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## CIVIL DIVISION

### General Docket

**Discover Bank** vs Gierczynski Margaret A.; GD-23-002068; MDJ Transcript; Notice of Judgment Mailed; 5485.00; Atty(s): Molczan William T

**Discover Bank** vs Mockabee Melande; GD-23-002069; MDJ Transcript; Notice of Judgment Mailed; 1485.37; Atty(s): Molczan William T

**Serenity Care Inc.** vs Amity Serenity Pines Real Estate LLC.; GD-23-002070; Confession of Judgment; Notice of Judgment & Documents; Atty(s): Patterson Anthony E

**Capital One Bank (USA) N.A.** vs Black Anthony L.; GD-23-002071; MDJ Transcript; Notice of Judgment Mailed; 2771.97; Atty(s): Baroska III Robert L.

**Haselrig Donald** vs Brundage Pamela; GD-23-002075; MDJ Transcript; Notice of Judgment Mailed; 6167.75; Atty(s): Pro Se

**AAS Debt Recovery Inc.** vs Plowcha Brian; GD-23-002076; MDJ Transcript; Notice of Judgment Mailed; 1757.49; Atty(s): Elek Stephen M

**Citibank N.A.** vs Flowers-Reed Joshua; GD-23-002077; MDJ Transcript; Notice of Judgment Mailed; 7738.10; Atty(s): Molczan William T

**Capital One Bank (USA) N.A.** vs Houston Daniel W.; GD-23-002078; MDJ Transcript; Notice of Judgment Mailed; 5543.54; Atty(s): Baroska III Robert L.

**Midland Credit Management Inc.** vs McCoy Tara; GD-23-002080; MDJ Transcript; Notice of Judgment Mailed; 1477.71; Atty(s): Polas Bryan J.

**Midland Credit Management Inc.** vs Howze Monique; GD-23-002081; MDJ Transcript; Notice of Judgment Mailed; 3919.99; Atty(s): Polas Bryan J.

**Midland Credit Management Inc.** vs Harris Hills Brendalee; GD-23-002082; MDJ Transcript; Notice of Judgment Mailed; 1633.51; Atty(s): Polas Bryan J.

**Kalberer Roy A, Kalberer Christina** vs Subedi Januka; GD-23-002099; Motor Vehicle Accident; Complaint; Atty(s): Williams Emerald N.

**Walker III Quinnie** vs Howell Jordan; GD-23-002101; Motor Vehicle Accident; Praecipe for Writ of Summons; Atty(s): Hasson C. Christopher

**Allegheny County** vs Morel Rosenie; GD-23-002102; Sci Fa sur Tax Lien; Certificate of Location; 1539.83; Atty(s): McCabe Michael G.

**Allegheny County** vs Shilatz Sarah L.; GD-23-002103; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1780.98; Atty(s): McCabe Michael G.

## CIVIL DIVISION

### Arbitration Awards

**Butler** vs Hussian College Inc.; AR-22-003070; P-atty: Janine Emily Smith; Award Ex Parte for Plaintiff and against Defendant in the amount of \$50,000.00. Defendant failed to appear at 11:00 a.m. Dated 02/17/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39930

**Oliphant Financial LLC** vs Bates; AR-22-004028; P-atty: Demetrios H. Tsarouhis; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 02/17/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39930

**On Deck Capital Inc** vs Bingham, et al; AR-21-000135; P-atty: Thomas J. Nolan; D-atty: Jonathan R. McCloskey; Award Ex Parte. Plaintiffs are awarded the sum of \$6,019.24. The Defendant failed to appear at 10:00 a.m. Dated 02/17/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39930

**Lamia** vs Gazzo, et al; AR-22-000313; P-atty: Gary Kalmeyer; D-atty: Dean A. Backeris; Award for Plaintiff/Defendant. Award for Plaintiff and against Defendants Tarp America, Inc. and Gazzo Properties, LLC in the amount of \$10,000.00. Award in favor of Defendant Frank Gazzo and against Plaintiff. Dated 02/17/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39930

**Ceyrolles** vs Jackson; AR-22-003648; P-atty: Patrick W. Murray; D-atty: Diana M O'Connell; Award for Plaintiff and against Defendant in the amount of \$9,635.63. Dated 02/21/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39932

**Corso** vs Mr. Magic Car Wash; AR-22-004092; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$800.00. Dated 02/21/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39933

**Truist Bank** vs Sacco; AR-22-003208; P-atty: Michael Ratchford; Award for Defendant and against Plaintiff. Dated 02/21/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39933

**Autovest LLC of Pennsylvania** vs Engel; AR-22-003209; P-atty: Michael Ratchford; D-atty: Justin Michael Bahorich; Non Jury Verdict Dated 02/21/2023 the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Klein, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

## ORPHANS' COURT

### Petitions & Motions

**Judge Lawrence J. O'Toole**  
**Vincent Morante, Sr.:** deceased; Order of court. Conference rescheduled to March 30, 2023 at 10:30 a.m.; Atty: D. S. Lautner; 6227 of 2022.

**Valeriy Chibisov:** deceased; Order of court; Atty: J. K. Greiner; 1888 of 2019.

**Bradshaw III Trust:** trust; Order of court; Atty: T. B. Earhart, M. F. Sylvania; 5095 of 2022.

**Madison Wedner:** minor; Order of court; Atty: I. Wedner; 70 of 2023.

**Judge Joseph K. Williams, III**  
**Donna Jean King:** deceased; Petition and order to waive additional bond; Atty: J. Irwin; 6320 of 2022.

**Calvin H. Rhett:** adult; Emergency petition denied without prejudice; Atty: E. A. Gribik; 7939 of 2022.

**Kristine Zottola:** power of attorney; Consent motion and order for continuance. Conference continued to April 6, 2023 at 1:00 p.m.; Atty: M. J. Kalina; 3614 of 2022.

**Emma Gentilli:** deceased; Order of court; Atty: C. A. Papa; 8098 of 2022.

**Mostafa Bousheha:** minor; Order of court; Atty: K. S. Timko; 3322 of 2018.

**Sharlene M. Lazar:** deceased; Order of court; Atty: G. M. Zyra; 2758 of 2022.

**William F. Cornell, Sr.:** deceased; Reply and order of court; Atty: Pro Se; 5370 of 2018.

**Jane C. Drago:** deceased; Petition and order to withdraw as counsel; Atty: R. J. Catalano; 725 of 2021.

**Anna Marie Hanczyk:** deceased; Motion for changing lien denied; Atty: S. Penner; 8856 of 2021.

**Anna Marie Hanczyk:** deceased; Motion and order to withdraw as counsel; Atty: S. Penner; 8856 of 2021.

**Mary A. Pritchard:** deceased; Petition and order to approve bond; Atty: D. Nagel; 4828 of 2022.

**Clyde E. Leonard:** trust; Order of court; Atty: T. J. Dempsey Jr., F. C. Spina, Pro Se; 113 of 2017; 7507 of 2018.

**Ronald Thompson:** deceased; Order of court. Conference March 6, 2023 at 1:00 p.m. via Teams; Atty: B. S. Johns, M. J. DeRiso; 4504 of 2021.

**Ronald Thompson:** deceased; Motion and order to withdraw as counsel denied without prejudice; Atty: M. J. DeRiso; 4504 of 2021.

**Ariel Burgos:** deceased; Petition and order to waive additional bond; Atty: R. E. Pendergast; 8170 of 2021.

**Delores M. Rucki:** deceased; Order of court. Conference March 10, 2023 at 11:00 a.m.; Atty: D. S. Lautner, J. Derby; 1018 of 2019.

## BANKRUPTCY COURT

### Eastern District

**Yoiss J. Fingal;** LEHIGH-PA; 23-10408; Atty: Stephen Matthew Dunne; Chapter: 13; Filed 02/13/2023; Judge Mayer

**Delone Leslie;** DELAWARE-PA; 23-10409; Atty: Michael Seth Schwartz; Chapter: 13; Filed 02/13/2023; Judge Chan

**Nicholas Tatasciore;** BUCKS-PA; 23-10410; Atty: Paul H. Young; Chapter: 7; Filed 02/13/2023; Judge Coleman

**Jeffrey R. Larison;** CHESTER-PA; 23-10411; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 02/13/2023; Judge Coleman

**Sharif Omar Assad;** PHILADELPHIA-PA; 23-10412; Atty: Paul H. Young; Chapter: 7; Filed 02/13/2023; Judge Frank

**Cassandra Marie Wilkerson;** PHILADELPHIA-PA; 23-10413; Atty: Teresa Brady; Chapter: 7; Filed 02/13/2023; Judge Frank

**Miguel Rivera;** DELAWARE-PA; 23-10414; Atty: Lawrence S. Rubin; Chapter: 13; Filed 02/13/2023; Judge Coleman

**Zeyad Awadallah;** LEHIGH-PA; 23-10415; Atty: Michael J. McCrystal; Chapter: 13; Filed 02/13/2023; Judge Mayer

**Shirard Moore;** PHILADELPHIA-PA; 23-10416; Atty: Stephen Matthew Dunne; Chapter: 13; Filed 02/13/2023; Judge Chan

**Krista Kirshner;** DELAWARE-PA; 23-10417; Atty: Brad J. Sadek; Chapter: 13; Filed 02/14/2023; Judge Chan

**Craig J. Laloup and Beverly L. Laloup;** CHESTER-PA; 23-10418; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 02/14/2023; Judge Chan

**Todd C. Alexander and Melanie G. Alexander;** CHESTER-PA; 23-10419; Atty: John G. Gray; Chapter: 13; Filed 02/14/2023; Judge Chan

**Steven Thomas Shelly and Carol Nicole Shelly;** LEHIGH-PA; 23-10420; Atty: Charles Laputka; Chapter: 7; Filed 02/14/2023; Judge Mayer

**Nicholas DiDonato, Jr.;** DELAWARE-PA; 23-10421; Atty: Gary E. Thompson; Chapter: 7; Filed 02/14/2023; Judge Mayer

**Murray R. Levin and Diane G. Levin;** BUCKS-PA; 23-10422; Atty: Michael P. Kelly; Chapter: 7; Filed 02/14/2023; Judge Coleman

**David J. Dickerson and Maureen P. Dickerson;** PHILADELPHIA-PA; 23-10423; Atty: Brad J. Sadek; Chapter: 13; Filed 02/14/2023; Judge Coleman

**Victor Rosario and Lizzette M. Rosario;** PHILADELPHIA-PA; 23-10424; Atty: Brad J. Sadek; Chapter: 7; Filed 02/14/2023; Judge Chan

**Colin O. Phillips;** MONTGOMERY-PA; 23-10425; Atty: William D. Schroeder, Jr.; Chapter: 13; Filed 02/14/2023; Judge Coleman

## CIVIL DIVISION

## General Docket

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**Allegheny County** vs Wallace Lucais; GD-23-002104; Sci Fa sur Tax Lien; Certificate of Location; 1068.86; Atty(s): McCabe Michael G.

**Allegheny County** vs Van Kirk Wilbert; GD-23-002105; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1939.97; Atty(s): McCabe Michael G.

**Allegheny County** vs Klysz Paul F.; GD-23-002106; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1159.73; Atty(s): McCabe Michael G.

**Allegheny County** vs Lancia Sarah E.; GD-23-002107; Sci Fa sur Tax Lien; Certificate of Location; 1057.16; Atty(s): McCabe Michael G.

**Jackson Richard** vs Allstate Fire & Casualty Insurance Company; GD-23-002109; Motor Vehicle Accident; Exhibits; Atty(s): Elsen Eve M.

**Allegheny County** vs Unknown Heirs of Henry Samuels deceased; GD-23-002110; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1909.62; Atty(s): McCabe Michael G.

**Allegheny County** vs Panico Ted A.; GD-23-002114; Sci Fa sur Tax Lien; Certificate of Location; 2335.29; Atty(s): McCabe Michael G.

**Allegheny County** vs Horsman James Craig, Horsman Darlene V.; GD-23-002116; Sci Fa sur Tax Lien; Certificate of Location; 2867.99; Atty(s): McCabe Michael G.

**Allegheny County** vs Horsman James C, Horsman Darlene V.; GD-23-002117; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 3514.33; Atty(s): McCabe Michael G.

**Allegheny County** vs Rowe John E, Rowe Sharon K; GD-23-002118; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1803.00; Atty(s): McCabe Michael G.

**Allegheny County** vs Yingling Joni, Yingling Mark W; GD-23-002119; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 2279.05; Atty(s): McCabe Michael G.

**Allegheny County** vs Floodstrom Daniel; GD-23-002120; Sci Fa sur Tax Lien; Certificate of Location; 2139.58; Atty(s): McCabe Michael G.

**Allegheny County** vs Wade Amanda; GD-23-002121; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1063.80; Atty(s): McCabe Michael G.

**Allegheny County** vs Binnington Nancy J; GD-23-002122; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1519.46; Atty(s): McCabe Michael G.

**First Commonwealth Bank** vs Ziccarelli Amy; GD-23-002123; Mortgage Foreclosure; Complaint; 7506.14; Atty(s): Darr Gary W

**Allegheny County** vs Verna William, Verna Jennifer; GD-23-002124; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1423.24; Atty(s): McCabe Michael G.

**Allegheny County** vs Boyce Jr. Keith M.; GD-23-002125; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1134.46; Atty(s): McCabe Michael G.

**Allegheny County** vs Perozich III Anthony V, Perozich Annette; GD-23-002127; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1310.60; Atty(s): McCabe Michael G.

**Allegheny County** vs Pitterich James; GD-23-002128; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1096.47; Atty(s): McCabe Michael G.

**Allegheny County** vs Nowak William H, Nowak Sandra M; GD-23-002130; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 3353.22; Atty(s): Garvin Robert J.

**Servis One Inc.** vs McKeivitt Terrance F., McKeivitt Timothy C., McKeivitt Colin S., McKeivitt Sean M., McKeivitt Mark O., Collins Erin A., Unknown Heir of Louvisa McKeivitt; GD-23-002131; Mortgage Foreclosure; Complaint; 184025.76; Atty(s): Graham Christine L, Gairo Margaret, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Foley Joseph I.

**Allegheny County** vs Wargo Robert; GD-23-002132; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 1961.27; Atty(s): McCabe Michael G.

**Davis Ronald, Davis Sharon** vs Thumpston Jr. Robert W.; GD-23-002133; Motor Vehicle Accident; Praecipe for Writ of Summons; Atty(s): Sommer Brad N

**Allegheny County** vs Ference Jr. Robert J; GD-23-002134; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 2422.74; Atty(s): McCabe Michael G.

**Allegheny County** vs Sheets Rick; GD-23-002135; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 4946.77; Atty(s): McCabe Michael G.

**Commonwealth of PA Department of Labor & Industry** vs Associates Surgery Centers LLC; GD-23-100286; Unemployment Compensation Lien; Unemployment Compensation Lien; 2303.89

**Commonwealth of PA Department of Labor & Industry** vs Gricks Timothy J.; GD-23-100287; Unemployment Compensation Lien; Unemployment Compensation Lien; 1307.67

**Commonwealth of PA Department of Labor & Industry** vs Pyramid Trucking LLC; GD-23-100288; Unemployment Compensation Lien; Unemployment Compensation Lien; 1675.90

**Commonwealth of PA Department of Labor & Industry** vs Steel City Technologies Inc; GD-23-100289; Unemployment Compensation Lien; Unemployment Compensation Lien; 2276.89

**Commonwealth of PA Department of Labor & Industry** vs Owendale Holdings; GD-23-100290; Unemployment Compensation Lien; Unemployment Compensation Lien; 691.18

**Commonwealth of PA Department of Labor & Industry** vs Remarkable Auto Service LLC; GD-23-100291; Unemployment Compensation Lien; Unemployment Compensation Lien; 4338.47

**Commonwealth of PA Department of Labor & Industry** vs Bogatay Family Law LLC; GD-23-100292; Unemployment Compensation Lien; Unemployment Compensation Lien; 13588.99

**Commonwealth of PA Department of Labor & Industry** vs Morrow Landscaping LLC; GD-23-100293; Unemployment Compensation Lien; Unemployment Compensation Lien; 2845.64

**Commonwealth of PA Department of Labor & Industry** vs DMT Enterprises LLC; GD-23-100294; Unemployment Compensation Lien; Unemployment Compensation Lien; 14638.53

**Commonwealth of PA Department of Labor & Industry** vs Trisha Neel Inc; GD-23-100295; Unemployment Compensation Lien; Unemployment Compensation Lien; 30763.43

**Commonwealth of PA Department of Revenue** vs All American Grating Inc; GD-23-100296; Commonwealth Tax Lien; Business Taxes; 10590.57

**Commonwealth of PA Department of Revenue** vs Rahman Lubna, Rahman Mohammad P.; GD-23-100297; Commonwealth Tax Lien; Personal Income Tax; 3749.39

**Commonwealth of PA Department of Revenue** vs Hog Fathers Old Fashioned BBQ LLC; GD-23-100298; Commonwealth Tax Lien; Business Taxes; 10884.69

**Commonwealth of PA Department of Revenue** vs Mad Chicken Pgh LLC; GD-23-100299; Commonwealth Tax Lien; Business Taxes; 10841.27

**Commonwealth of PA Department of Revenue** vs Steel City Wash LLC; GD-23-100300; Commonwealth Tax Lien; Business Taxes; 10524.25

**Commonwealth of PA Department of Revenue** vs COI LLC; GD-23-100301; Commonwealth Tax Lien; Business Taxes; 10889.14

**Commonwealth of PA Department of Revenue** vs Cavey Terrie L.; GD-23-100302; Commonwealth Tax Lien; Realty Transfer Tax; 2128.54

**First Commonwealth Bank** vs Lege Eric, Lege Casey D.; MG-23-000146; Mortgage Foreclosure; Complaint; 570264.64; Atty(s): Jaquish Preston D.

**Towd Point Mortgage Trust 2020-4** vs Armour Amber, Armour Suzanne, Reed Darrin, Unknown Heirs of Kevin M. Armour deceased; MG-23-000147; Mortgage Foreclosure; Confidential Information Form; 45873.96; Atty(s): Linn Geraldine M.

**U.S. Bank Trust National Association** vs Yanovich Lisa J.; MG-23-000148; Mortgage Foreclosure; Complaint; Atty(s): Marks Dana Noelle

**U.S. Bank N.A.** vs Lape Sandi, Unknown Heirs of Dana L. Boles; MG-23-000149; Mortgage Foreclosure; Confidential Information Form; 131896.75; Atty(s): Linn Geraldine M.

**Towd Point Mortgage Trust 2016-3** vs Broadway Danielle; MG-23-000150; Mortgage Foreclosure; Complaint; 119984.20; Atty(s): Fallings Matthew C.

**Bank of New York Mellon** vs Dalena Mark T, Dalena Tammy R, United States of America; MG-23-000151; Mortgage Foreclosure; Complaint; 705091.39; Atty(s): Riloff Heather

**Bankunited N.A.** vs Acquaviva Dennis; MG-23-000152; Mortgage Foreclosure; Complaint; 184062.84; Atty(s): Riloff Heather

**Capital One Bank (USA) N.A.** vs Johnson Richard L.; GD-23-002083; MDJ Transcript; Notice of Judgment Mailed; 2988.80; Atty(s): Baroska III Robert L.

**Capital One Bank (USA) N.A.** vs Dickson Andre Gabriel; GD-23-002085; MDJ Transcript; Notice of Judgment Mailed; 11614.99; Atty(s): Baroska III Robert L.

**Capital One Bank (USA) N.A.** vs Allen Scott J.; GD-23-002086; MDJ Transcript; Notice of Judgment Mailed; 2772.42; Atty(s): Baroska III Robert L.

**Capital One Bank (USA) N.A.** vs Lydzinski Kely S.; GD-23-002088; MDJ Transcript; Notice of Judgment Mailed; 5839.43; Atty(s): Baroska III Robert L.

**Hoffman Natalie Mccaleb**; GD-23-002089; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

**Capital One Bank (USA) N.A.** vs Apyrasz Raymond J.; GD-23-002091; MDJ Transcript; Notice of Judgment Mailed; 6946.06; Atty(s): Baroska III Robert L.

**Bauer Joseph** vs SSM Cardinal Glennon Hospital, Cundiff Kristen Dr., SLUCare Physicians Group, Foersterling Jennifer Dr., SSM Medical Group Inc.; GD-23-002092; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Lenivy Elizabeth S.

**D. T.**; GD-23-002093; Miscellaneous Petition; Order of Court; Atty(s): Parkinson E. Vernon

**Capital One Bank (USA) N.A.** vs Radwan Magdi S.; GD-23-002095; MDJ Transcript; Notice of Judgment Mailed; 1534.48; Atty(s): Baroska III Robert L.

**Roebuck Malika** vs Shadyside Nursing and Rehabilitation Center, HCR III Healthcare LLC, HCR II Healthcare LLC, Promedica Health System Inc., HCR Manorcare Inc., HCR Manor Care Services LLC, HCR Healthcare LLC, Zaharoff John; GD-23-002098; Other Professional Liability; Certificate of Merit; Atty(s): Chaffin Douglas Bryant

**Robb Diane Adele** vs Naeem Alaina; GD-23-002100; MDJ Transcript; Notice of Judgment Mailed; 497.25; Atty(s): Pro Se

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The Pittsburgh Legal Journal assumes no responsibility for failure to report any matter inadvertently omitted or withheld from it.

**CIVIL DIVISION**

**Arbitration Awards**

*(Continued from Page 1, Column 2)*

**Bacco vs Nagy**; AR-22-003905; P-atty: Louis John Kroeck; D-atty: Charles P. Hoebler; Award for Plaintiff against the Defendant for \$3,000.00. Dated 02/22/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39934

**LVNV Funding LLC vs Zuccher**; AR-22-003307; P-atty: Julie E. Goodchild; D-atty: Dennis J. Morello; Award for Defendant against Plaintiff. Dated 02/22/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39934

**Webb-Allman vs Organize Pennsylvania**; AR-22-003717; P-atty: Pro Se; D-atty: Daniel McArdle Booker; Award for Plaintiff against the Defendant in the amount of \$4,410.66. Dated 02/22/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39935

**Simmons vs Whitner**; LT-22-001552; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 02/23/23. Notice of award sent. Arbitration Board #39936

**JLA Properties L.P. vs Collier**; LT-22-001577; P-atty: David Montgomery; D-atty: Pro Se; Non Jury Verdict Dated 02/23/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,726.85 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 10205 1/2 Clair Ave., Penn Hills, 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. Connolly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Rouse vs Johnson**; LT-22-001627; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 02/23/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,308.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 534 N. State St., Apt. 8, Clairton, PA 15025. 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. Connolly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Farah vs Lyons**; LT-22-001707; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$6,500.00 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 02/23/23. Notice of award sent. Arbitration Board #39937

**Arkham Realty and Property Management vs Humpries**; LT-22-001760; P-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$0 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 02/23/23. Notice of award sent. Arbitration Board #39937

**COURT NOTICES**

**Pennsylvania Supreme Court**

**IN RE: ORDER ADOPTING RULE 351 AND AMENDING THE COMMENTS TO RULES 301, 302, AND 321 OF THE PENNSYLVANIA RULES OF CIVIL PROCEDURE GOVERNING ACTIONS AND PROCEEDINGS BEFORE MAGISTERIAL DISTRICT JUDGES**

**NO. 528  
MAGISTERIAL RULES DOCKET**

**ORDER**

**PER CURIAM**

**AND NOW**, this 10th day of February, 2023, upon the recommendation of the Minor Court Rules Committee; the proposal having been published for public comment at 52 Pa.B. 3816 (July 9, 2022):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Pennsylvania Rule of Civil Procedure Governing Actions and Proceedings Before Magisterial District Judges 351 is adopted and the comments to Rules 301, 302, and 321 are amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective April 11, 2023.

To view the rule changes please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.

23-00580

**Pennsylvania Supreme Court**

**IN RE: ORDER ADOPTING RULE 242 OF THE PENNSYLVANIA RULES OF CIVIL PROCEDURE GOVERNING ACTIONS AND PROCEEDINGS BEFORE MAGISTERIAL DISTRICT JUDGES**

**NO. 529  
MAGISTERIAL RULES DOCKET**

**ORDER**

**PER CURIAM**

**AND NOW**, this 13th day of February, 2023, upon the recommendation of the Minor Court Rules Committee; the proposal having been submitted without publication pursuant to Pa.R.J.A. 103(a)(3):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Pennsylvania Rule of Civil Procedure Governing Actions and Proceedings Before Magisterial District Judges 242 is adopted.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective April 1, 2023.

To view the rule changes please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.

23-00581

**Court of Common Pleas of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Arnold I. Klein**

Beginning April 13, 2023, 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:

**Thursday, April 13, 2023 at 9:00 a.m.**  
**Thursday, May 11, 2023 at 8:30 a.m.**  
**Wednesday, June 7, 2023 at 8:30 a.m.**  
23-00579

**Court of Common Pleas of Allegheny County**

**JUVENILE COURT**

**MOTIONS SCHEDULE**

**March 2023**

- March 1** - Judge McCrady
- March 2** - Judge McCrady
- March 3** - Judge McCrady
- March 6** - Judge Sizemore
- March 7** - Judge Sizemore
- March 8** - Judge Sizemore
- March 9** - Judge Sizemore
- March 10** - Judge Sizemore
- March 13** - Judge Middleman
- March 14** - Judge Middleman
- March 15** - Judge Middleman
- March 16** - Judge Middleman
- March 17** - Judge Middleman
- March 20** - Judge Cozza
- March 21** - Judge Cozza
- March 22** - Judge Cozza
- March 23** - Judge Cozza
- March 24** - Judge Cozza
- March 27** - Judge Woodruff
- March 28** - Judge Woodruff
- March 29** - Judge Woodruff
- March 30** - Judge Woodruff
- March 31** - Judge Woodruff

23-00274

**Court of Common Pleas of Allegheny County**

**FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF**

**MARCH 2023**

- March 1** - Costa, J. in Courtroom 425 at 2:00 PM
- March 2** - Bubash, J. in Courtroom 425 at 2:00 PM
- March 3** - Korbrel, J. in Courtroom 425 at 10:30 AM
- March 6** - Woodruff, J. in Courtroom 320 at 9:30 AM and McCrady, J. in Courtroom 224 at 10:00 AM
- March 7** - Spurgeon, J. sharing 500 at 10:00 AM and Henry-Taylor, J. in Courtroom 425 at 2:00 PM

**March 8** - Hens-Greco, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM

**March 9** - Wagner, J. in Courtroom 425 at 2:00 PM

**March 10** - Bubash, J. in Courtroom 425 at 10:30 AM

**March 13** - Eaton, J. in Courtroom 425 at 2:00 PM

**March 14** - Costa, J. in Courtroom 425 at 2:00 PM

**March 15** - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

**March 16** - McGough, J. in Courtroom 425 at 2:00 PM

**March 17** - Wagner, J. in Courtroom 425 at 10:30 AM

**March 20** - Sizemore, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

**March 21** - Bush, J. in Courtroom 320 at 10:00 AM and Korbrel, J. in Courtroom 425 at 2:00 PM

**March 22** - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM

**March 23** - Costa, J. in Courtroom 425 at 2:00 PM

**March 24** - Henry-Taylor, J. in Courtroom 425 at 10:30 AM

**March 27** - McGough, J. in Courtroom 425 at 2:00 PM

**March 28** - Middleman, J. in Courtroom 320 at 9:30 AM

**March 29** - Wagner, J. in Courtroom 425 at 2:00 PM

**March 30** - Eaton, J. in Courtroom 425 at 2:00 PM

**March 31** - Korbrel, J. in Courtroom 425 at 10:30 AM

**000 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 Korbrel, 010 Judge Clark, 011 Judge Tranquilli, 012 Judge Middleman, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Wagner, 018 Judge McCrady, 019 Judge Spurgeon**  
23-00531

**Court of Common Pleas of Allegheny County**

**Orphans' Court Judges Motions Schedule for the Month of March 2023**

**Week of**

- March 6** - Judge Williams
- March 13** - Judge Marmo
- March 20** - Judge McCarthy
- March 27** - Judge O'Toole

23-00540

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](http://ACBA.org/LivingWill).

## COURT SCHEDULES

## Daily Jury and Non-Jury Trial List

Judge Patrick M. Connelly  
City-County Building  
Room 711  
9:00 a.m.

Tuesday  
February 28, 2023

### Jury Trials

(16) AR-21-3056  
Lloyd Willingham vs Housing Authority of the City of Pittsburgh; P-Atty: Pro Se; D-Atty: Jonathan S. McAnney; 2x

(16C) LT-22-799  
James Selyeo vs Laurie Melodia; P-Atty: Pro Se; D-Atty: Pro Se; 1x

## Criminal Division

Allegheny County Courthouse  
9:00 a.m.

Thursday  
March 2, 2023

All parties and witnesses in the cases listed below should report directly in the Courtroom of the Trial Judge assigned to the case on the date indicated at the time previously ordered. The failure of the Defendant to appear as ordered will result in the forfeiture of bail and the issuance of an arrest warrant.

Judge Bruce R. Beemer  
Courtroom 510

CR-0006577-22; Kevin Crockett Brown; Crim Tres-Enter Structure; ADA: Ohara Hamlin

CR-0003403-22; Kayla Imani Copeland; Simple Assault; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Sarah Coblenz McGuire

CR-0007550-20; Demetryaiss Holyfield; Criminal Mischief - Damage Property; ADA: Criminal Division Allegheny County District Attorney's Office

CR-0007493-22; William Hughes; Terroristic Threats W/Int To Terrorize Another; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Samir Sarna

CR-0006257-22; Dustin Irvin Jones; Arson-Danger Of Death Or Bodily Inj; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Leslie A. Perlow

CR-0007046-22; Alec Stefanovits; Escape; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Nicholas Clark Weltz

Judge Alexander P. Bicket  
Courtroom 321

CR-0007348-22; Marjani Yannotti Aquil; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Randall H. McKinney

CR-0005163-22; Leah Baczynski; Theft By Unlaw Taking-Movable Prop; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Taylor Marie Corn

CR-0007614-22; Jewel Betts; Robbery-Inflct Threat Imm Bod Inj; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Kenneth M. Baldonieri

CR-0002890-21; Alan Green; Terroristic Threats W/Int To Terrorize Another; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Art Ettinger

CR-0007172-22; Sandra Kagan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Owen Matthew Seman

CR-0007174-22; Victoria Lakyn Kaplon; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Bradley Thomas Marscher

CR-0007043-22; Che King; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Bradley Thomas Marscher

CR-0007255-22; Kiara Daneen Manker; Accident Involv Damage Attended Vehicle/ Prop; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Bradley Thomas Marscher

CR-0001214-21; Donesia Anise Moses; Fleeing or Attempting to Elude Officer; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Tirza Ann Mullin

CR-0007882-22; Bryan Noel; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Gary D. Ludin

CR-0007015-22; Terri A. Wilson; Firearm Ownership - Duty Of Other Persons; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Angela Rene Carsia

CR-0007058-22; Terri A. Wilson; Receiving Stolen Property; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Angela Rene Carsia

Judge Kelly Bigley  
Courtroom 525

CR-0007036-22; Stanley Anthony Gibson; DUI: Controlled Substance - Impaired Ability - 3rd Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Matthew Ronald Makoski

CR-0006084-22; Kristen Marie Krue; DUI: Controlled Substance - Impaired Ability - 4th & Subsequent Offense; ADA: Alexander Young Wilkinson; D-atty: Danielle Lyndsay McNabb

CR-0007101-22; Gina Sophia Marks; DUI: Controlled Substance or Metabolite 1st Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: T. Brent McCune

CR-0006882-22; Kristopher L. Pollek; DUI: Controlled Substance - Impaired Ability - 3rd Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Scott Andrew Bitar

CR-0008646-21; Astrid Rijos-Bermudez; Crim'l Misch-Tamper W/Property; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Kathryn Simmers

CR-0007003-22; Brent Edward Waits; DUI: Controlled Substance or Metabolite 1st Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Owen Matthew Seman

Judge Edward J. Borkowski  
Courtroom 514

CR-0009021-17; Atryce Youngblood; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Joshua Guckert

Judge Thomas P. Caulfield  
Courtroom 516

CR-0007226-22; Lindsey Scott Ashby; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: William Robert Bickerton

CR-0005881-22; Verity Grace Auden-Stevens; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Mason John Cook

CR-0004811-22; Janeen Rae Csurilla; Int Poss Contr Subst By Per Not Reg; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Anthony John Christmas

CR-0008625-21; Evonne Hunter; Fraud Obt Foodstamps/Assistance; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Max James Iverson

CR-0006234-22; Halie Trechele Mack; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Mason John Cook

CR-0007081-22; Ronald J. Martin; DUI: Controlled Substance or Metabolite 1st Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Mason John Cook

CR-0004873-21; Danielle McWilliams; Int Poss Contr Subst By Per Not Reg; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Brandon Michael Herring

CR-0004097-22; Alessandro Calderone Migliuolo; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Carl A. Parise

CR-0000590-22; Shaylon Varae Pinkston; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Mason John Cook

Judge Susan F. Evashavik Dilucente  
Courtroom 530

CR-0007156-22; Mathneo Bey; Simple Assault; ADA: Alexander Young Wilkinson; D-atty: Amita Maram

CR-0007659-22; Mathneo Bey; Crim Tres-Break Into Structure; ADA: Alexander Young Wilkinson; D-atty: Amita Maram

CR-0007052-22; Solomon Devon Bey-Williams; Dissem Photo/Film of Child Sex Acts; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Sarah Coblenz McGuire

CR-0002796-22; Terrace Lesko; Indecent Exposure; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Benjamin Matthew Jackson

CR-0001074-21; Mark Nixon; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Brandon Michael Herring

CR-0000954-22; Earl Darnell Peters Jr.; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Joseph Paletta

CR-0001984-22; Barr Jamil Tomlin; Aggravated Cruelty to Animals - Torture; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Albert Green Reese Jr.

CR-0005613-22; Jessica Weaver; Theft By Unlaw Taking-Movable Prop; ADA: Criminal Division Allegheny County District Attorney's Office

Judge Thomas Flaherty  
Courtroom 324

CR-0006667-22; Shane Anthony Linderman; Crim Tres-Break Into Structure; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Yemi Tama-Re Olaiya

CR-0004288-22; Urvin Wright; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Matthew Ronald Capan

CR-0005729-22; Urvin Wright; Simple Assault; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Matthew Ronald Capan

Judge Elliot Hwsz  
Courtroom 535

CR-0004934-22; Marquan Anthony Davenport; Make Repairs/Sell/Etc Offens Weap; ADA: Criminal Division Allegheny County District Attorney's Office

Judge Beth A. Lazzara  
Courtroom 313

CR-0000840-22; Raymond Campbell Jr.; Receiving Stolen Property; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Sarah Jane Krolkowski

CR-0007401-22; Sophie Eva Foreman; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Frankie C. Walker II

CR-0003538-22; Alonzo Grier; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Ashley Marie Cagle

CR-0005353-22; Woodrow Harrison III; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Fred Gordon Rabner

CR-0003891-22; Dwayne Stephon Jackson; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Milton E. Raiford

CR-0004336-22; Ashley Joachin; Firearms Not To Be Carried W/O License; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Samuel William Esterman

CR-0004423-22; Nadine Ware; Theft By Unlaw Taking-Movable Prop; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Samuel William Esterman

**CR-0007160-22;** Generzon Yoel Reyes-Aguilar; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

**Judge Jill E. Rangos  
Courtroom 327**

**CR-0005130-18;** Michael McClelland; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samantha Elizabeth Smyth**

**CR-0007616-22;** Michael Willis; Accident Involvement Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**CR-0007143-22;** Daniel Wirkowski; Criminal Use Of Communication Facility; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**CR-0007150-22;** Daniel Wirkowski; Criminal Use Of Communication Facility; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**Judge Jennifer Satler  
Courtroom 527**

**CR-0007441-22;** Melvin Calloway; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**Judge Randal B. Todd  
Courtroom 310**

**CR-0007310-22;** Michael Vaughn Berry; Firearms Not To Be Carried W/O License; ADA: **Alexander Young Wilkinson;** D-atty: **Lena Bryan Henderson**

**CR-0007521-22;** Charles Clawson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

**CR-0001220-16;** Tonya Evans; Fraud Obt Foodstamps/Assistance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**CR-0007260-22;** Robert Lee Freeman Jr.; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Art Ettinger**

**CR-0004611-22;** Asan Ramir Holmes; Alter/Obliterate Mark Of Identification; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Anthony Tehovnik**

**CR-0006899-21;** Kevin J. Knorr; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**CR-0007376-22;** Timothy Sowinski; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

**Judge Wrenna L. Watson  
Courtroom 521**

**CR-0005631-22;** Ronald Andrew Beasley Jr.; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

**CR-0005768-22;** Charles Harvey Bradford; Tamper With/Fabricate Physical Evidence; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

**CR-0006297-22;** Tricia Ann Carr; Theft Of Services-Acquis Of Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

**CR-0007203-22;** Daemon Daleek Choat; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**CR-0005987-22;** Edmund Fields; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

**CR-0007943-22;** Francis Joseph Folz; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

**CR-0002455-22;** Ryan Thomas Gibson; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

**CR-0003085-22;** Linda Ann Guzzie; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael E. Moser**

**CR-0004150-22;** Cletisha Renee Helton; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

**CR-0008588-21;** Terrance A. Hicks; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

**CR-0003467-22;** Myron Q. Knox; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0004280-22;** Todd Lockwood; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0007398-22;** Aaron Love; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Ohara Hamlin;** D-atty: **Mychal Evans**

**CR-0007094-22;** Marcus Lamar Riggins; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

**CR-0005340-22;** Robert C. Rinehart III; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0003654-22;** Sagar Subba; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

**CR-0001576-22;** Depaul Anthony Suzensky; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

**CR-0005892-21;** Gaylen Thomas; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Bridget Marie Synan;** D-atty: **Turahn Lamont Jenkins**

**CR-0008096-21;** Gaylen Thomas; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Turahn Lamont Jenkins**

## Arbitration Trial List

City-County Building  
Room 702  
9:00 a.m.

**Thursday  
March 2, 2023**

**LT-22-001790;** 6th Ward Flats LP- Supportive Housing Management Services vs Buchanan; P-atty: **Kyle C. Webster;** D-atty: **Danielle Harrington**

**LT-22-001788;** Linhart vs Bowyer; P-atty: **Pro Se;** D-atty: **Essence Kimes**

**LT-22-001779;** Progress Realty Pros vs Moran; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-22-001765;** Meraki Management LLC vs Corona; P-atty: **David M. Tkacik;** D-atty: **Pro Se**

**LT-22-001748;** Bullard, et al vs LaCroix; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-22-001731;** Carlson vs Jordan; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-22-001726;** SJ Group/Lumas Management vs Coker; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-22-001719;** Lavasa vs Larkins; P-atty: **David K. Trautman;** D-atty: **Pro Se**

**LT-22-001716;** Nasir vs Raines; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-22-001708;** Arbors for Mick's Properties vs Whitehead; P-atty: **Marissa B. Levin;** D-atty: **Pro Se**

**LT-22-001693;** AHRCO vs Pride; P-atty: **Verdell Dean;** D-atty: **Eileen D. Yacknin**

**LT-22-001675;** Forest Green Commons Limited Partnership vs DeBake; P-atty: **Robyn B. Eisen;** D-atty: **Julia A. Zebley**

**LT-22-001650;** Naugle vs Brown; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-22-001638;** Arkham Realty vs Perkins-Barron; P-atty: **Louis John Kroeck IV;** D-atty: **Pro Se**

**LT-22-001561;** DRD Properties II LLC vs Christian; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-22-001470;** Anderson vs Schlosser, et al; P-atty: **Eric J. Randolph;** D-atty: **Scott W. Stephan**

**LT-22-001440;** Carson Square Apartments vs Fitzgerald; P-atty: **Denise R. Turner;** D-atty: **Pro Se**

**LT-22-001427;** RPM Pittsburgh vs Fitzgibbon; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-22-001378;** McKeesport Urban Holdings 1 LLC vs Mitchell; P-atty: **Denise R. Turner**

**LT-22-001238;** T&M Investments LLC vs Russell; P-atty: **Pro Se;** D-atty: **Pro Se**

**LT-22-000969;** Uchendu vs Sanders; P-atty: **Gregory W. Bevington;** D-atty: **Eileen D. Yacknin**

**LT-22-000246;** TTGWB Inc. vs Coon; P-atty: **Justin T. Roman;** D-atty: **Jeffrey T. Morris**

**LT-22-000063;** Arkham Realty vs Dunn; P-atty: **Louis John Kroeck IV;** D-atty: **Pro Se**

**CT-22-000019;** Miyan Associates LLC vs Thapa, et al; P-atty: **Gary Kalmeyer;** D-atty: **Louise Porac**

**AR-22-004188;** Mihelic vs Reese; P-atty: **Dean R. Phillips;** D-atty: **Pro Se**

## 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:

Bodzer, Jr., Michael, deceased, of Glassport, PA. No. 01308 of 2023. Violet Bill, Extr., 122 Lenhart Avenue, Apt. 303, Irwin, PA 15642 or to Melvin P. Gold, Esq., Melvin P. Gold, LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.  
23-00362w Feb 27; Mar 6, 13, 2023

Chen, John, deceased, of Pittsburgh, PA. No. 01240 of 2023. June Chang, Admr., 1602 Jancey Street, Pittsburgh, PA 15206.  
23-00366w Feb 27; Mar 6, 13, 2023

Knurek, Pauline a/k/a Pauline E. Knurek, deceased, of Springdale Borough, PA. No. 00499 of 2023. Sandra L. Kostewicz, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.  
23-00601 Feb 27; Mar 6, 13, 2023

Smith, Charles George a/k/a Charles G. Smith, deceased, of McDonald, PA. No. 01324 of 2023. Lori Kocher, Extr., c/o Bryan Kocher, Esq., 303 Regent Ct., McDonald, PA 15057.  
23-00365w Feb 27; Mar 6, 13, 2023

Sypolt, Alice L. a/k/a Alice Jean Love Sypolt, deceased, of Pittsburgh, PA. No. 00843 of 2023. Raymond M. Love, Extr., 116 Richard Drive, Pittsburgh, PA 15237 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.  
23-00600 Feb 27; Mar 6, 13, 2023

Tomasic, Josephine, deceased, of Pittsburgh, PA. No. 1201 of 2023. Anthony Polka, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
23-00363w Feb 27; Mar 6, 13, 2023

Galie, Patricia M. a/k/a Patricia Galie, deceased, of Plum, PA. No. 00296 of 2023. Vicki Jo Galzerano, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.  
23-00471 Feb 13, 21, 27, 2023

Gamble, Ronald a/k/a Frank Gamble, deceased, of Oakdale, PA. No. 419 of 2023. Brenda L. Gamble, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.  
23-00470 Feb 13, 21, 27, 2023

Haas, William E., deceased, of Gibsonia, PA. No. 00915 of 2023. Michael W. Haas, Extr., 1009 Paul Revere Drive, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.  
23-00285w Feb 13, 21, 27, 2023

Monzo, Carol Ann, deceased, of Monroeville, PA. No. 00852 of 2023. Eric J.

Monzo, Extr., 1225 Snuff Mill Road, Greenville, DE 19807 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

23-00287w Feb 13, 21, 27, 2023

Orlowski, Rose Marie, deceased, of Pittsburgh, PA. No. 00603 of 2023. Teresa Spicuzza, Extr., 137 Vale Drive, West Mifflin, PA 15122 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

23-00286w Feb 13, 21, 27, 2023

Rubenstein, Joanna L., deceased, of Pittsburgh, PA. No. 00679 of 2023. Daniel F. Rubenstein, Admr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.

23-00284w Feb 13, 21, 27, 2023

Seely, Kathleen J. a/k/a Kathleen Seely, deceased, of West Mifflin, PA. No. 00669 of 2023. Karen Werner, Extr., c/o Robert J. Winters, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.

23-00472 Feb 13, 21, 27, 2023

Vangysel, Elizabeth, deceased, of South Fayette Township, PA. No. 00681 of 2023. Sandra M. Meyers, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.

23-00281w Feb 13, 21, 27, 2023

#### 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 December 19, 2022, with respect to a nonprofit corporation, South Pittsburgh Ball Hockey, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-00364w Feb 27, 2023

#### Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania In Re: Brandon Carracci  
Bankruptcy Number: 20-22380 CMB

Notice Of Sale To Creditors and Other Parties In Interest

Notice is hereby given that Kenneth Steidl, Attorney for the Debtor, has filed a Motion to Sell Real Property Free and Clear of all Liens, Judgments and Encumbrances.

The Debtor, Brandon Carracci, has received an offer of \$335,000.00 for the Debtor's real property being known as 2337 Lambeth Dr., Pittsburgh, PA 15241 in Allegheny County free and clear of all liens and encumbrances.

A hearing will be held by Zoom Video Conference on March 23, 2023 at 1:30 PM for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted.

Additional information is available at the office of the Debtor's attorney, Kenneth Steidl, Esquire, Steidl and Steinberg, Suite 2830, Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

23-00676 Feb 27, 2023

#### Notice of Trust & Termination

Notice is hereby given of the administration of The Dorothy M. Genser Revocable Living Trust. Dorothy M. Genser, of Shaler Township, Allegheny County Pennsylvania died January 29, 2023.

All persons indebted to The Dorothy M. Genser Revocable Living Trust are requested to make payment without delay and all those having claims against Dorothy M.

Genser are directed to present the same without delay to the Co-Trustees or attorney named below:

Ronald W. Genser & Richard C. Genser, Co-Trustees 219 Hytyre Drive, Gibsonia PA 15044; or

Slade R. Miller, Esq., Miller & Miller Attorneys at Law, 4767 William Flynn Highway, Allison Park PA 15101.

23-00599 Feb 27; Mar 6, 13, 2023

#### Notice of Trust

Christine G. Jones, late of Pittsburgh, Allegheny County, Pennsylvania, deceased, having created The Christine G. Jones Revocable Trust dated September 17, 2015, appointed Michael Gostomski, 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.

Christine G. Jones, Deceased  
Late of Pittsburgh, Allegheny County, PA  
Successor Trustee:

Michael Gostomski

Attorney:

Rebecca A. Olds

1501 Mt. Royal Blvd.

Glenshaw, PA 15116

23-00614 Feb 27; Mar 6, 13, 2023

#### Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Boroughs of Swissvale, Homestead, Tarentum, Avalon, Turtle Creek, Brentwood, the Township of Wilkins and the City of Clairton, Allegheny County, Pennsylvania, being property of:

Case No: GD-23-000933

James H. Nugent, Executor of the Estate of Oyama S. M. Butler, Deceased, his/her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Swissvale, Allegheny County, PA, located at Denniston Avenue, Being designated as Block and Lot No. 178-L-198 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-000873

Steven Fey, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Homestead, Allegheny County, PA, located at W. 11th Avenue, Being designated as Block and Lot No. 131-E-344 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-000871

Joshua L. Gereshenski and Stephanie A. Haas, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Tarentum, Allegheny County, PA, located at 542 Third Avenue, Being designated as Block and Lot No. 1224-J-93 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-000939

Sally L. Werkmeister, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Avalon, Allegheny County, PA, located at Florence Avenue, Being designated as Block and Lot No. 214-R-120 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-000877

Justin C. Harper, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Turtle Creek, Allegheny County, PA, located at 335 George Street, Being designated as Block and Lot No. 455-M-191 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-000935

Patricia L. Sexton, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Brentwood, Allegheny County, PA, located at Glendale Avenue, Being designated as Block and Lot No. 137-L-33 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-000872

Cynthia Blystone, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Wilkins, Allegheny County, PA, located at Peter Street, Being designated as Block and Lot No. 374-M-93 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-000875

Ernest P. Session, Eva Tyger, Thomas Session, Ruby Kennedy and Ernest Clark, Robert Sumpter and Jacqueline Sumpter, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the City of Clairton, Allegheny County, PA, located at State Street, Being designated as Block and Lot Nos. 878-C-59 and 878-C-61 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-000937

Amos L. Rager and Roberta Rager, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the City of Clairton, Allegheny County, PA, located at 109 Coal Valley Road, Being designated as Block and Lot Nos. 559-S-80 and 559-S-84 in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice To Condemnees Of Condemnation  
In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 23rd day of January, 2023, for Docket No. GD-23-000933; GD-23-000873; GD-23-000873; GD-23-000871; GD-23-

000939; GD-23-000877; GD-23-000935; GD-23-000872; GD-23-000875; GD-23-000937, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on June 23, 2022, condemned the property referred to above at, GD-23-000939; GD-23-000872 in the Borough of Avalon and the Township of Wilkins; and by Resolution duly adopted on July 28, 2022, condemned the property referred to above at, GD-23-000933; GD-23-000871; GD-23-000877, in the Boroughs of Swissvale, Tarentum, Turtle Creek; and by Resolution duly adopted on August 25, 2022, condemned the property referred to above at, GD-23-000873; GD-23-000935; GD-23-000875; GD-23-000937, in the Borough of Homestead, Brentwood and the City of Clairton, and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of Swissvale, Homestead, Tarentum, Avalon, Turtle Creek, Brentwood, the Township of Wilkins and the City of Clairton.

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Furthermore, Notice Is Hereby Given that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire  
Attorney for the Redevelopment Authority  
23-00677 Feb 27, 2023

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