 of 2024. Christopher L. Pinhas, Admr., 640 Industry Road, Buena Vista, PA 15018 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-00515 Feb 15, 22, 29, 2024

Stratton, Jane E., deceased, of Hampton Township, PA. No. 00547 of 2024. Shelia McLaughlin, Extrx., 603 Whispering Pines Dr., Gibsonia, PA 15044 or to Christina E. McKaveney-Malkin, Esq., Malkin Law Offices, PO Box 353, Ingomar, PA 15127.

24-00510 Feb 15, 22, 29, 2024

Tabor, Jeffrey F., deceased, of Fox Chapel, PA. No. 00654 of 2024. Cynthia H. Tabor, Extrx., 6 Edgewood Road, Pittsburgh, PA 15238 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238.

24-00513 Feb 15, 22, 29, 2024

Zinsser, Jr., John a/k/a John H. Zinsser, Jr., deceased, of Gibsonia, PA. No. 02266 of 2023. Alan R. Rhodes, Extrx., 154 Robinson Run Road, Butler, PA 16001 or to Thomas J. May, Esq., Dillon McCandless King Coulter & Graham L.L.P., 128 West Cunningham St., Butler, PA 16001.

24-00509 Feb 15, 22, 29, 2024

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 Bellevue Volunteer Fire Company.

24-00424w Feb 29, 2024

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 Bellevue Volunteer Firefighters Relief Assoc.

24-00425w Feb 29, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-14043. In re: Petition of Yun Andrew Lee, for change of name to Andrew Yun Power. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 20, 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.

24-00423w Feb 29, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-001818. In re: Petition of Ariane Bruder Do Nascimento and Thiago Bruder Do Nascimento, parent(s) and Legal guardian(s) of Inacio Nascimento and Olavo Nascimento for change of name to Inacio Bruder and Olavo Bruder. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 27, 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.

24-00787 Feb 29, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-14084. In re: Petition of Hyomyong Romain Ntati, for change of name to Romain Hyomyong Ntati. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 27, 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.

24-00788 Feb 29, 2024

Notice

In the Court of Common Pleas Allegheny County, Pennsylvania US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, Plaintiff,

vs. Chris A. Bozeman (deceased), Defendants.

Civil Division Case No.: MG-18-000027

Amended Notice Of Sheriff's Sale Of Real Estate

To: Joyce Bozeman, as Believed Heir to the Estate of Chris A. Bozeman; Unknown Heirs of the Estate of Chris A. Bozeman; Unknown Administrators of the Estate of Chris A. Bozeman

This Firm Is A Debt Collector Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. If You Have Previously Received A Discharge In Bankruptcy, This Is Not And Should Not Be Construed To Be An Attempt To Collect A Debt, But Only Enforcement Of A Lien Against Property.

Your house (real estate) at 505 Veronica Drive, Pittsburgh, PA 15235 is scheduled to be sold at the Sheriff's Sale on May 6, 2024 at 9:00 AM prevailing local time, in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA via virtual technology to enforce the judgment of \$89,576.11 obtained by US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust against you. As a result, a writ of execution has been issued in the amount of \$141,031.40.

Notice Of Owner's Right You May Be Able To Prevent This Sheriff's Sale

To prevent this Sheriff's Sale, you must take immediate action:

The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorneys Fees due. To find out how much you must pay, you may call: 614-220-5611.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

2. You may also be able to stop the sale through other legal proceedings.

3. You May Need An Attorney To Assert Your Rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

You May Still Be Able To Save Your Property And You Have Other Rights Even If The Sheriff's Sale Does Take Place.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder.

You may find out the price bid by calling 412-350-4704.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at 412-350-4704.

4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.

5. You have the right to remain in the property until the full amount due is paid to the sheriff and the sheriff gives a deed to the buyer. At that time the buyer will bring legal proceedings, if necessary, to evict you.

6. You may be entitled to a share of the proceeds which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within 30 days of the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, CONTACT THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Allegheny County Bar Association
Koppers Suite 400, 436 7th Avenue
Pittsburgh, PA 15219
412-261-5555

Neighborhood Legal Services
928 Penn Avenue
Pittsburgh, PA 15222
412-255-6700

Manley Deas Kochalski LLC
By: Kimberly J. Hong, Esquire (PA I.D. # 74950), Meredith H. Wooters, Esquire (307207), Michael E. Carleton, Esquire (203009), Alyk L. Oflazian, Esquire (312912), Cristina L. Connor, Esquire (318389), Katherine M. Wolf, Esquire (314307), Ed E. Qaqish, Esquire (309463).

24-00663 Feb 29, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-011460. Notice is hereby given to Melinda M. Iera, 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 13, 2024 at 9:45 a.m. in Room 703 of the Allegheny County Courthouse for the property located at 321 Arlington Avenue, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 459-D-389. This notice acts as service of the Argument for Rule to Show Cause pursuant to the November 8, 2023 Order of Court.

24-00709 Feb 29, 2024

Notice of Trust

Notice is hereby given of the administration of the The John A. Lesniak Revocable Living Trust Dated January 27, 1993. John A. Lesniak, settlor of the trust, of the Township of Scott, County of Allegheny, and Commonwealth of Pennsylvania, died on June 12, 2023. All persons having claims against John A. Lesniak are requested to make known the same to the trustee of attorney named below. All persons indebted to John A. Lesniak are requested to make payment without delay to the trustee or attorney named below.

Jeffrey M. Lesniak, Trustee
137 Bryna Lane
Carnegie, PA 15106
Pecori & Pecori, Attorneys at Law
7051 Steubenville Pike, Suite 7
Oakdale, PA 15071
24-00574 Feb 22, 29; Mar 7, 2024

Notice

**Propel Schools
Carpet Removal and Installation**
Propel Schools is now accepting bids for Carpet Removal and Installation at our Propel Braddock Hills High School location. Please visit www.propelschools.org and click on 'Contact Us' then 'Contracting Opportunities' for bid documents.
24-00596 Feb 22, 29; Mar 7, 2024

Notice

**Propel Schools
Interior School Building Painting**
Propel Schools is now accepting bids for Interior School Building Painting at our Propel East School location. Please visit www.propelschools.org and click on 'Contact Us' then 'Contracting Opportunities' for bid documents.
24-00597 Feb 22, 29; Mar 7, 2024

**Notice of Action in
Mortgage Foreclosure**

Court of Common Pleas
Allegheny County
Civil Division
NO: MG-24-000039
CSMC 2020-RPL2 Trust, Plaintiff
vs.
Charles J. Huber, Jr. a/k/a Charles J. Huber;
Bryan D. Stacy, known Heir of Sandra J. Jones a/k/a Sandra J. Huber, deceased;
Chad Huber, known Heir of Sandra J. Jones a/k/a Sandra J. Huber, deceased;
Christopher Mansfield, known Heir of Sandra J. Jones a/k/a Sandra J. Huber, deceased;
and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sandra J. Jones a/k/a Sandra J. Huber, deceased, Defendants
To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sandra J. Jones a/k/a Sandra J. Huber, deceased: Take Notice That The Plaintiff, CSMC 2020-RPL2 Trust has filed an action Mortgage Foreclosure, as captioned above.

Notice

If You Wish To Defend, You Must Enter A Written Appearance Personally Or By Attorney And File Your Defense Or Objections 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Allegheny County Bar Association
400 Koppers Bldg.
436 7th Avenue, 4th Floor
Pittsburgh, PA 15219
412-261-5555

LOGS Legal Group LLP
By: Christopher A. DeNardo, PA I.D. No. 78447; Jason Dionisio, PA I.D. No. 333475;

Samantha Gable, PA I.D. No. 320695; Leslie J. Rase, PA I.D. No. 58365; Heather Riloff, PA I.D. No. 309906; Kevin T. Tonczyczyn, PA I.D. No. 332616; Elizabeth L. Wassall, PA I.D. No. 77788, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, Telephone: (610) 278-6800, E-mail: pahelp@logs.com, LLG File No. 23-070140.
24-00789 Feb 29, 2024

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania
NO. 24-1580
Term, 2024

Eminent Domain Proceeding in REM
In Re: Condemnation by the Commonwealth of Pennsylvania, Department of Transportation, of the Right-Of-Way for State Route 0978, Section A17 in the Township of South Fayette

Notice Of Condemnation And Deposit Of Estimated Just Compensation

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on February 8, 2024 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on September 19, 2023 a plan entitled "Drawings Authorizing Acquisition of Right-of-Way for State Route 0978 Section A17 R/W in Allegheny County, and State Route 3026 Section A07 R/W in Allegheny County," a copy of which plan was recorded in the Recorder's Office of the aforesaid county on September 28, 2023, in Plan Book 319, Page 38.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.; Parcel No.; Name; Address
0202273000; 11; McClane Mining Company; Address unknown following diligent search 0202274000; 12; Arthur J. Nicholson, deceased; Heirs known but unlocatable following a diligent search

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

Furthermore, Notice Is Given That the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Jacqueline A. Evans, P.E.
District Right-of-Way Administrator
Engineering District 11-0
Pennsylvania Department of Transportation
24-00785 Feb 29, 2024

**Statement of Registration
Foreign Business Corporation**

Jeanne S. Lofgren, Esq., Campbell & Levine, LLC, 310 Grant Street, Suite 1700, Pittsburgh, PA 15219. Notice is hereby given that EC North America, Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of New Jersey. The address of its principal office under the laws of said jurisdiction is 101 North Main Street, Cranbury, NJ 08512, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 310 Grant Street, Suite 1700, Pittsburgh, PA 15219.

24-00704 Feb 29, 2024

**Voluntary Dissolution
Business Corporation**

Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063. Notice is hereby given by All-Power Contracting Corporation, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-00426w Feb 29; Mar 7, 2024

CIVIL DIVISION**Statutory Appeals**

(Continued from Page 1, Column 2)

Commonwealth of PA Department of Transportation vs Allen Raheem Yaseen; SA-24-000047; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Burt Shanesa Donte; SA-24-000048; Plates & Registration Susp; Motion to File Late Appeal; Atty(s): Pro Se, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Hernandez Erik Raul; SA-24-000049; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Barnett Hannah Noelle; SA-24-000050; Operator License Suspension; Appeal from OLS; Atty(s): Stevenson Shawn M, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Brooks Jeffrey Lynn; SA-24-000051; Operator License Suspension; Appeal from OLS; Atty(s): Waltman Michael Edward, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Claus Jason Michael; SA-24-000052; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Long Barry; SA-24-000053; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Bonner Jetera Denai; SA-24-000054; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Brooks Sr. Doyle Wayne; SA-24-000055; Operator License Suspension; Motion; Atty(s): Stevenson Shawn M, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Jordan Jr. Raymond Lewis; SA-24-000056; Operator License Suspension; Order of Court; Atty(s): Pro Se, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Clark Jr. George; SA-24-000057; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Scott Antwone James; SA-24-000058; Operator License Suspension; Motion to File Late Appeal; Atty(s): Pro Se, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Wagner Sean M.; SA-24-000059; Operator License Suspension; Motion to File Late Appeal; Atty(s): Rosner Anthony L, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs H Ollison Laneisha L.; SA-24-000060; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Gallogly Katherine Stamford; SA-24-000061; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

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