

SA-0001276-24; Comm. of PA vs Kimmeka Chantayna Almeta May; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001320-24; Comm. of PA vs Tiera Marchaise Morgan; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001278-24; Comm. of PA vs Spencer Dwayne Moss; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001327-24; Comm. of PA vs Shatara Alisha Murphy; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001121-24; Comm. of PA vs Kieatia Patterson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001312-24; Comm. of PA vs Za-Mirah Pierre-Louis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001277-24; Comm. of PA vs Ronald J. Schamus; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001333-24; Comm. of PA vs Jason Alexander Scioscia III; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001334-24; Comm. of PA vs Dylan Michael Studer; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001319-24; Comm. of PA vs Bexruz Suyunov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001167-24; Comm. of PA vs Lasasha K. Taulton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001255-24; Comm. of PA vs Malik Angel Kari Thomas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000648-23; Comm. of PA vs Ralene Thomas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001316-24; Comm. of PA vs Mikal El Warfield-Payne; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001317-24; Comm. of PA vs Mikal El Warfield-Payne; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000907-24; Comm. of PA vs Jaya Washington; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001318-24; Comm. of PA vs Erol Yildirim; 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:

Baldinger, Marylane a/k/a Marylane M. Baldinger a/k/a Marylane Marie Baldinger a/k/a Marylane E. Baldinger, deceased, of Monroeville, PA. No. 07482 of 2024. Terrence E. Hanlon, Extr., 712 Rosewood Drive, Pittsburgh, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04566 Jan 3, 10, 17, 2025

Biddle, Marianne A., deceased, of Pittsburgh, PA. No. 07745 of 2024. Jennifer A. Biddle, Co-Extr. and Andrew Biddle, Co-Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02345w Jan 3, 10, 17, 2025

Ehle, Rose Marie a/k/a Rose Ehle a/k/a Rose M. Ehle, deceased, of Findlay Township, PA. No. 07633 of 2024. Jennifer L. Lakes, Extr., 127 Campmeeting Road, Clinton, PA 15026 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

24-04564 Jan 3, 10, 17, 2025

Gianella, Kenneth R., deceased, of Pittsburgh, PA. No. 07902 of 2024. Kenneth Patrick Gianella, Admr., 713 Iris Gardens Court, San Jose, CA 95125 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-04572 Jan 3, 10, 17, 2025

Kennedy, Diana, deceased, of Pittsburgh, PA. No. 08148 of 2024. Valerie Testa, Admr., 5031 Ampere Street, Pittsburgh, PA 15207 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-02344w Jan 3, 10, 17, 2025

Lavrich, Jr., Michael K., deceased, of Harwick, PA. No. 07705 of 2024. Mark Boss, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02346w Jan 3, 10, 17, 2025

Petkovsek, Benjamin A. a/k/a Benjamin Allen Petkovsek, deceased, of Monroeville, PA. No. 04580 of 2024. Mary Petkovsek, Admr., c/o John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.

24-04565 Jan 3, 10, 17, 2025

Powers, Beryl D. a/k/a Beryl Doreen Powers a/k/a Beryl D. Smith, deceased, of Pittsburgh, PA. No. 7805 of 2024. Patricia J. Dziekan, Extr., 3941 Brentwood Road, Pittsburgh, PA 15236 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02341w Jan 3, 10, 17, 2025

Regoli, Robert L., deceased, of Baldwin Borough, PA. No. 7887 of 2024. Francis G. Regoli, Extr., 1467 Senior Drive, Pittsburgh, PA 15227 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

24-04568 Jan 3, 10, 17, 2025

Rupchis, John C., deceased, of Verona, PA. No. 07870 of 2024. John A. Rupchis, Extr., 18 Meadowridge Road, Harrison City, PA 15636 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04567 Jan 3, 10, 17, 2025

Scullon, Jr., Ralph R., deceased, of Pittsburgh, PA. No. 07809 of 2024. Margaret Scullon, Admr., 4517 Torley Street, Pittsburgh, PA 15224 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

24-04570 Jan 3, 10, 17, 2025

Snyder, Sandra Estelle a/k/a Sandra E. Snyder, deceased, of Pittsburgh, PA. No. 07538 of 2024. Andrea R. Friedenber, Extr., 1009 Flemington Street, Pittsburgh, PA 15217 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.

24-04563 Jan 3, 10, 17, 2025

Tomko, Robert, deceased, of Pittsburgh, PA. No. 07903 of 2024. Raymond J. Tomko, Co-Extr. and Nancy J. Tomko, Co-Extr., 3424 Lockridge Road, Pittsburgh, PA 15234 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-04571 Jan 3, 10, 17, 2025

Vozza, Domenico, deceased, of Mt. Lebanon, PA. No. 08036 of 2024. Susanna Zawacki, Extr., 239 Wilkins Ave., East Pittsburgh, PA 15112 or to John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203.

24-02340w Jan 3, 10, 17, 2025

Dugan, Nancy J., deceased, of Pittsburgh, PA. No. 07454 of 2024. John T. Richards, III, Admr. and Atty., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-04533 Dec 27 2024; Jan 3, 10, 2025

Whiteside, Priscilla a/k/a Priscilla Ann Whiteside, deceased, of Oakmont, PA. No. 07650 of 2024. Kevin J. Whiteside, Extr., 350 Alexandra Circle, Weston, FL 33326 or to Douglas C. Lovisky, Esq., Lovisky & Cressman, LLC, 1500 West College Avenue, State College, PA 16801.

24-04534 Dec 27 2024; Jan 3, 10, 2025

Adams, Catherine A., deceased, of Munhall, PA. No. 07912 of 2024. Christine L. Adams, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.

24-02301w Dec 20, 27 2024; Jan 3, 2025

Bashor, Eris Gene a/k/a Eris G. Bashor, deceased, of South Park Township, PA. No. 7139 of 2024. Fred Bashor, Admr. c.t.a., 915 Cochran Mill Road, Pittsburgh, PA 15236 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

24-04502 Dec 20, 27 2024; Jan 3, 2025

Bryner, David A., deceased, of Port Vue, PA. No. 07095 of 2024. Curtis J. Bryner, Extr., 3247 Jeffrey Drive, McKeesport, PA 15133 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-04504 Dec 20, 27 2024; Jan 3, 2025

Ciminel, Joseph E., deceased, of Carnegie, PA. No. 07657 of 2024. J. Layne Ciminel, Extr., 116 Windermere Court,

McMurray, PA 15317 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblistown Rd., Oakdale, PA 15071.

24-04503 Dec 20, 27 2024; Jan 3, 2025

Evanick, Josephine Ann a/k/a Josephine A. Evanick a/k/a Joanne Evanick a/k/a Joanne Cypher, deceased, of Elizabeth, PA. No. 07201 of 2024. William L. Cypher, Extr., 340 East Lake Road, Palm Springs, FL 33461 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

24-04501 Dec 20, 27 2024; Jan 3, 2025

Gallagher, Velma a/k/a Velma Jean Gallagher, deceased, of Monroeville, PA. No. 07665 of 2024. Linda Gallagher, Extr., 2521 Monroeville Boulevard, Monroeville, PA 15146 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-04512 Dec 20, 27 2024; Jan 3, 2025

Giedl, Betty Jane, deceased, of Pittsburgh, PA. No. 07752 of 2024. Norman J. Faett, III, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

24-04497 Dec 20, 27 2024; Jan 3, 2025

Gilbertson, Jr., John R. a/k/a John Robert Gilbertson, deceased, of Pittsburgh, PA. No. 05987 of 2024. Kaoru O. Gilbertson, Admr., 5409 Ellsworth Avenue, Pittsburgh, PA 15232 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

24-04507 Dec 20, 27 2024; Jan 3, 2025

Hajduk, Patricia a/k/a Patricia J. Hajduk, deceased, of Pittsburgh, PA. No. 07763 of 2024. Edward C. Adams, Extr., c/o Louis C. Blauth, Jr., Esq., 304 Ross Street, Suite 703, Pittsburgh, PA 15219.

24-04500 Dec 20, 27 2024; Jan 3, 2025

Heller, Marlene Ann, deceased, of Baldwin Township, PA. No. 07933 of 2024. Jill A. Puhl, Admr., 111 Will Scarlett Road, McMurray, PA 15317 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-02304w Dec 20, 27 2024; Jan 3, 2025

Hester, Blanche Mae a/k/a Blanche Hester, deceased, of Pittsburgh, PA. No. 06206 of 2023. Debra Pratt, Admr., 600 Gettysburg Street, Pittsburgh, PA 15206 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

24-04508 Dec 20, 27 2024; Jan 3, 2025

Holibaugh, Robert, deceased, of Pittsburgh, PA. No. 7574 of 2024. Frances Holibaugh, Admr., 6835 Penham Place, Pittsburgh, PA 15208 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

24-02300w Dec 20, 27 2024; Jan 3, 2025

Kennedy, Dorothy Lynn a/k/a D. Lynn Kennedy, deceased, of Bethel Park, PA. No. 07649 of 2024. Debi Bakowski, Extr., 14 Setter Place, Bethel Park, PA 15102 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-02302w Dec 20, 27 2024; Jan 3, 2025

Kurland, Dorothy B. a/k/a Dorothy Baker Kurland, deceased, of Pittsburgh, PA. No. 07584 of 2024. Brenda Kurland, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.

24-04506 Dec 20, 27 2024; Jan 3, 2025

Laufer, Mary J., deceased, of Mt. Lebanon, PA. No. 07737 of 2024. Donald E. Laufer, Extr., 1105 Vista Hill Road, Canonsburg, PA 15317 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-04510 Dec 20, 27 2024; Jan 3, 2025

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

Malley, Sean P. a/k/a Sean Malley, deceased, of Borough of Churchill, PA. No. 7368 of 2024. Gregory P. Avellana, Extr., 2338 Brismum Way, Hilliard, OH 43026 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02303w Dec 20, 27 2024; Jan 3, 2025

Mitsch, Dorothy D., deceased, of Allison Park, PA. No. 07888 of 2024. John C. Mitsch, Jr., Extr., 45761 Green Valley Road, Plymouth, MI 48170 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-02299w Dec 20, 27 2024; Jan 3, 2025

Pasco, John a/k/a John A. Pasco a/k/a John Andrew Pasco, deceased, of Hazelwood, PA. No. 07748 of 2024. Stephen Pasco, Admr., 105 The Boulevard, Pittsburgh, PA 15210 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

24-04509 Dec 20, 27 2024; Jan 3, 2025

Rosko, Charles E., deceased, of Monroeville, PA. No. 07725 of 2024. Elizabeth A. Rosko, Admr., 425 Brunner Drive, Monroeville, PA 15146 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrys ville, PA 15668.

24-04505 Dec 20, 27 2024; Jan 3, 2025

Shannon, Terrance Thomas a/k/a Terrance Shannon, deceased, of Pittsburgh, PA. No. 07585 of 2024. Charles T. Shannon, Admr., 315 7th Ave., Apt. 20B, New York, NY 10001 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301.

24-04498 Dec 20, 27 2024; Jan 3, 2025

Yates, Edwin F., deceased, of Pittsburgh, PA. No. 07757 of 2024. Neil R. Yates, Extr., 3208 Monaca Drive, Liberty Borough, PA 15133 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

24-04499 Dec 20, 27 2024; Jan 3, 2025

Action to Quiet Title

Civil Action
Court of Common Pleas
Allegheny County, Pennsylvania
Civil Action-Law
No. GD-24-012342
JWB Capital Group, LLC, Plaintiff
v.
William L. Wray and Susan E. Wray, Defendants

Complaint in Action to Quiet Title
You are hereby notified that Plaintiff, JWB Capital Group, LLC, has filed a Complaint in Action to Quiet Title against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. GD-24-012342, seeking to quiet title to the property located at 418 Ohio River Boulevard, Pittsburgh, Pennsylvania 15202.

Notice To Defend

You Have Been Sued In Court. 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 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 OR KNOW A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE

SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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
Allegheny County Bar Association
4th Floor Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
MJM Law, PLLC. Attorney for Plaintiff,
Matthew J. Morella, Esq. ID. No. 329554,
301 Grant Street, Suite 270, Pittsburgh, PA 15219, 412-960-1656. December 20, 2024.

24-04577 Jan 3, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-012230. In re: Petition of Zachary Rosser and Jessica A. Fabus-Rosser, parent(s) and Legal guardian(s) of Charlotte Janice Rosser for change of name to Charlotte Janice Fabus-Rosser. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 15, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-04605 Jan 3, 2025

Notice of Revocable Trust Pursuant to 20 PA C.S. § 7755(c)

Notice is hereby given of the administration of the Marjorie B. Driscoll Living Trust ("Trust") dated August 15, 2002. Marjorie B. Driscoll, Settlor of the Trust, of Whitehall Borough, Allegheny County, Pennsylvania, died on November 9, 2024. All persons having claims against Marjorie B. Driscoll or the Trust are requested to make known the same to the Trustee to the attention of the attorney named below. All persons indebted to Marjorie B. Driscoll or the Trust are requested to make payment without delay to the Trustee to the attention of the attorney named below.

Ruth Ann Driscoll, Trustee
c/o Benjamin Scott Johns, Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 1100
Pittsburgh, PA 15222

24-04562 Jan 3, 10, 17, 2025

Notice

Petition to Determine Title to Real Estate as to 8605 State Route 908, Tarentum PA, 15084, formerly owned by Kevin M. Armour, deceased, filed March 12, 2024 by Suzanne K. Armour, No. 1716 of 2024. Peter B. Lewis, Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.

24-04573 Jan 3, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-24-008528
Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,
v.
The Unknown Heirs of Kenneth J. Moore, Deceased, Defendant(s).

24-04573 Jan 3, 2025

Notice
Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 174-D-241,

more commonly known as 1247 Blackadore Avenue, Pittsburgh, PA 15221 in the Municipality of Penn Hills.

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
Pittsburgh, PA 15219
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

24-04576 Jan 3, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-24-004803
Penn Hills School District, Plaintiffs,
v.
The Unknown Heirs of Charles Hawkins, 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 367-G-208, 367-G-197, 367-G-131, 367-F-221, 367-G-221, 367-F-395, 367-G-226, 367-J-122, 367-J-128, 367-K-57, 367-G-214, 367-R-65, 367-G-201, 367-J-48, 367-J-100, more commonly known as 135 Kim Ln., Verona, PA 15147; Vacant Land At Saltsburg Rd., Verona, PA 15147; Vacant Land At Kim Ln., Verona, PA 15147; Vacant Land At Joyce Ln., Verona, PA 15147; Vacant Land At 135 Kim Ln., Verona, PA 15147; Vacant Land At Saltsburg Rd., Verona, PA 15147; Vacant Land At Verona Rd., Verona, PA 15147; Vacant Commercial Land At Verona Rd., Verona, PA 15147; Vacant Land At Saltsburg Rd., Verona, PA 15147; Vacant Land At 135 Kim Ln., Verona, PA 15147; Vacant Land At Lime Hollow Rd., Verona, PA 15147; Vacant Land At 135 Kim Ln., Verona, PA 15147; Vacant Commercial Land At Verona Rd., Verona, PA 15147; And Vacant Land At Verona Rd., Verona, PA 15147 in the Municipality of Penn Hills.

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
Pittsburgh, PA 15219
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

24-04578 Jan 3, 2025

Notice

Andrew D. Chrzan v. Monica R. Chrzan
No. FD22-008106-002

Notice of Service of First Set of Interrogatories and Request For Production of Documents

TO: Monica R. Chrzan, Defendant
Elisabeth W. Molnar, Esquire, and Alexandra L. Kovalchick, Esquire do hereby certify that the original of a First Set of Interrogatories and Request for Production of Documents, was served on the Defendant, via first class mail at her last known address on the 27th day of December, 2024, as follows: Monica R. Chrzan, Pro Se, 6 Ross Road, Wilmington, DE 19810.

24-04622 Jan 3, 2025

Notice of Revocable Trust Pursuant to 20 PA C.S. § 7755(c)

Notice is hereby given of the administration of The Lynda C. Haven Revocable Living Trust dated January 27, 2020. Lynda C. Haven, Settlor of the Trust, of Reserve Township, Allegheny County, Pennsylvania, died on June 29, 2024. All persons having claims against Lynda C. Haven are requested to make known the same to the Trustee or attorney named below. All persons indebted to Lynda C. Haven are requested to make payment without delay to the Trustee or attorney named below.

Stephanie Wacaster and Stephen Wacaster, Trustees
c/o Thomas J. Dempsey, Jr., Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 1100
Pittsburgh, PA 15222

24-04553 Dec 27 2024; Jan 3, 10, 2025

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO: GD-24-004861

Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee. Jerome P. Broderick, Jr., Joyce A. White, Paul D. Broderick and Timothy M. Broderick, as Surviving Heirs of Jerome P. Broderick, Sr., Deceased, and Unknown Surviving Heirs of Jerome P. Broderick, Sr., Deceased,

24-04573 Jan 3, 2025

Notice
To The Defendants:
You are hereby notified Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee, has filed a Complaint in Mortgage Foreclosure with regard to 122 Wilson Street Extension, Pittsburgh, PA 15223, endorsed with a Notice to Defend, against you at No. GD-24-004861 in the Civil Division of the Court of Common Pleas of Allegheny County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Allegheny County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may

lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE 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 Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

Plaintiff's Attorney: Robert W. Williams, Esquire, Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454, 215-855-9521.

24-04616 Jan 3, 2025

Voluntary Dissolution Nonprofit Corporation

June F. Swanson, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222. Notice is hereby given by Zonta Club of Pittsburgh Foundation, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit 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.

24-04569 Jan 3, 10, 2025

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Bank of America N.A. vs Babuscio Marilyn L.; AR-24-008085; Contract - Credit Card; Exhibits; 4803.08; Atty(s): Weinberg Frederic I., Flink Joel M

Westlake Services LLC vs Upshaw Jamie; AR-24-008086; Contract - Debt Collection; Exhibits; 11415.55; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Citibank N.A. vs Barnes Jesse A.; AR-24-008087; Contract - Credit Card; Exhibits; 4105.31; Atty(s): Klemm Paul

Citibank N.A. vs Geyer Deb; AR-24-008088; Contract - Credit Card; Exhibits; 2391.12; Atty(s): Klemm Paul

Westlake Services LLC vs Valorie Kayla L.; AR-24-008089; Contract - Debt Collection; Exhibits; 11062.69; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Westlake Services LLC vs Arietta Jordan; AR-24-008090; Contract - Debt Collection; Exhibits; 6823.41; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A.

Westlake Services LLC vs Smith Trevon; AR-24-008091; Contract - Debt Collection; Exhibits; 11750.75; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Westlake Services LLC vs Whitaker Jalissa F.; AR-24-008092; Contract - Debt Collection; Exhibits; 4503.27; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Lojas Brothers Roofing LLC vs Doing It Right LLC; AR-24-008093; Contract - Other; Complaint; 43174.00; Atty(s): Gailey Matthew D.

Radio One Inc. vs Groove Productions Inc.; Groove Productions; AR-24-008094; Contract - Debt Collection; Complaint; 24740.80; Atty(s): Sklar Andrew

Reschini Joseph, Reschini Anna-Marie vs Von Waldow Rachel, Liddle David; AR-24-008095; Contract - Other; Exhibits; Atty(s): Wilkinson Ashley L.

Billy Robert vs Ashland Inc.; AR-24-008096; Contract - Other; Complaint; Atty(s): Galloway Richard H

TD Bank USA N.A. vs Farris Jessica L.; AR-24-008097; Contract - Credit Card; Exhibits; 1126.25; Atty(s): Pomy Matthew Weston

TD Bank USA N.A. vs Kirkland Kevin; AR-24-008098; Contract - Credit Card; Exhibits; 749.72; Atty(s): Pomy Matthew Weston

Byers William, Byers Janet vs General Motors LLC; AR-24-008099; Contract - Other; Complaint; Atty(s): Silverman Robert M

Citibank N.A. vs Ilko Amy L; AR-24-008100; Contract - Credit Card; Exhibits; 2815.75; Atty(s): Pomy Matthew Weston

Discover Bank vs Bildhauer Karla A; AR-24-008101; Contract - Credit Card; Plaintiff's Appeal of MDJ; 7199.93; Atty(s): Urban Matthew D.

Citibank N.A. vs Needham Dennis D.; AR-24-008102; Contract - Credit Card; Exhibits; 5630.18; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Kedhim Montathar; AR-24-008103; Contract - Credit Card; Exhibits; 3619.63; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Settles Sonya; AR-24-008104; Contract - Credit Card; Exhibits; 3539.73; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Hadden Maryann; AR-24-008105; Contract - Credit Card; Exhibits; 8852.01; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Schake Pamela; AR-24-008106; Contract - Credit Card; Exhibits; 2580.11; Atty(s): Pomy Matthew Weston

Wells Fargo Bank N.A. vs Ramsey Henry; AR-24-008107; Contract - Debt Collection; Complaint; 6975.31; Atty(s): Francese Nicole M.

Davis Sharita vs Inner City Towing; AR-24-008108; Other Tort; Defendant's Appeal of MDJ; 450.00; Atty(s): Self-Represented

Straub Cindy vs Duchnowski Edward; AR-24-008109; Contract - Other; Defendant's Appeal of MDJ; Atty(s): Self-Represented

Shaginaw James vs A. Merante C contracting; AR-24-008110; Other Tort; Defendant's Appeal of MDJ; 3500.00; Atty(s): Self-Represented

Sala Chiropractic vs Biggs Sanitation; AR-24-008111; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Ries Jeffrey D

Levine Barry vs Borst Brett; AR-24-008112; Contract - Debt Collection; Defendant's Appeal of MDJ; 1000.00; Atty(s): Self-Represented

Portfolio Recovery Associates LLC vs Walldholtz Joseph; AR-24-008114; Contract - Debt Collection; Exhibits; 1742.83; Atty(s): Pomy Matthew Weston

Discover Bank vs Rebeiro Angela D; AR-24-008115; Contract - Debt Collection; Exhibits; 5903.55; Atty(s): Pomy Matthew Weston

Discover Bank vs Swartz Crista; AR-24-008116; Contract - Debt Collection; Exhibits; 2628.49; Atty(s): Pomy Matthew Weston

Homistek Marty vs State Farm Mutual Automobile Insurance Company; AR-24-008117; Legal Liability; Complaint; 60000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel, Cartwright James L.

Discover Bank vs Barrett Jason; AR-24-008118; Contract - Debt Collection; Exhibits; 3085.64; Atty(s): Pomy Matthew Weston

Discover Bank vs Chance Crystal L.; AR-24-008119; Contract - Debt Collection; Exhibits; 12077.71; Atty(s): Pomy Matthew Weston

Discover Bank vs Poprik Brian; AR-24-008120; Contract - Debt Collection; Exhibits; 19491.84; Atty(s): Pomy Matthew Weston

Peck Dale E vs FCA US LLC; AR-24-008121; Contract - Other; Complaint; Atty(s): Roseman Christina Gill

Discover Bank vs Dallacrose Dana L.; AR-24-008122; Contract - Debt Collection; Exhibits; 21525.63; Atty(s): Pomy Matthew Weston

Discover Bank vs Wisor Breanna S; AR-24-008123; Contract - Debt Collection; Exhibits; 8367.84; Atty(s): Pomy Matthew Weston

Discover Bank vs Harper Dylan L; AR-24-008124; Contract - Debt Collection; Exhibits; 5680.80; Atty(s): Pomy Matthew Weston

Discover Bank vs Glowczewski Kimberly; AR-24-008125; Contract - Debt Collection; Exhibits; 11052.52; Atty(s): Pomy Matthew Weston

Discover Bank vs Ritchie Kaylene; AR-24-008126; Contract - Debt Collection; Exhibits; 5639.55; Atty(s): Pomy Matthew Weston

Discover Bank vs Lattimer Michael; AR-24-008127; Contract - Debt Collection; Exhibits; 1229.06; Atty(s): Pomy Matthew Weston

Discover Bank vs Meta Angela; AR-24-008128; Contract - Debt Collection; Exhibits; 15364.53; Atty(s): Pomy Matthew Weston

Discover Bank vs Safran Lucinda; AR-24-008129; Contract - Debt Collection; Exhibits; 12414.41; Atty(s): Pomy Matthew Weston

Discover Bank vs Sacco Constance; AR-24-008130; Contract - Debt Collection; Exhibits; 7366.30; Atty(s): Pomy Matthew Weston

Discover Bank vs Cherry Thomas; AR-24-008131; Contract - Debt Collection; Exhibits; 3029.78; Atty(s): Pomy Matthew Weston

Discover Bank vs Lineberry Dabney; AR-24-008132; Contract - Debt Collection; Exhibits; 7934.19; Atty(s): Pomy Matthew Weston

Discover Bank vs Feigel Brandon T; AR-24-008133; Contract - Debt Collection; Exhibits; 3731.24; Atty(s): Pomy Matthew Weston

Discover Bank vs Podvorec Stanley E; AR-24-008134; Contract - Debt Collection; Exhibits; 15634.37; Atty(s): Pomy Matthew Weston

Discover Bank vs Pipich Thomas R.; AR-24-008135; Contract - Debt Collection; Exhibits; 21485.51; Atty(s): Pomy Matthew Weston

Discover Bank vs Wirtz Melsa; AR-24-008136; Contract - Debt Collection; Exhibits; 31176.05; Atty(s): Pomy Matthew Weston

Progressive Advanced Insurance Company vs Scalo Inc; AR-24-008137; Motor Vehicle Accident; Complaint; 2845.51; Atty(s): Dougherty Michael J.

Betimes Inc. vs Tenefouet Arhaud Wamba; AR-24-008113; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Self-Represented

Bank of America N.A. vs Abeyie Stephanie Saa; AR-24-008138; Contract - Debt Collection; Exhibits; 10837.69; Atty(s): Cawley Jonathan Paul

Bank Of America N.A. vs Owens Denise E; AR-24-008139; Contract - Credit Card; Exhibits; 5472.01; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Polite Jr. Abram; AR-24-008140; Contract - Credit Card; Exhibits; 3685.79; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Ballas Joseph M; AR-24-008141; Contract - Credit Card; Exhibits; 5139.76; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Kirkpatrick Zachary; AR-24-008142; Contract - Credit Card; Exhibits; 11831.86; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Kirkpatrick Zachary; AR-24-008143; Contract - Credit Card; Exhibits; 3092.41; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Lacey Joseph W.; AR-24-008144; Contract - Credit Card; Exhibits; 6533.64; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Lacey Joseph W.; AR-24-008145; Contract - Credit Card; Exhibits; 7225.77; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Wilcox Cheryl M.; AR-24-008146; Contract - Credit Card; Exhibits; 4564.09; Atty(s): Cawley Jonathan Paul

Zola Kara vs Partlow Lashawn; AR-24-008147; Other Tort; Defendant's Appeal of MDJ; 510.00; Atty(s): Self-Represented

Discover Bank vs Garland Levi; AR-24-008148; Contract - Debt Collection; Exhibits; 18784.70; Atty(s): Pomy Matthew Weston

Discover Bank vs Barasch Anne E.; AR-24-008149; Contract - Debt Collection; Exhibits; 16618.22; Atty(s): Pomy Matthew Weston

American Express National Bank vs Murray Sean; AR-24-008150; Contract - Credit Card; Praeipice for Appearance; 14542.91; Atty(s): Felzer Jordan W.

Discover Bank vs Schmidt Jr. John J; AR-24-008151; Contract - Debt Collection; Exhibits; 28340.20; Atty(s): Pomy Matthew Weston

Discover Bank vs Karlovitz Matthew A; AR-24-008152; Contract - Debt Collection; Exhibits; 13786.69; Atty(s): Pomy Matthew Weston

HS Financial Group LLC vs Gates Timothy; AR-24-008153; Contract - Debt Collection; Exhibits; 2417.15; Atty(s): Tsarouhis Demetrios H.

Discover Bank vs Anderson Elise A; AR-24-008154; Contract - Debt Collection; Exhibits; 23062.51; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Verner Michelle; AR-24-008155; Contract - Debt Collection; Exhibits; 2509.80; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James