

**AR-24-006947;** Velocity Investments, LLC vs Theis; P-atty: **Demetrios H. Tsarouhis**  
**AR-24-006946;** Velocity Investments, LLC vs Wolf; P-atty: **Demetrios H. Tsarouhis**  
**AR-24-006900;** Barclays Bank Delaware vs Goldman; P-atty: **Paul Klemm**; D-atty: **David Romito**  
**AR-24-006475;** Kuntz, et al vs Happy Hour Holdings, LLC; P-atty: **Pro Se**; D-atty: **Pro Se**  
**AR-24-006156;** Alpha 5, LP vs Specialty Seal Group, Inc.; P-atty: **Andrew M. Gross**; D-atty: **Jordan Nicole Kelly**  
**AR-24-005697;** Hunter, et al vs Kranak, et al; P-atty: **Wayne M. Chiurazzi**; D-atty: **Casey J. Hemphill**  
**AR-24-005513;** Yan vs Chen; P-atty: **Pro Se**; D-atty: **Pro Se**  
**AR-24-002113;** CT Install America, LLC vs Rossiter; P-atty: **Andrew William Muir**; D-atty: **James R. Cooney**  
**AR-24-001175;** Pennsylvania State Employees Credit Union vs Weyant; P-atty: **Matthew D. Urban**; D-atty: **Pro Se**  
**AR-24-000599;** Mayger vs Electric Heights Housing Association; P-atty: **Anthony L. Rosner**; D-atty: **Tyler Foster**  
**AR-24-000421;** Mary, et al vs Jay Workmaster/Workmaster Remodeling; P-atty: **Pro Se**; D-atty: **Reed James Davis**

**SA-0001527-24;** Comm. of PA vs Aleyjah Dachele Hill; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001377-24;** Comm. of PA vs Jaydon Scott Johnson; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0000806-24;** Comm. of PA vs Emil Kaparov; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001530-24;** Comm. of PA vs Moshe Kasahun; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001350-24;** Comm. of PA vs Dametrius Kenney; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0000634-24;** Comm. of PA vs Dametrius Kenney; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001349-24;** Comm. of PA vs Dametrius Kenney; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0000914-24;** Comm. of PA vs Zyjaia Diamond Logan; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001507-24;** Comm. of PA vs Richard J. Lubanovic; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001506-24;** Comm. of PA vs Richard J. Lubanovic; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001509-24;** Comm. of PA vs Dennis Ehren Payne; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001518-24;** Comm. of PA vs Dawn Peoples; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001526-24;** Comm. of PA vs Cory Emit Ragland; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001522-24;** Comm. of PA vs Christine Renee Russo; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001120-24;** Comm. of PA vs Ashley Marie Salinetro; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001508-24;** Comm. of PA vs Christopher Soltow; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001533-24;** Comm. of PA vs Ram Timsina; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0000659-24;** Comm. of PA vs Bruce L. Webb; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0000660-24;** Comm. of PA vs Bruce L. Webb; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0000863-23;** Comm. of PA vs Lee Murphy Wilson VI; 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:

Bachman, Francis C., deceased, of Imperial, PA. No. 00832 of 2025. Stephanie Bachman, Admrx., 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, Admrx., 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, Extrx., 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. Zurich, 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, Extrx., 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, Admrx., 6927 Standish Street, Pittsburgh, PA 15206 or to Gusty Sunseri, Esq., 1290 Freepport 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, Extrx., 5117 Lantern Hill Dr., Pittsburgh, PA 15236.  
 25-00423 Feb 6, 13, 20, 27, 2025

Barmak, Marilyn Coltun, 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, 27, 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, 27, 2025

Bear, 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, 27, 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, 27, 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, 27, 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, 27, 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, 27, 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, 27, 2025

Summary Appeals Branch

Judge Katherine B. Emery  
 City-County Building  
 Room 313

Wednesday  
 February 19, 2025

Hearings

**SA-0001021-24;** Comm. of PA vs Richard Baker; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001517-24;** Comm. of PA vs Bryan Foley Batanoff; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001532-24;** Comm. of PA vs Jasiah Callaway; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001516-24;** Comm. of PA vs Brandon Diaz; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001438-24;** Comm. of PA vs Rhassan Hassan Dunn; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001524-24;** Comm. of PA vs William R. Ferguson; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001525-24;** Comm. of PA vs Sean E. Fisher; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0000679-24;** Comm. of PA vs Damon Jermaine Goodwine; P-atty: **Criminal Division Allegheny County District Attorney's Office**  
**SA-0001064-24;** Comm. of PA vs Pamela S. Henderson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

Slopy, 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

Anderson, Charles Werner, deceased, of Kennedy Township, PA. No. 08132 of 2024. Robert C. Anderson, Admr., 143 N. Vireo Drive, McKees Rocks, PA 15136 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.  
25-00173w Jan 30; Feb 6, 13, 2025

Angelo-Ingold, Antoinette, deceased, of Pittsburgh, PA. No. 00056 of 2025. Robert L. Angelo, Admr., 2412 State Avenue, Coraopolis, PA 15108 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
25-00174w Jan 30; Feb 6, 13, 2025

Carter, Brian Darnell, deceased, of Pittsburgh, PA. No. 00439 of 2025. Beverly Carter, Admr., 740 Lorenz Avenue, Pittsburgh, PA 15220 or to Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
25-00171w Jan 30; Feb 6, 13, 2025

Colaanni, Elizabeth J., deceased, of Mt. Lebanon, PA. No. 00411 of 2025. Susan Hansen, Extr., 4175 Club Course Drive, North Charleston, SC 29420 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.  
25-00172w Jan 30; Feb 6, 13, 2025

Furin, Barbara Eileen a/k/a Barbara E. Furin, deceased, of West Mifflin, PA. No. 00415 of 2025. Carla Sandy, Extr., 13 Fox Ford Court, Gibsonia, PA 15044 or to Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
25-00170w Jan 30; Feb 6, 13, 2025

Hansen, Marian Romaine a/k/a Marian R. Hansen a/k/a Marian Hansen, deceased, of Pittsburgh, PA. No. 00237 of 2025. Donna H. Hansen, Extr., 159 Washington Street, Pittsburgh, PA 15218 or to Roy J. Roscoe, Esq., 400 Manordale Rd., Pittsburgh, PA 15241.  
25-00271 Jan 30; Feb 6, 13, 2025

Johnson, Cathy M., deceased, of Pittsburgh, PA. No. 3516 of 2024. Kayla Lowden-Waller, Admr., 433 East Warrington Avenue, Pittsburgh, PA 15210 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
25-00177w Jan 30; Feb 6, 13, 2025

Johnson, Emanuel L., deceased, of Pittsburgh, PA. No. 399 of 2025. Kayla Lowden-Waller, Admr., 443 E. Warrington Avenue, Pittsburgh, PA 15210 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
25-00175w Jan 30; Feb 6, 13, 2025

Laquatra, Mary L. a/k/a Mary Laquatra, deceased, of Pittsburgh, PA. No. 00211 of 2025. Patricia A. Zanetti, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.  
25-00272 Jan 30; Feb 6, 13, 2025

Meehan, Gloria T., deceased, of Kennedy Township, PA. No. 00414 of 2025. Barbara Jo Sikora, Co-Extr., 217 Church Drive, Coraopolis, PA 15108 and Lynn Allias, Co-Extr., 6215 Regency Drive, Aliquippa, PA 15001 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.  
25-00169w Jan 30; Feb 6, 13, 2025

Milavec, Tracey, deceased, of South Fayette Township, PA. No. 00231 of 2025. Mark H. Wolfe, Admr., 283 Fort Cherry Road, McDonald, PA 15057 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.  
25-00273 Jan 30; Feb 6, 13, 2025

Nydes, Lawrence B., deceased, of Pittsburgh, PA. No. 00113 of 2025. Judd R. Nydes, Co-Extr. and Joshua M. Nydes, Co-Extr., 30 Riverside Boulevard, Apt. 25D, New York, NY 10069 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.  
25-00274 Jan 30; Feb 6, 13, 2025

Smiley, John Peter, deceased, of Mt. Lebanon, PA. No. 00432 of 2025. Stephen Smiley, Extr., c/o Gianni Floro, Esq., Gianni Floro, P.C., 935 Beaver Grade Road, Suite 6, Moon Township, PA 15108.  
25-00176w Jan 30; Feb 6, 13, 2025

Triebisch, Gary A., deceased, of Pittsburgh, PA. No. 00363 of 2025. Gary A. Triebisch, Jr., Extr., 305 Gerrie Drive, Pittsburgh, PA 15241 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.  
25-00167w Jan 30; Feb 6, 13, 2025

### Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division  
GD-25-000243

Kalman G. Szabo t/d/b/a Sequoia Real Estate Group LLC, Plaintiff vs. Monica Ordean as Known Heir and Administrator of the Estate of Andrew R. Muehlbauer, Unknown Heirs of Andrew R. Muehlbauer, Unknown Heirs of Monica Ordean, And any and all other persons and entities unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership, Defendants

Notice To: Monica Ordean, Unknown Heirs of Andrew R. Muehlbauer, Known and Unknown Heirs of Monica Ordean

There has been an action to quiet title for property located at 1261 High St, Pittsburgh, Allegheny County, PA 15212. The parcel number for property in question is 24-C-195.

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

#### Lawyer Referral Service

The Allegheny County Bar Association  
400 Koppers Building  
436 Seventh Ave.

Pittsburgh, PA 15219  
(412) 261-5555

<https://www.getpittsburghlawyer.com/>  
25-00522 Feb 13, 2025

### Notice

In the United States District Court Western District of Pennsylvania  
Civil Division  
24-CV-01406

Board of Trustees of Cement Masons Local 526 Combined Funds, Inc., Plaintiff

Vs. Spartan Construction Company and Victor Maga, Defendants.

Spartan Construction Company and Victor Maga,

You are hereby notified that on October 7, 2024 Plaintiff, Board of Trustees of Cement Masons Local 526 Combined Funds, Inc., filed a Complaint against you in the United States District Court Western District of Pennsylvania, docketed to 24-CV-01406. Wherein Plaintiff seeks to collect delinquent fringe benefits for April, May, and June 2024.

#### Notice to Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication by entering a written appearance personally or by attorney and filing in writing with the court an Answer to the claims set forth in the Complaint. 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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCE FEE OR NO FEE.

#### Lawyer Referral Service

The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219

Telephone 412-261-5555

25-00541 Feb 13, 2025

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
NO. GD-23-002977

Wilksburg School District and Wilksburg Borough, Plaintiffs,

v.  
The Unknown Heirs of James E. Williams, Deceased, Defendant(s).

#### Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 232-F-86, more commonly known as 1707 Maplewood Avenue, Pittsburgh, PA 15221 in Wilksburg Borough.

#### Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice to the relief requested by the Plaintiff. You may lose the 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

#### Lawyer Referral Service

The Allegheny County Bar Association  
400 Koppers Building  
436 Seventh Avenue

Telephone: (412) 261-5555

Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

25-00556 Feb 13, 2025

### Notice

Estate Notice - Service By Publication - Estate of Carol L. Ehen a/k/a Carol Lee Ehen, Deceased - Late of Allegheny County - To: Michael V. Ehen, Douglas L. Ehen, Jeffrey Jon Ehen and Joseph Paul Ehen, heirs of Carol L. Ehen a/k/a Carol Lee Ehen, Deceased (D.O.D. 11/23/20) - A Petition for Alias Citation to Compel Administration of Decedent's Estate by Surviving Heirs or in the Alternative to Show Cause Why Petitioner or his Nominee Should Not Be Appointed Administrator, has been filed by a principal creditor of decedent, Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, and a Citation has been awarded directed to the

above Heirs to be and appear before me, Michael McGeever, Director of Dept. of Court Records, Wills/Orphans' Court Div. of Allegheny County, PA on or before 3/6/25 at 10:00 a.m. prevailing time in my office at 414 Grant St., 1st Fl., City County Bldg., Pittsburgh, PA 15219, To Show Cause Why, Letters of Administration should not be granted to the Petitioner's nominee, Charles A.J. Halpin, III, Esq., for the Estate of Carol L. Ehnen a/k/a Carol Lee Ehnen, Deceased. The date 3/6/25 is not a hearing date. An answer must be filed before this date; However, the hearing date will be arranged between counsel and the Director. /s/ Charles A.J. Halpin, III, Esq., 100 S. Broad St., #1830, Phila., PA 19110, 215-563-4613. 25-00622 Feb 13, 2025

**Notice of Action in Mortgage Foreclosure**

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. MG-24-000091  
Fifth Third Bank, National Association, Plaintiff  
v.

Lisa Coffey, in Her Capacity as Administratrix of the Estate of John A. Coffey, Jr.; et al, Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under John A. Coffey, Jr. Defendant(s), 429 Pennview Drive, Pittsburgh, PA 15235

Complaint in Mortgage Foreclosure  
You are hereby notified that Plaintiff, Fifth Third Bank, National Association, 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-24-000091, seeking to foreclose the mortgage secured on your property located, 429 Pennview Drive, Pittsburgh, PA 15235.

**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 Ave., Pittsburgh, PA 15219  
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For

Visit us today at  
**ACBA.org.**

Plaintiff, Troy Freedman, Esq. ID No. 85165, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

25-00484 Feb 13, 2025

**Municipality of Bethel Park Allegheny County, Pennsylvania Public Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-23-011835  
In Rem

Condemnation of Property to: Obtain fee simple title for the purpose of creating and maintaining green space for public use and recreation

RE: Land Located at 1st Street, Lot and Block No. 317-F-147 Owned by Marc Scoratow; Lot and Block No. 317-F-204 Owned by Herbert Embry; and Lot and Block No. 317-F-208 Owned by Louis Barnette

Certificate of Location: I hereby certify that the location of the real estate is:

1st Street, Municipality of Bethel Park, (Allegheny County, PA), Lot and Block Nos. 317-F-147, 317-F-204 and 317-F-208

**Written Offer of Compensation**

A Declaration Of Taking having been filed in the above-entitled action by Condemnor, the Municipality of Bethel Park, for each of the three properties designated as Block and Lot Nos.: 317-F-147; 317-F-204; and 317-F-208, each located at 1st Street, Bethel Park, PA 15102, and no preliminary objections having been timely filed to the Declaration Of Taking, Condemnor hereby makes a written offer of six thousand dollars (\$6,000.00) to the Condemnees for each of three parcels described above (for a total offer of \$18,000 across all three parcels) as just compensation.

Tucker Arensberg, P.C.

By: David J. Mongillo, Esquire, 1500 One PPG Place, Pittsburgh, PA 15222, (412) 566-1212, Counsel for Condemnor, Municipality of Bethel Park

/s/ Kristen Denne, Manager  
25-00490 Feb 13, 2025

**ORPHANS' COURT**

**Wills**

*(Continued from Page 1, Column 3)*

**Harold H. King, deceased;** Karen A. Glotzbach, Extrx.; Atty: Daniel M. Flynn; 00555 of 2025.

**M. Lorraine Mateer, deceased;** Denise M. Hughes, Extrx.; Atty: John William Ament; 02820 of 2024.

**Ann M. De Klerk, deceased;** Peter De Klerk, Co-Extr., Susan Gaitan, Co-Extr.; Atty: Matthew F. Schwartz; 00470 of 2025.

**Joseph P. Sieniawski, deceased;** Marianne C. Schafer, Extrx.; Atty: Christine B. Murphy; 00565 of 2025.

**Charles Louis Bonasorte, deceased;** Erkia Stanford, Extrx.; Atty: Walter Nalducci; 00567 of 2025.

**Karen W. Kennedy, deceased;** Patricia T. Quirin, Extrx.; Atty: David K. Barnes; 00573 of 2025.

**Marie A. Orlando, deceased;** Janet Bartley, Extrx.; Atty: Gusty A. E. Sunseri; 00575 of 2025.

**Elizabeth Gerhart, deceased;** Matthew Gerhart, Extrx.; Atty: Gusty A. E. Sunseri; 00577 of 2025.

**Barbara Louise Van Osdol, deceased;** Karin Marie Reinford, Extrx.; Atty: Shawn N. Wright; 00580 of 2025.

**John P. Charney, deceased;** Daniel M. Charney, Extrx.; Atty: Pat A. Capolupo; 00584 of 2025.

**Tadashi Inagami, deceased;** Masako Inagami, Extrx.; Atty: Branden Anton Fulciniti; 00585 of 2025.

**Richard R. Kelch, Sr., deceased;** Timothy S. Kelch, Extrx.; Atty: Carol Sikov Gross; 00587 of 2025.

**Jeanne Walters, deceased;** Kirt Walters, Extrx.; Atty: Melina Georgiades; 00588 of 2025.

**Vinal Dale Thurston, deceased;** Sharon Bonavoglia, Extrx.; Atty: Michael F. Santicola; 00589 of 2025.

**James K. Slopey, deceased;** Tamara B. Ribar, Extrx.; Atty: Megan E. Loftis; 00593 of 2025.

**Cletus H. Lee, deceased;** Mark D. Lee, Extrx.; 00595 of 2025.

**Evelyn F. Herrick, deceased;** Christina L. Herrick, Extrx.; Atty: Joseph Anthony Nese, Jr.; 00597 of 2025.

**Keith A. McDuffie, deceased;** Andrew K. McDuffie, Extrx.; Atty: Matthew F. Schwartz; 00600 of 2025.

**Lawrence William Tarrant, deceased;** Anelisa R. Tarrant, Extrx.; Atty: Edwin W. Russell; 00601 of 2025.

**Patricia Hutcheson, deceased;** BNY Mellon NA, Extrx.; Atty: Gary J. Gushard; 07899 of 2024.

**Margaret G. Nist, deceased;** Carol E. Nist, Extrx.; Atty: Ryan R. Mick; 00453 of 2025.

**Ronald Anthony Muto, deceased;** Roc A. Muto, Extrx.; 00644 of 2025.

**Richard W. Stover, Sr., deceased;** David L. Stover, Extrx.; Atty: Colleen D. Bratkovich; 00645 of 2025.

**Nancy K. Poremski, deceased;** James J. Poremski, Extrx.; Atty: Megan E. Loftis; 00646 of 2025.

**Dolores M. O'Connell, deceased;** Sharon M. Willochell, Extrx.; Atty: Ryan G. Lemke; 00648 of 2025.

**Janet M. Folino, deceased;** John W. Stanko, III, Extrx.; 00649 of 2025.

**Peter C. Griffin, deceased;** Jarrod G. Griffin, Extrx.; Atty: John M. Smith; 00651 of 2025.

**Sylvia Leah Sakach, deceased;** Lynn R. Nizan, Extrx.; 00655 of 2025.

**Agatha C. Giegerich, deceased;** Marie Zarliano, Extrx.; Atty: Catherine L. Meehan; 00659 of 2025.

**Bruce P. Yaillen, deceased;** Judy Light Yaillen, Extrx.; Atty: Robert J. Garvin; 00661 of 2025.

**Joanne Kelly, deceased;** Christopher Kelly, Extrx.; Atty: Daniel F. Bekavac, Jr.; 00669 of 2025.

**Carol J. Hazlett, deceased;** Scott D. Parke, Extrx.; Atty: William T. Woncheck; 00670 of 2025.

**Joanne L. Magdic, deceased;** Joseph J. Magdic, Co-Extr., Mary Ann Lebowitz, Co-Extr.; Atty: Kathryn Mary Wakefield; 00672 of 2025.

**Margaret E. Sipper, deceased;** Mark A. Sipper, Extrx.; 00673 of 2025.

**Viola H. Madden, deceased;** James W. Madden, Extrx.; Atty: James L. Welsh, III; 00680 of 2025.

**Kevin J. Adams, deceased;** Gary F. Adams, Extrx.; Atty: Ashley E. Sharek; 00681 of 2025.

**Bernice Kelley, deceased;** Donald J. Kelley, Co-Extr., Joyce A. Kelley, Co-Extr.; Atty: Samuel J. Pasquarelli; 00685 of 2025.

**Nancy Ann Morrow, deceased;** William H. Morrow, Co-Extr., Cheryl L. Savage, Co-Extr.; Atty: Brock A. Meanor; 00686 of 2025.

**Daniel Zalazar, deceased;** John M. Korb, Co-Extr., Linda A. Korb, Co-Extr.; 00688 of 2025.

**Kimberly E. Hogan, deceased;** Katherine Hogan Zeh, Extrx.; Atty: Michael D. Seymour; 00690 of 2025.

**Julia Ann Thomas, deceased;** Barbara L. Solomon, Extrx.; Atty: Robert E. Pendergast; 00691 of 2025.

**Margaret A. Buck, deceased;** Michael Buck, Extrx.; Atty: David L. Beyer; 00692 of 2025.

**Debra Rodibaugh, deceased;** Gordon I. Judge, Extrx.; Atty: Howard F. Murphy; 00693 of 2025.

**Marleen J. Smith, deceased;** Marcia J. Martinez, Extrx.; Atty: Daniel M. Flynn; 00671 of 2025.

**Harold F. Marks, Jr., deceased;** Robin E. Schoss, Extrx.; Atty: Emily L. Davidson; 00705 of 2025.

**Ray S. Freilino, deceased;** Howard Lawson, Extrx.; Atty: Alan I. Farber; 00706 of 2025.

**Lawrence O. Roth, deceased;** Ronald N. Roth, Extrx.; Atty: Christina Pici; 00707 of 2025.

**David Marschik, deceased;** Michelle V. Steele, Extrx.; Atty: Molly M. Creenan; 00708 of 2025.

**Caterina Reale, deceased;** Dominic F. Reale, Extrx.; Atty: Lloyd A. Welling; 00709 of 2025.

**Marvis S. McCoy, deceased;** Mark A. McCoy, Extrx.; 00713 of 2025.

**William Robert Rovnak, deceased;** Norene Rovnak, Extrx.; Atty: Mary Kathleen M. Certo; 00714 of 2025.

**Charles Lawrence Culbertson, deceased;** Nancy Simpronio, Extrx.; Atty: Keith A. Woerner; 00715 of 2025.

**Michele G. Yann, deceased;** Victoria M. Yann, Extrx.; Atty: Susan D. Livingston; 00716 of 2025.

**James H. Walther, deceased;** James E. Walther, Extrx.; Atty: Glenn A. Smith; 00717 of 2025.

**James Michael McCormick, deceased;** Mary Kathleen Forbes, Extrx.; 00718 of 2025.

**Katherine Smithson, deceased;** Earl Smithson, Jr., Extrx.; 00721 of 2025.

**Lynda M. Frank, deceased;** Nancy L. Graf, Extrx.; Atty: Bjorn Dakin; 00722 of 2025.

**Barbara A. Dougherty, deceased;** Conor Justin Sammartin, Extrx.; Atty: Justin D. Okun; 00726 of 2025.

**Mark Mazza, deceased;** Elaine Patterson, Extrx.; Atty: James A. Clayton; 00728 of 2025.

**Orlando Gabriele, deceased;** Denise J. Kalinowski, Extrx.; Atty: R. Douglas Denardo; 00732 of 2025.

**M. Josephine Guerrieri, deceased;** Mary Joann McGettigan, Extrx.; Atty: Wendy Denton Heleen; 00744 of 2025.

**Jeannine C. Meiksin, deceased;** Judith A. Meiksin, Extrx.; Atty: Robert J. Garvin; 03749 of 2021.

**Marilyn E. Botte, deceased;** Rick Anthony Salvino, Extrx.; Atty: Justin Ellis; 00745 of 2025.

**Robert L. Beam, deceased;** Robert Lester Beam, Extrx.; Atty: Alan I. Farber; 00751 of 2025.

**Susan Rae Rittick, deceased;** Steven H. Schulenberg, Jr., Extrx.; Atty: James R. Fenchel; 00754 of 2025.

**Elizabeth J. Benecki, deceased;** Joann B. King, Extrx.; Atty: Philip D. Luciano, II; 00762 of 2025.