

July 31 - Korbel, J. in Courtroom 425 at 2:00 PM

000 Senior Judge Mulligan,
001 Judge Bush, 002 Judge Costa,
003 Judge Cozza, 004 Judge
Hens-Greco, 005 Judge McGough,
006 Administrative Judge Eaton,
007 Judge Henry-Taylor, 008 Judge
Bubash, 009 Judge Korbel,
010 President Judge Clark, 011 Judge
Tranquilli, 012 Judge Middleman,
014 Judge Sizemore, 015 Judge
Woodruff, 016 Judge Walko, Jr.,
017 Judge Sweeney, 018 Judge
McCrary, 019 Judge Spurgeon
24-02164

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning Wednesday, July 10, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

Judge Klein will hear general asbestos motions on the following dates and times:

Wednesday, July 10, 2024 at 9:00 a.m.
Thursday, August 15, 2024 at 9:00 a.m.
Thursday, September 12, 2024 at 9:00 a.m.
24-02111

**Court of Common Pleas
of Allegheny County**

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, JULY 15, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, AUGUST 26, 2024**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
24-01802

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning July 18, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

Judge Regan will hear general asbestos motions on the following dates and times:

July 18, 2024 at 11:00 a.m.
August 27, 2024 at 11:00 a.m.
September 18, 2024 at 11:00 a.m.
24-01520

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:

Bishop, Brett G., deceased, of Pittsburgh, PA. No. 04200 of 2024. Matthew A. Bishop, Extr., 13969 NE 31st Place, Bellevue, WA 98005.

24-01201w Jul 2, 9, 16, 2024

Chirieleison, James, deceased, of Plum, PA. No. 3523 of 2024. Gordon Cahill, Extr., 109 Versailles Avenue, North Versailles, PA 15137 or to Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.

24-01207w Jul 2, 9, 16, 2024

Davis, Arnold A. a/k/a Arnold Arthur Davis, deceased, of Pittsburgh, PA. No. 04121 of 2024. Selene L. Davis, Extr., 909 Amberson Avenue, Pittsburgh, PA 15232 or to Mark C. Coulson, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

24-01215w Jul 2, 9, 16, 2024

Hummel, Walter J., deceased, of Pittsburgh, PA. No. 2870 of 2024. Dean Hummel, Extr., 4835 Kinley Ave., Pittsburgh, PA 15207 or to Michael J. Murphy, Esq., 3500 Main St., Munhall, PA 15120.

24-01212w Jul 2, 9, 16, 2024

Johnson, Marion N., deceased, of Pittsburgh, PA. No. 02812 of 2024. Carol J. Schreiner, Extr., 1306 Westfield Street, Pittsburgh, PA 15216 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

24-02430 Jul 2, 9, 16, 2024

Keller, William L., deceased, of Pittsburgh, PA. No. 04196 of 2024. Gary L. Keller, Admr., 123 Longvue Drive, Pittsburgh, PA 15237 or to Kevin J. O'Hare, Esq., Yukevich Marchetti Fischer & Zangrilli, PC, The Waterfront Building, Suite 100, 200 First Avenue, Pittsburgh, PA 15222.

24-01218w Jul 2, 9, 16, 2024

Kerlin, Mary, deceased, of Braddock, PA. No. 03948 of 2024. Kathy Harcarik, Extr., 1515 Grant St., Braddock, PA 15104.

24-01206w Jul 2, 9, 16, 2024

Lawson, Adeline S., deceased, of Pittsburgh, PA. No. 04149 of 2024. Thomas D. Sanctis, Extr., c/o Elizabeth W. Altman, Esq., EW Altman Law, LLC, P.O. Box 395, Oakmont, PA 15139.

24-01208w Jul 2, 9, 16, 2024

Maggio, William, deceased, of Churchill, PA. No. 3528 of 2024. Kimberly Herda, Admr., 304 3rd Street, 12, Oakmont, PA 15139 or to Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.

24-01209w Jul 2, 9, 16, 2024

Marinack, Kenneth P. a/k/a Kenneth Paul Marinack, deceased, of Hampton Township, PA. No. 03728 of 2024. Bambi Marinack, Co-Extr., 8436 Chaucer House Court, Lorton, VA 22079 and Raymond Wroblewski, Co-Extr., 166 Hunter Drive, Cranberry Twp., PA 16066 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

24-02432 Jul 2, 9, 16, 2024

McCluskey, Mary G., deceased, of Franklin Park Borough, PA. No. 04044 of 2024. John P. McCluskey, Sr., Extr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.

24-02433 Jul 2, 9, 16, 2024

Musilek, Karen G., deceased, of Pittsburgh, PA. No. 04047 of 2024. Donald F. Musilek, Extr., 829 Foxland Drive, Pittsburgh, PA 15243 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

24-01202w Jul 2, 9, 16, 2024

Nickles, Marie R. a/k/a Marie Nickles, deceased, of Pittsburgh, PA. No. 03891 of 2024. Suzanne Snyder, Admr., c/o Johanna C. Guehl, Esq., Law Offices of Johanna C. Guehl, 1725 Washington Rd., Ste. 305, Pittsburgh, PA 15241-1207.

24-02429 Jul 2, 9, 16, 2024

Robart, Felicitas a/k/a Felicitas E. Robart, deceased, of Pittsburgh, PA. No. 4165 of 2024. Lynda Lee Bandola, Extr., 497 Holdsworth Drive, Pittsburgh, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

24-01203w Jul 2, 9, 16, 2024

Scherer, Mildred F., deceased, of Whitehall, PA. No. 05934 of 2004. Sheri Inman, Admr. c.t.a., 50 Charles St., Struthers, OH 44471 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.

24-02431 Jul 2, 9, 16, 2024

Stein, Peter C., deceased, of Sewickley, PA. No. 04042 of 2024. Amy Smith, Extr., 510 McGinnis Lane, Wilmington, NC 28412 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

24-01204w Jul 2, 9, 16, 2024

Vermillion, Raymond a/k/a Raymond E. Vermillion, deceased, of Monroeville, PA. No. 03012 of 2024. Rhonda Cenci, Admr., 292 McWilliams Road, Trafford, PA 15085 or to Kimberly J. Gallagher, Esq., P.O. Box 384, Shaner Road, Rillton, PA 15678.

24-02421 Jul 2, 9, 16, 2024

Wiechelt, Mary Jeanne, deceased, of Pittsburgh, PA. No. 2531 of 2024. Thomas F. Wiechelt, Extr., 8109 Millbank Dr., Mechanicsburg, PA 17050 or to Michael J. Murphy, Esq., 3500 Main St., Munhall, PA 15120.

24-01214w Jul 2, 9, 16, 2024

DiBenedetto, Celeste Regina, deceased, of Pittsburgh, PA. No. 03827 of 2024. Rita Bighman, Admr., 7 Ashley Court, Rocky River, OH 44116 or to Michael Dutkovich, Esq., Owen Law Group, LLC, 310 Grant Street, Suite 2200, Pittsburgh, PA 15219.

24-02275 Jun 25; Jul 2, 9, 2024

Henn, Anna Marie, deceased, of Carnegie, PA. No. 03755 of 2024. Bryan W. Henn, Extr., 1724 Rutherford Avenue, Pittsburgh, PA 15216 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-01143w Jun 25; Jul 2, 9, 2024

Keller, Patricia A., deceased, of Pittsburgh, PA. No. 03485 of 2024. Sharon R. Tanner, Extr., 1606 10th Avenue, Beaver, PA 15009.

24-01149w Jun 25; Jul 2, 9, 2024

Pearsol, Harry, deceased, of West Elizabeth, PA. No. 3851 of 2024. Crystal Pearsol, Admr., PO Box 423, West Elizabeth, PA 15088 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

24-02279 Jun 25; Jul 2, 9, 2024

Schuetz, Mary Lou, deceased, of Pittsburgh, PA. No. 03860 of 2024. Colleen Schuetz, Extr., 425 Edison Street, West Mifflin, PA 15122 or to Jeffrey D. Ries, Esq., 381 Daily Drive, Irwin, PA 15642.

24-01144w Jun 25; Jul 2, 9, 2024

Tacka, Christina Margaret a/k/a M. Christina Tacka, deceased, of Bethel Park, PA. No. 03776 of 2024. Chester L. Tacka, Extr., 117 Slatewood Court, Bethel Park, PA 15102 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

24-02281 Jun 25; Jul 2, 9, 2024

Zabel, Mary Ellen, deceased, of McCandless Township, PA. No. 02991 of 2024. Mary Beth Morton, Extr., 178 Hunting Creek Road, Canonsburg, PA 15317 or to Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.

24-02278 Jun 25; Jul 2, 9, 2024

Baker, Matthew Robert, deceased, of Plum, PA. No. 03031 of 2024. Maria DiClaudio, Admr., 577 Ranier Drive, Plum, PA 15239 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.

24-02204 Jun 18, 25; Jul 2, 2024

Bicsey, Joan E. a/k/a Joan Elenor Bicsey, deceased, of Mt. Lebanon Township, PA. No. 03653 of 2024. Barbara M. Bicsey, Extr., 365 High Street, Sunbury, OH 43074 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-02190 Jun 18, 25; Jul 2, 2024

Butterworth, Dorothy Linda a/k/a Dorothy L. Butterworth, deceased, of Bethel Park, PA. No. 03683 of 2024. Jason Butterworth, Extr., 115 Sandpiper Lane, Venetia, PA 15367 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

24-02192 Jun 18, 25; Jul 2, 2024

Chropka, Gary M., deceased, of Scott Township, PA. No. 02271 of 2024. Kathleen A. Chropka, Admr., 1727 Bower Hill Road, Pittsburgh, PA 15234 or to Glenn A. Smith, Esq., Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-02203 Jun 18, 25; Jul 2, 2024

Eckenrode, Carol A. a/k/a Carol Ann Eckenrode, deceased, of North Versailles Township, PA. No. 03697 of 2024. David Eckenrode, Extr., 2167 Robinhood Drive, North Huntingdon, PA 15642 or to Linda Broker, Esq., Law Office of Linda Broker, 533 Rugh St., Ste. 3, Greensburg, PA 15601-5635.

24-02191 Jun 18, 25; Jul 2, 2024

Frank, Kenneth J., deceased, of Pittsburgh, PA. No. 02002 of 2024. Tiffany Frank, Extr., c/o Jeffrey Morris, Esq., 6425 Living Pl., Suite 200, Pittsburgh, PA 15206.

24-01111w Jun 18, 25; Jul 2, 2024

George, Francine A., deceased, of Pittsburgh, PA. No. 08594 of 2023. Michael H. Marks, Admr. c.t.a. and Atty., Marks Elder Law, P.C., 4231 Murray Ave., Pittsburgh, PA 15217.

24-02200 Jun 18, 25; Jul 2, 2024

Horvat, Deborah S. a/k/a Deborah Susan Horvat, deceased, of Verona, PA. No. 3559 of 2024. Kathleen L. Horvat, Extr., 710 Maple Street, Verona, PA 15147 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

24-02194 Jun 18, 25; Jul 2, 2024

Kopicki, Paula L., deceased, of Pittsburgh, PA. No. 03007 of 2024. William R. Pelger, Admr. c.t.a. and Atty., 2108 West St., Munhall, PA 15120.

24-02201 Jun 18, 25; Jul 2, 2024

Lazar, Audrey R., deceased, of Pittsburgh, PA. No. 03098 of 2024. Lauren Lazar Stern, Extr., c/o Lauren Hadburg, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

24-02197 Jun 18, 25; Jul 2, 2024

Pompe, Gregg Locke a/k/a Gregg L. Pompe, deceased, of Cheswick, PA. No. 3623 of 2024. Karen R. Pompe, Admr., 2115 Saxonburg Boulevard, Cheswick, PA 15024 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

24-02193 Jun 18, 25; Jul 2, 2024

Roberts, Jr., Alfonso G., deceased, of Pittsburgh, PA. No. 03114 of 2024. Andrew Kuzma, Admr. and Atty., 200 N. Second Avenue, Elizabeth, PA 15037.

24-02198 Jun 18, 25; Jul 2, 2024

Rodewald, Elizabeth H., deceased, of Pittsburgh, PA. No. 03091 of 2024. PNC Bank, National Association, Co-Extr. and Ann R. Steenkiste, Co-Extr., c/o Samuel J. Goncz, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152.

24-02189 Jun 18, 25; Jul 2, 2024

Stearns, William a/k/a William P. Stearns, deceased, of Pittsburgh, PA. No. 03175 of 2024. Thomas William Stearns, Admr., 1716 Roosevelt Road, Pittsburgh, PA 15237 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-02196 Jun 18, 25; Jul 2, 2024

Thomas, Emily Florence, deceased, of Turtle Creek, PA. No. 02840 of 2024. William P. Deemer, Jr., Extr., 311 Leax Lane, Turtle Creek, PA 15145 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-02199 Jun 18, 25; Jul 2, 2024

Wolpert, Diana C., deceased, of O'Hara Township, PA. No. 02201 of 2024. Linda Wolpert, Co-Extr. and Sharon Wolpert, Co-Extr., c/o Kenneth Eisner, Esq., Eisner Law Firm, 1386 Old Freeport Rd., Ste. 2A, Pittsburgh, PA 15238.

24-01112w Jun 18, 25; Jul 2, 2024

Worthy, II, Dwight T. a/k/a Dwight Taylor Worthy, II, deceased, of Pittsburgh, PA. No. 03129 of 2024. Ellen H. Worthy, Admr., c/o Lauren Hadburg, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

24-02195 Jun 18, 25; Jul 2, 2024

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on May 14, 2024, with respect to a nonprofit corporation, Digital Twins for Advancing Semiconductor Manufacturing Institute, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-01216w Jul 2, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-

5708. In re: Petition of Brittany Koteles, parent(s) and Legal guardian(s) of Savannah Rae Kennedy for change of name to Savannah Rae Koteles. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, July 31, 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. Jessyca P. McCarl, Pittsburgh Family Law Services PC, 911 Western Avenue, Pittsburgh, PA 15233, Ph: 412-371-4500, Attorney for Petitioner.

24-01213w Jul 2, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-5207. In re: Petition of Jamey Walsh, for change of name to James Thomas Zimbicki. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, July 10, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-02507 Jul 2, 2024

Fictitious Name Registration

Jacqueline McBride, Esq., Yukevich Marchetti Fischer & Zangrilli, P.C., 200 First Avenue, Suite 100, Pittsburgh, PA 15222. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of PlumWood Apartments, with its principal office or place of business at 111 Ridgemed Fields Drive, Verona, PA 15147. The names and addresses of all persons who are parties to the registration are: Plum Presbyterian Supportive Housing, Inc., 1215 Hulton Road, Oakmont, PA 15139.

24-01210w Jul 2, 2024

Notice

Estate of Beverly J. Lawrence, of McCandless Twp., Allegheny County, No. 02-21-2688, a First and Final Accounting, along with a Petition for Distribution was filed with the Orphans' Court Division, which will be provided upon request. This notice is to Heather E. Lawrence, beneficiary of the estate, that a hearing will be held on the 19th day of August, 2024, at 10:00 a.m. located at 437 Grant Street #17, Pittsburgh, PA 15219. Prior to the hearing contact without delay, Rebecca A. Auld, Esquire, Auld Brothers Law Group, LLC, (412) 487-8668, located at 5349 William Flynn Highway, Gibsonsia, PA 15044.

24-02348 Jul 2, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Ruben Thomas Jr. Docket CS-23-000080. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Ruben Thomas Jr., A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at Hillcrest Street, Pittsburgh, PA 15206; Eleventh Ward, City of Pittsburgh; Lot and Block No. 50-H-53.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbccounsel.com.

24-02422 Jul 2, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Thomas E. Hartman Jr. and Cindy L. Hartman. Docket GD-19-015385. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Thomas E. Hartman Jr. and Cindy L. Hartman, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 865 Vista Street, Pittsburgh, PA 15212; Lot and Block No. 24-E-201.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbccounsel.com.

24-02423 Jul 2, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Willis G. Harris, Jr. Docket CS-23-000084. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Willis G. Harris, Jr., A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 718 Sterrett St., Pittsburgh, PA 15208; Lot and Block No. 174-K-362.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose

your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbccounsel.com.

24-02424 Jul 2, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Francella Marie Dean. Docket CS-23-000024. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Francella Marie Dean, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 6542 Ladson Street, Pittsburgh, PA 15206-3326; Lot and Block No. 124-R-27.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbccounsel.com.

24-02425 Jul 2, 2024

Notice of Trust

The Trustees named below give notice of the death of Milan Drobac Jr. of Allegheny County, Pennsylvania on May 12, 2024. The said Decedent was Trustor of the Drobac Living Trust, dated 3/25/2002. The Successor Trustees, Michael Drobac and Milana Drobac request all persons having claims against the Decedent to make known the same to their attorney in writing and all persons indebted to the Decedent to make payment to them without delay: Michael Drobac and Milani Drobac, Co-Trustees, c/o Anthony R. Fantini, Esq., Fantini Law Firm, P.C., 651 Holiday Drive, Ste. 400, 5 Foster Plaza, Pittsburgh, PA 15220.

24-02428 Jul 2, 9, 16, 2024

Notice of Trust Administration

Trust Administration of William L. Otterbein, late of Ross Township, PA, Thomas J. Otterbein, Trustee, wishes his personal address not to be published. Notice is hereby given to all persons indebted to William L. Otterbein to make immediate payment, and to those having claims against the same to present them to: Wendy D. Heleen, Esquire, 2100 Georgetown Dr., Suite 300, Pittsburgh, PA 15143.

24-02276 Jun 25; Jul 2, 9, 2024

Trust Notice

Doris A. Kerr, late of Plum Borough, Allegheny County, Pennsylvania, deceased, having created the Doris A. Kerr Revocable

Trust dated April 28, 2005, appointed Cinthia A. Morel as Successor Trustee, and notice is hereby given to all persons indebted to said trust to make immediate payment and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Doris A. Kerr, Deceased

Late of Plum Borough, Allegheny, PA

Trustee: Cinthia A. Morel, 1135 Renton Road, Pittsburgh, PA 15239

Attorney: Molly M. Creenan, Esquire, Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668

24-02202 Jun 18, 25; Jul 2, 2024

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Division

NO: MG-24-000357

Metropolitan Life Insurance Company vs.

Brittani L. Pronic, as Surviving Heir of

Donald Pronic a/k/a Donald Edward

Pronic, Jr., Deceased, Unknown Surviving

Heirs of Donald Pronic a/k/a Donald

Edward Pronic, Jr., Deceased

Notice

To The Defendants:

You are hereby notified Metropolitan Life Insurance Company, has filed a Complaint in Mortgage Foreclosure with regard to 250 Lelia Street, Pittsburgh, PA 15211, endorsed with a Notice to Defend, against you at No. MG-24-000357 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 7th Avenue, 4th Floor

Pittsburgh, PA 15219

(412) 261-5555

Plaintiff's Attorney: Stephen M. Hladik, Esquire, Hladik, Onorato & Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454, (215) 855-9521.

24-02420 Jul 2, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$500.00 legal. Dated 06/27/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40553

Allegheny County Housing Authority vs Reed; LT-24-000483; D-atty: Pro Se; Non Jury Verdict Dated 06/27/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,086.47 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 201 Jefferson Road, Apt. No. 416, Pittsburgh, PA 15235. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Pittsburgh SFR Portfolio 1, LLC vs Johnson, et al; LT-24-000490; P-atty: Marc Vincent Taiani; D-atty: Kyle John Semroc; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$5,582.00-\$3,382.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) AND \$2,200.00 atty fee. Dated 06/27/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40552

Matise vs Spradley; AR-21-005400; P-atty: Andrew M. Gross; D-atty: Corey A. Leon; Award for Plaintiff. The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability. Award for Plaintiff on claim for damages in the amount of \$1,900.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and on Defendant's counterclaim. Dated 06/27/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40552

Steel City Services vs Love; LT-23-001122; P-atty: John H. Prorok; D-atty: Pro Se; Non Jury Verdict Dated 06/27/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$9,850.46 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 479 3rd Street, Apt. 7, Pitcarin, PA 15140. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Barner, et al vs Andreen, et al; LT-24-000531; P-atty: Nicholas M. Bencsics, Matthew J. Morella; D-atty: Kyle J. Semroc; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$3,990.10-\$3,140.10 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and

\$850.00 legal. (Note: award for damages are against Defendant Mark Korabelnikov, only). Dated 06/27/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40551

Schneider vs Szwedko; LT-24-000536; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$450.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 06/27/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40551

Pittsburgh SFR Portfolio 2A, LLC vs Howard, et al; LT-24-000502; P-atty: Marc Vincent Taiani; D-atty: Pro Se; Non Jury Verdict Dated 06/27/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,424.62 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1817 Scott Street, McKeesport, PA 15132. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Berkshire Hathaway Home Services vs The Preferred Real; LT-24-000508; P-atty: Dennis P. Popojas; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$17,150.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Neither Defendant appearing at 10:15 am. Dated 06/27/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40553

Discover Bank vs McPherson; AR-23-002459; P-atty: Jason E. Strand, Andrew Loewy; D-atty: Brittany Nicole Weston; Award for Defendant Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555A

American Express National Bank vs McPherson; AR-23-002538; P-atty: Matthew Edenhofner, Andrew Loewy, Jason Emerson Strand; D-atty: Brittany Nicole Weston; Award for Defendant Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555A

LVNV Funding, LLC vs Mallory; AR-23-003791; P-atty: Ian M. Lauer; D-atty: Michael J. Larkin; Award for Defendant Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555A

Discover Bank vs Sacco; AR-23-005463; P-atty: Andrew Loewy; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$17,603.69. Defendant failed to appear 10:03 a.m. Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555A

Broker's Settlement Services, Inc. vs Roll; AR-23-006648; P-atty: Wayne M. Chiurazzi; D-atty: Jason A. Renda; Award for Plaintiff in the amount of \$5,524.93 and against Defendant and

against counter-claim Plaintiffs in the amount of \$0. Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555

American Express National Bank vs Jacobs; AR-24-000089; P-atty: Andrew Loewy; D-atty: Brittany Nicole Weston; Award for Defendant Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555A

Citibank, N.A. vs Blackledge; AR-24-000544; P-atty: Michael Robert Lipinski; D-atty: Shane L. Weaver; Award for Defendant and against the Plaintiff. Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555A

Bank of America, N.A. vs Carnevale; AR-24-001839; P-atty: Jonathan Paul Cawley; D-atty: Pro Se; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$13,545.18. Defendant not appearing at 10:15 a.m. Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555A

Capital One, N.A. vs Porco; AR-24-001842; P-atty: Robert L. Baroska, III; D-atty: Dennis M. Blackwell; Award for Defendant Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555A

Wuenschel vs Raymer, Jr.; AR-24-001844; P-atty: Anthony J. Giannetti; D-atty: Douglas J. Keil; Award for Defendant Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555B

Thompson vs The Community Builders, Inc.; AR-24-001847; P-atty: Pro Se; D-atty: Robyn B. Eisen, Sarah M. Hillman; Award for Plaintiff and against Defendant, in the amount of \$1,000.00. Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555A

James vs PNM Trucking; AR-24-001848; P-atty: Pro Se; D-atty: James P. Cullen; Award for Plaintiff and against Defendant in the sum of \$250.00. Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40554

JPMorgan Chase Bank, N.A. vs Fecsen; AR-24-001857; P-atty: Ian M. Lauer; D-atty: Kelly J. Adams; Award for Defendant Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555A

Discover Bank vs Irvin; AR-24-002459; P-atty: Matthew Weston Pomy; D-atty: Maria Misse; Award for Defendant.

Miller vs Cordero; AR-20-002862; P-atty: Louis W. Emmi; D-atty: Joseph E. Hudak; Award for Defendant and against Plaintiff. Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40554

Defide vs City of Pittsburgh, et al; AR-22-004293; P-atty: C. J. Engel; D-atty: Danny P. Cerrone, Daniel B. McLane, Thomas E. Sanchez, Lawrence H. Baumiller; Award for Plaintiff/Defendant. Award for Plaintiff and against the Defendant City of Pittsburgh in the amount of \$9,055.00. Award for additional Defendants, Peoples and PWSA on Defendant City of Pittsburgh's cross-claim. Dated 06/28/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40555B

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