

The Pittsburgh Legal Journal

This issue contains trial lists for Wednesday, Jan. 11 and Friday, Jan. 13, 2023.

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JANUARY 10, 2023

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CIVIL DIVISION

General Docket

LVNV Funding LLC vs Hall Eillen; GD-22-016092; MDJ Transcript; Notice of Judgment Mailed; 1862.82; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Carpenter Sharea; GD-22-016094; MDJ Transcript; Notice of Judgment Mailed; 810.88; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Howard William P. vs Aces High Cycle; GD-22-016095; MDJ Transcript; Praecipe for Writ of Execution; 2148.36; Atty(s): Pro Se

LVNV Funding LLC vs Wilson Noel L; GD-22-016096; MDJ Transcript; Notice of Judgment Mailed; 911.77; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Keenan Michael J.; GD-22-016097; MDJ Transcript; Notice of Judgment Mailed; 2757.10; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Hoyak Selena vs Henry's Home Inspection and Pest Control, Llewellyn Glendon; GD-22-016098; Motor Vehicle Accident; Complaint; Atty(s): Kobylynski David M, Kobylynski Peter T

Roberson Prevan vs The Pittsburgh Trust for Cultural Resources; GD-22-016102; Employment Discrimination; Complaint; Atty(s): Kobylynski David M, Kobylynski Peter T

Chernoff Nava; GD-22-016103; Miscellaneous Petition; Order of Court; Atty(s): Pro Se

Mende Hans J, Mende Hans J vs Holsinger P.C., Collier C.P.A. William; GD-22-016104; Other Professional Liability; Affidavit of Service; 20000000.00; Atty(s): Robb Michael Patrick

LVNV Funding LLC vs Cross Deborah Lynn; GD-22-016106; MDJ Transcript; Notice of Judgment Mailed; 3338.32; Atty(s): Morris Gregg L

Dollar Bank Federal Savings Bank vs Posipanka Robert, McLindon Amanda, McLindon Nichole, McLindon Jeffrey, Unknown Heirs; GD-22-016107; Mortgage Foreclosure; Complaint; 62096.54; Atty(s): Anthou Kristine M.

Maloney Beverly A, Maloney Richard E. vs Laredo Street Inc, Jerco Enterprises LLC, E3 Real Estate LLC, Zeiler Acquisitions Incorporated; GD-22-016108; Against Property Owner; Complaint; Atty(s): Chiurazzi Wayne M

LVNV Funding LLC vs Fordham La-toia; GD-22-016109; MDJ Transcript; Notice of Judgment Mailed; 828.95; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Matrix Property Management vs Cutler; LT-22-001258; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,845.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2200 Milligan Ave., Apt. 1, Swissvale, PA 15218. 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.

Black vs Washington; LT-22-001327; P-atty: Pro Se; D-atty: Bruce Castor; Award for Plaintiff/Defendant. Award for Plaintiff on claim for damages in the amount of \$625.00 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). Award for Defendant on their counterclaim in the amount of \$1,250.00. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39863

Clairton Community Properties LLC vs Woodson, et al; LT-22-001329; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$5,799.00 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 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39865

McGuier vs Hauptman; LT-22-001336; P-atty: Eric G. VanKirk; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$23,641.19 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 719 Naylor St., Pittsburgh, PA 15207. 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.

Brandywine Agency Inc. vs Kunf, et al; LT-22-001342; P-atty: Beverly A. Block, Marcie J. Solomon; D-atty: Pro Se; Award for Plaintiff against both Defendants on claims: for possession based on non-payment of rent, for damages in the amount of \$3,300.00 for rent (Includes all rent due

(Continued on Page 9, Column 1)

ORPHANS' COURT

Petitions & Motions

Judge Michael F. Marmo
Sidney J. Goldberg; deceased; Petition and order for leave to resign as co-executrix; Atty: S. F. Kessler; 5838 of 2022.

Alec C. Mahone, Jr.; deceased; Petition and order to return property; Atty: G. R. Mahone; 6818 of 2022.

Frances C. Finney; trust; Petition and order for resignation of trust protector and appoint successor; Atty: L. D. Loperfito; 7771 of 2022.

Lonna Lee Breeden; deceased; Petition and order for small estate; Atty: G. M. Zyra; 2731 of 2022.

Micah Strader; minor; Motion and order for special relief; Atty: B. B. McMorro; 3893 of 2022.

Jocelyn C. Lehman; trust; Order of court; Atty: G. P. Hunt, J. L. Strassburger; 6601 of 2022.

Jocelyn C. Lehman; trust; Order of court; Atty: G. P. Hunt, J. L. Strassburger; 6534 of 2022.

Margery McInerney; deceased; Petition and order to waive additional security; Atty: D. E. McMaster; 1784 of 2022.

Ruth Hilda Diamond; trust; Motion and order to withdraw; Atty: G. P. Wozman; 2351 of 2021.

Donald E. Rogers; deceased; Petition and order for discharge of co-executrix; Atty: L. G. Syme; 7835 of 2021.

Edward William Michalowski, Jr.; deceased; Petition and order for rule to show cause why letters should not be revoked. Returnable February 13, 2023. Hearing February 13, 2023 at 10:30 a.m.; Atty: M. L. Shields III; 1000 of 2022.

Ruth Hilda Diamond; trust; Consent order of court; Atty: D. J. DelFiandra; 2351 of 2021.

Walter R. Holewa; deceased; Motion and order to schedule conference. Conference January 10, 2023 at 10:30 a.m.; Atty: C. J. Avalli, T. J. Dempsey Jr.; 6251 of 2021.

Walter R. Holewa; deceased; Petition and order for rule. Returnable February 15, 2023. Conference February 15, 2023 at 10:30 a.m.; Atty: C. J. Avalli, T. J. Dempsey Jr.; 6251 of 2021.

Howard J. Maresch; power of attorney; Petition and order for citation. Returnable March 6, 2023. Conference March 6, 2023 at 9:30 a.m.; Atty: B. B. McMorro; 8023 of 2022.

Howard J. Maresch; deceased; Petition and order for citation. Returnable March 6, 2023. Conference March 6, 2023 at 9:30 a.m.; Atty: B. B. McMorro; 8641 of 2021.

Barbara McIntosh Jones; deceased; Order of court; Atty: F. L. Robinson Jr.; 2861 of 2020.

BANKRUPTCY COURT

Western District

Cynthia M. Orlandini; ALLEGHENY-PA; 22-22472; Atty: Lauren M. Lamb; Chapter: 7; Filed 12/15/2022; Judge Taddonio

Cassie M. Lunn; BUTLER-PA; 22-22473; Atty: Dennis M. Sloan; Chapter: 7; Filed 12/15/2022; Judge Bohm

Daniel W. Smith; ERIE-PA; 22-10560; Atty: Tina M. Fryling; Chapter: 7; Filed 12/16/2022; Judge Bohm

John Earl Biros; MERCER-PA; 22-10561; Atty: Ted Isoldi; Chapter: 7; Filed 12/16/2022; Judge Bohm

Zenford S. Mitchell; ALLEGHENY-PA; 22-22474; Atty: Kenneth Steidl; Chapter: 13; Filed 12/16/2022; Judge Deller

Ashley A. Perrone; ALLEGHENY-PA; 22-22475; Atty: Kenneth Steidl; Chapter: 7; Filed 12/16/2022; Judge Deller

William J. Hynes, Sr. and Diane A. Hynes; ALLEGHENY-PA; 22-22476; Atty: Kenneth Steidl; Chapter: 7; Filed 12/16/2022; Judge Taddonio

James J. Taylor; WESTMORELAND-PA; 22-22477; Atty: Kenneth Steidl; Chapter: 7; Filed 12/16/2022; Judge Deller

Rebekah A. Brooks; BUTLER-PA; 22-22478; Atty: William F. Dannhardt; Chapter: 7; Filed 12/16/2022; Judge Bohm

Janet A. Mages; ALLEGHENY-PA; 22-22479; Atty: Shawn N. Wright; Chapter: 13; Filed 12/16/2022; Judge Taddonio

Susanne C. Mayugh; WESTMORELAND-PA; 22-22480; Atty: Brian J. Bleasdale; Chapter: 7; Filed 12/16/2022; Judge Taddonio

Helen L. Ralston; LAWRENCE-PA; 22-22481; Atty: Dennis M. Sloan; Chapter: 13; Filed 12/16/2022; Judge Bohm

Gordon L. Ford and Diane Ford; INDIANA-PA; 22-70420; Atty: Kenneth P. Seitz; Chapter: 13; Filed 12/16/2022; Judge Deller

Marsha Susanne Donitzen; SOMERSET-PA; 22-70421; Atty: Daniel J. Boger; Chapter: 7; Filed 12/16/2022; Judge Deller

James C. Wright, III and Brandi L. Wright; ALLEGHENY-PA; 22-22482; Atty: Rodney D. Shepherd; Chapter: 13; Filed 12/18/2022; Judge Taddonio

Brian J. Schlatterer and Shannon D. Schlatterer; ALLEGHENY-PA; 22-22483; Atty: Bryan P. Keenan; Chapter: 13; Filed 12/18/2022; Judge Deller

Judith Lynn Harriger; ERIE-PA; 22-10562; Atty: Michael S. Jan Janin; Chapter: 7; Filed 12/19/2022; Judge Taddonio

Joshua Paul Davensizer and Tiffany Rose Davensizer; MERCER-PA; 22-10563; Atty: Tina M. Fryling; Chapter: 7; Filed 12/19/2022; Judge Taddonio

PGH BBQ, LLC; ALLEGHENY-PA; 22-22484; Atty: Edgardo D. Santillan; Chapter: 7; Filed 12/19/2022; Judge Deller

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Hoffman Jr. Clarence vs Eyler Hannah, Eyler Dennis, Eyler Denise; GD-22-016110; Motor Vehicle Accident; Complaint; 200000.00; Atty(s): Pro Se

LVNV Funding LLC vs Fowlkes Kelvin; GD-22-016111; MDJ Transcript; Notice of Judgment Mailed; 899.38; Atty(s): Morris Gregg L

Cassidy Tina vs Ledbetter-Wright Addreyona; GD-22-016112; Miscellaneous Petition; Order of Court; Atty(s): Pro Se

LVNV Funding LLC vs Fletcher Darci; GD-22-016113; MDJ Transcript; Notice of Judgment Mailed; 881.81; Atty(s): Morris Gregg L

Sunbelt Rentals Inc. vs Garlington Sr. Joseph L, Garlington Barbara J; GD-22-016114; Mechanic's Lien; Claim; Atty(s): Pro Se

Discover Bank vs Zurenko Jeffrey; GD-22-016115; MDJ Transcript; Notice of Judgment Mailed; 9353.28; Atty(s): Molczan William T

High Flow Funding LLC vs Blackbird Spirit Transportation LLC, Copeland Brandi L.; GD-22-016116; DSB (for money commercial); Notice of Judgment & Documents; 55836.00; Atty(s): Labovitz William J, Miller Drew Gray, Werner Anthony

High Flow Funding LLC vs Property Pros Landscaping LLC, Majeski Daniel J.; GD-22-016117; DSB (for money commercial); Notice of Judgment & Documents; 45999.80; Atty(s): Labovitz William J, Miller Drew Gray, Werner Anthony

Mullen Betty M., Mullen Charles E. vs McDonalds; GD-22-016118; Against Property Owner; Complaint; Atty(s): Chiurazzi Wayne M

Huerbin Susan vs Allegheny General Hospital, Allegheny Health Network, West Penn Hospital, West Penn Allegheny Health System Inc., West Penn Hospital Foundation, Cabrera-Kapetanios M.D. Yenny, Prejsnar R.N. Susan, Beswick R.N. Andrew, Hess R.N. Debra, Vozel R.N. Lori, Gardone R.N. Arthur, Bass R.N. Renee, Birk M.D. Catherine, Bailey M.D. Nicholas; GD-

22-016119; Medical/Hospital Liability; Praecept for Writ of Summons; Atty(s): Washington Marcus Aric

Reilly Robert vs Apple American Group LLC; GD-22-016120; Multiple Civil Action; Praecept for Writ of Summons; Atty(s): Ging Terrence M

Tracy Shane vs Apple American Group LLC; GD-22-016121; Multiple Civil Action; Praecept for Writ of Summons; Atty(s): Ging Terrence M

Select Portfolio Servicing Inc. vs Hall Flawzel, Hall Jr. Floyd, Hall Linda, The Unknown Heirs of Floyd Hall Deceased; GD-22-016142; Mortgage Foreclosure; Confidential Information Form; 43577.41; Atty(s): Linn Geraldine M.

U.S. Bank N.A. vs Babyak Michael, Babyak Michelle; MG-22-001040; Mortgage Foreclosure; Confidential Information Form; 113615.64; Atty(s): Linn Geraldine M.

PNC Bank National Association vs Myers Robert; MG-22-001041; Mortgage Foreclosure; Confidential Information Form; 44193.05; Atty(s): Linn Geraldine M.

PNC Bank National Association vs Matisz Richard; MG-22-001042; Mortgage Foreclosure; Confidential Information Form; 118130.06; Atty(s): Linn Geraldine M.

Nationstar Mortgage LLC vs Kelly Patricia A.; MG-22-001043; Mortgage Foreclosure; Complaint; Atty(s): Treglia Carolyn

U.S. Bank Trust National Association vs Caprino III Anthony A, Caprino Karen; MG-22-001044; Mortgage Foreclosure; Complaint; 91806.59; Atty(s): Bates Kenya Deneen

Dollar Bank Federal Savings Bank vs Kooontz Brian; MG-22-001045; Mortgage Foreclosure; Complaint; 17363.36; Atty(s): Anthou Kristine M.

LSF9 Master Participation Trust vs Persic Carl A., Persic Janice N.; MG-22-001046; Mortgage Foreclosure; Complaint; 72806.91; Atty(s): Fallings Matthew C.

Wells Fargo Bank vs Mason Jay, Mason Mia; MG-22-001047; Mortgage Foreclosure; Praecept for Appearance; 43696.98; Atty(s): Zeron Kayleigh

Compass Savings Bank vs Bell George E.; MG-22-001048; Mortgage Foreclosure; Complaint; Atty(s): Reilly Thomas E.

PNC Bank National Association vs Coto Raphael; MG-22-001049; Mortgage Foreclosure; Confidential Information Form; Atty(s): Hong Kimberly J

U.S. Bank Trust National Association vs Hollerich Stacey, Hollerich III Michael; MG-22-001050; Mortgage Foreclosure; Praecept for Appearance; 50779.63; Atty(s): Hunsberger Adrienna

Pennymac Loan Services LLC vs Morrow Amy, Morrow Brian; MG-22-001051; Mortgage Foreclosure; Confidential Information Form; 174275.23; Atty(s): Linn Geraldine M.

The Bank of New York Mellon vs Salari-Lak Farhad, Salari-Lak Zahra, The United States Of America Department Of Treasury Intern; MG-22-001052; Mortgage Foreclosure; Confidential Information Form; Atty(s): Hong Kimberly J

PNC Bank National Association vs Swartz Mariann, Swartz Warren; MG-22-001053; Mortgage Foreclosure; Confidential Information Form; 96681.18; Atty(s): Linn Geraldine M.

Ford Motor Credit Company LLC vs Spivey-Hinton Winifred; GD-22-015967; MDJ Transcript; Notice of Judgment Mailed; 2012.60; Atty(s): Weinstein Yale D.

Discover Bank vs Reitmeyer John; GD-22-016122; MDJ Transcript; Notice of Judgment Mailed; 9381.31; Atty(s): Molczan William T

Discover Bank vs McPherson Jennifer L.; GD-22-016123; MDJ Transcript; Notice of Judgment Mailed; 10149.53; Atty(s): Molczan William T

Discover Bank vs Giles Audrey; GD-22-016124; MDJ Transcript; Notice of Judgment Mailed; 7379.14; Atty(s): Pomy Matthew Weston

Lobos Management vs Garcia Felix Alexander Mora, Garcia Solangel; GD-22-016125; MDJ Transcript; Notice of Judgment Mailed; 2376.61; Atty(s): Westall Christina J.

Discover Bank vs Byrd London T.; GD-22-016126; MDJ Transcript; Notice of Judgment Mailed; 4962.40; Atty(s): Pomy Matthew Weston

Lobos Management vs Thompson Clinton; GD-22-016127; MDJ Transcript; Notice of Judgment Mailed; 2385.25; Atty(s): Westall Christina J.

John C.R. Kelly Realty Inc. vs Dalanecy Brittney; GD-22-016128; MDJ Transcript; Notice of Judgment Mailed; 3416.90; Atty(s): Pro Se

Lobo's Management vs Davis Stephen; GD-22-016129; MDJ Transcript; Notice of Judgment Mailed; 1490.45; Atty(s): Westall Christina J.

John C.R. Kelly Realty Inc. vs McDade Angelina; GD-22-016130; MDJ Transcript; Notice of Judgment Mailed; 2316.02; Atty(s): Pro Se

Lobos Management vs Alghamdi Hosam; GD-22-016131; MDJ Transcript; Notice of Judgment Mailed; 1601.85; Atty(s): Westall Christina J.

LVNV Funding LLC vs Phillips Harris; GD-22-016132; MDJ Transcript; Notice of Judgment Mailed; 1881.62; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Lobos Management vs Berteotti Jr. William; GD-22-016133; MDJ Transcript; Notice of Judgment Mailed; 1335.33; Atty(s): Westall Christina J.

LVNV Funding LLC vs Bernath Elby; GD-22-016134; MDJ Transcript; Notice of Judgment Mailed; 1691.42; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Waldorf Park Trust vs Patton Rebekeh; GD-22-016135; MDJ Transcript; Notice of Judgment Mailed; 1406.00; Atty(s): Westall Christina J.

LVNV Funding LLC vs Massart Judy; GD-22-016136; MDJ Transcript; Notice of Judgment Mailed; 1106.84; Atty(s): Morris Gregg L

LVNV Funding LLC vs Powers Steven; GD-22-016137; MDJ Transcript; Notice of Judgment Mailed; 3131.81; Atty(s): Morris Gregg L

LVNV Funding LLC vs Dipippa Sandra; GD-22-016138; MDJ Transcript; Notice of Judgment Mailed; 1329.92; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Bowe Tiffany; GD-22-016139; MDJ Transcript; Notice of Judgment Mailed; 5633.70; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Hexstall Shamel; GD-22-016140; MDJ Transcript; Notice of Judgment Mailed; 2260.06; Atty(s): Morris Gregg L

LVNV Funding LLC vs Bergamasco Linda; GD-22-016141; MDJ Transcript; Notice of Judgment Mailed; 873.78; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Brink Marcie; GD-22-016143; MDJ Transcript; Notice of Judgment Mailed; 1903.74; Atty(s): Rutkowski Mychal Thomas

Nusinov Jeffrey E. vs Hampton Elijah Marshall; GD-22-016144; Foreign Judgment; Notice of Judgment Mailed; 610640.61; Atty(s): Grenen James F.

LVNV Funding LLC vs Lazo Areli D.; GD-22-016145; MDJ Transcript; Notice of Judgment Mailed; 1111.06; Atty(s): Rutkowski Mychal Thomas

LVNV Funding LLC vs Wilson Alena; GD-22-016146; MDJ Transcript; Notice of Judgment Mailed; 1070.40; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Crafton Borough vs Rodgers Edward J, Rodgers Angie; GD-22-016147; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 1839.79; Atty(s): McCabe Michael G.

Dormont Borough vs Titchworth Lawrence; GD-22-016148; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 3000.52; Atty(s): McCabe Michael G.

Ingram Borough vs Greicon Properties Company LLC; GD-22-016149; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 1139.69; Atty(s): McCabe Michael G.

Ingram Borough vs Mchenry Mary E.; GD-22-016150; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 1427.12; Atty(s): McCabe Michael G.

PAC Western Financial LLC vs Thumbs Up Trucking LLC, Lamar Haden; GD-22-016151; Foreign Judgment; Affidavit of Foreign Judgment; 22120.65; Atty(s): Wechsler Daniel A

Leetsdale Borough vs Plese Rudolph C, Plese Joann M; GD-22-016152; Sci Fa sur Tax Lien; Praecept - Sci Fa sur Tax Lien; 1115.46; Atty(s): McCabe Michael G.

S&T Bank vs Howard James D., Warren Stephanie; GD-22-016153; Confession of Judgment; Notice of Judgment & Documents; Atty(s): Kile Brian M

Matthew Ryan Sinagra, et al vs Custom Homes Inc.; GD-22-016154; No Lien Agreement; Certificate of Location; Atty(s): Pro Se

Becht Jon vs Lee Charlotte; GD-22-016163; MDJ Transcript; Notice of Judgment Mailed; 2629.75; Atty(s): Pro Se

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COURT NOTICES

Pennsylvania Supreme Court

IN RE: REESTABLISHMENT OF THE MAGISTERIAL DISTRICTS WITHIN THE 19TH JUDICIAL DISTRICT OF THE COMMONWEALTH OF PENNSYLVANIA

NO. 523 MAGISTERIAL RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 27th day of December 2022, upon consideration of the Petition to Reestablish the Magisterial Districts of the 19th Judicial District (York County) of the Commonwealth of Pennsylvania, it is hereby ORDERED AND DECREED that the Petition, which provides for the realignment of Magisterial Districts 19-1-01, 19-1-04, 19-2-05, 19-3-05, and 19-3-06 within York County, to be effective January 2, 2023, is granted; and that the Petition, which provides for the reestablishment of all remaining Magisterial Districts as they currently exist, to be effective immediately, is granted;

Said Magisterial Districts shall be as follows:

Magisterial District 19-1-01

Magisterial District Judge Thomas L. Harteis

City of York (Wards 7, 12-1, 12-2, 12-4)

Magisterial District 19-1-02

Magisterial District Judge James H. Morgan

City of York (Wards 11, 13, 14-1, 14-2, 14-3)

Magisterial District 19-1-03

VACANT

Hanover Borough

Magisterial District 19-1-04

Magisterial District Judge Adrian Boxley

City of York (Wards 1, 6, 8, 15)

Magisterial District 19-1-05

Magisterial District Judge Joel N. Toluba

City of York (Wards 5, 9-1, 9-2)

Magisterial District 19-2-01

Magisterial District Judge Barry L. Bloss, Jr.

Springettsbury Township

Magisterial District 19-2-02

Magisterial District Judge Scott E. Laird

Dallastown Borough, Yoe Borough, York Township

Magisterial District 19-2-03

VACANT

Magisterial District 19-2-04

Magisterial District Judge Jeffrey L. Oberdorf

Manchester Township

Magisterial District 19-2-05

Magisterial District Judge Jennifer J.P. Clancy

North York Borough, Spring Garden Township, City of York (Ward 12-3)

Magisterial District 19-3-01

Magisterial District Judge John H. Fishel

Chanceford Township, East Prospect Borough, Felton Borough, Lower Windsor Township, Red Lion Borough, Windsor Borough, Windsor Township, Yorkana Borough

Magisterial District 19-3-03

Magisterial District Judge Laura S. Manifold

Cross Roads Borough, Delta Borough, East Hopewell Township, Fawn Grove Borough, Fawn Township, Hopewell Township, Lower Chanceford Township, North Hopewell Township, Peach Bottom Township, Stewartstown Borough, Winterstown Borough

Magisterial District 19-3-04

Magisterial District Judge Linda L. Sweeney

Glen Rock Borough, Jacobus Borough, Loganville Borough, New Freedom Borough, Railroad Borough, Shrewsbury Borough, Shrewsbury Township, Springfield Township

Magisterial District 19-3-05

Magisterial District Judge Jeffrey A. Sneeringer

Heidelberg Township, Manheim Township, Penn Township, West Manheim Township

Magisterial District 19-3-06

Magisterial District Judge Thomas J. Reilly

Codorus Township, Jackson Township, Jefferson Borough, New Salem Borough, North Codorus Township, Paradise Township, Seven Valleys Borough, Spring Grove Borough, West York Borough

Magisterial District 19-3-07

Magisterial District Judge David C. Eshbach

Conewago Township, Dover Borough, Dover Township

Magisterial District 19-3-09

Magisterial District Judge Scott J. Gross

Fairview Township, Goldsboro Borough, Lewisberry Borough, Newberry Township, York Haven Borough

Magisterial District 19-3-10

Magisterial District Judge Richard T. Thomas

Carroll Township, Dillsburg Borough, Franklin Township, Franklintown Borough, Monaghan Township, Warrington Township, Washington Township, Wellsville Borough

Magisterial District 19-3-11

Magisterial District Judge Robert A. Eckenrode

East Manchester Township, Hallam Borough, Hellam Township, Manchester Borough, Mount Wolf Borough, Wrightsville Borough

23-00015

Pennsylvania Supreme Court

IN RE: REESTABLISHMENT OF THE MAGISTERIAL DISTRICTS WITHIN THE 7th JUDICIAL DISTRICT OF THE COMMONWEALTH OF PENNSYLVANIA

NO. 524 MAGISTERIAL RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 27th day of December 2022, upon consideration of the Petition to Reestablish the Magisterial Districts of the 7th Judicial District (Bucks County) of the Commonwealth

of Pennsylvania, it is hereby ORDERED AND DECREED that the Petition, which provides for the realignment of Magisterial Districts 07-2-05 and 07-3-03, within Bucks County, to be effective January 1, 2023, is granted; and that the Petition, which provides for the reestablishment of all remaining Magisterial Districts as they currently exist, to be effective immediately, is granted; Said Magisterial Districts shall be as follows:

Magisterial District 07-1-01

Magisterial District Judge Michael W. Gallagher

Bensalem Township - Lower East 1-4, 6-8, Bensalem Township - Lower Middle 1-4, Bensalem Township - Lower West 1, 2,

Bensalem Township - Upper West

Magisterial District 07-1-02

Magisterial District Judge Frank W. Peranteau, Sr.

Bristol Borough, Bristol Township (Wards 1, 4)

Magisterial District 07-1-03

Magisterial District Judge Kevin P. Wagner, Sr.

Bristol Township (Wards 2, 3, 5, 6, 10)

Magisterial District 07-1-04

Magisterial District Judge Terrence P. Hughes, Sr.

Bristol Township (Wards 7, 8, 9, 11), Tullytown Borough

Magisterial District 07-1-07

Magisterial District Judge Daniel E. Baranoski

Hulmeville Borough, Langhorne Borough, Langhorne Manor Borough, Lower Southampton Township, Middletown Township - Lower 1, 2, 13, Middletown Township - Upper 2, 4, Pennel Borough

Magisterial District 07-1-08

VACANT

Middletown Township - Lower 3-12, Middletown Township - Upper 1, 3, 5-8

Magisterial District 07-1-09

Magisterial District Judge Daniel J. Finello, Jr.

Ivyland Borough, Warminster Township

Magisterial District 07-1-10

Magisterial District Judge Jan Vislosky

Falls Township

Magisterial District 07-1-11

Magisterial District Judge Corryn L. Kronnagel

Lower Makefield Township, Morrisville Borough, Yardley Borough

Magisterial District 07-1-12

Magisterial District Judge Joseph P. Falcone

Bensalem Township - Lower East 5, Bensalem Township - Lower Middle 5, Bensalem Township - Upper 1-12

Magisterial District 07-2-01

Magisterial District Judge Brian M. Marriott

Northampton Township, Upper Southampton Township

Magisterial District 07-2-02

Magisterial District Judge Mark D. Douple

Doylestown Borough, Doylestown Township

Magisterial District 07-2-05

Magisterial District Judge Lisa J. Gaier

Milford Township, Quakertown Borough, Richland Township,

Richlandtown Borough, Trumbauersville Borough

Magisterial District 07-2-07

Magisterial District Judge Michael W. Petrucci

Newtown Borough, Newtown Township, Upper Makefield Township, Wrightstown Township

Magisterial District 07-2-08

Magisterial District Judge Regina M. Armitage

Chalfont Borough, Hilltown Township, New Britain Borough, New Britain Township, Perkasio Borough, Sellersville Borough, Silverdale Borough, Telford Borough

Magisterial District 07-3-01

Magisterial District Judge Maggie Snow

Magisterial District 07-3-02

Magisterial District Judge Stacy Wertman

Warrington Township, Warwick Township

Magisterial District 07-3-03

Magisterial District Judge Thomas G. Gambardella

Bedminster Township, Bridgeton Township, Dublin Borough, Durham Township, East Rockhill Township, Haycock Township, Nockamixon Township, Plumstead Township, Riegelsville Borough, Springfield Township, Tinicum Township, West Rockhill Township

23-00016

Pennsylvania Supreme Court

CIVIL PROCEDURAL RULES COMMITTEE

Rule 238. Damages for Delay in an Action for Bodily Injury, Death or Property Damage.

Addendum to Explanatory Comment (2023)

The prime rate as set forth in the first edition of the Wall Street Journal for a particular year is the basis for calculating damages for delay under Pa.R.Civ.P. 238 as revised November 7, 1988. The prime rate published in the first edition of the Wall Street Journal for each of the years specified is as follows:

Table with 2 columns: Date of Publication, Prime Rate Percentage. Rows include dates from January 3, 2023 to January 2, 2009.

January 2, 2007	8 ¼
January 3, 2006	7 ¼
January 3, 2005	5 ¼
January 2, 2004	4
January 2, 2003	4 ¼
January 2, 2002	4 ¾
January 2, 2001	9 ½
January 3, 2000	8 ½
January 4, 1999	7 ¾
January 2, 1998	8 ½

[NOTE]Comment: The prime rate for the years 1980 through 1997 may be found in the Addendum to the Explanatory Comment published in the Pennsylvania Bulletin, 33 Pa.B. 634 (February 1, 2003), and on the web site of the Civil Procedural Rules Committee at <http://www.pacourts.us>.

23-00050

**Court of Common Pleas
of Allegheny County**

JUVENILE COURT

MOTIONS SCHEDULE

January 2023

- January 2 - Holiday
- January 3 - Judge McCrady
- January 4 - Judge McCrady
- January 5 - Judge McCrady
- January 6 - Judge McCrady
- January 9 - Judge Bush
- January 10 - Judge Bush
- January 11 - Judge Bush
- January 12 - Judge Bush
- January 13 - Judge Bush
- January 16 - Holiday
- January 17 - Judge Woodruff
- January 18 - Judge Woodruff
- January 19 - Judge Woodruff
- January 20 - Judge Woodruff
- January 23 - Judge Sizemore
- January 24 - Judge Sizemore
- January 25 - Judge Sizemore
- January 26 - Judge Sizemore
- January 27 - Judge Sizemore
- January 30 - Judge Cozza
- January 31 - Judge Cozza

22-04937

**Court of Common Pleas
of Allegheny County**

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

JANUARY 2023

- January 2 - Court Holiday
- January 3 - Middleman, J. in Courtroom 320 at 10:00 AM and Eaton, J. in Courtroom 425 at 2:00 PM
- January 4 - Wagner, J. in Courtroom 425 at 2:00 PM
- January 5 - Sizemore, J. in Courtroom 320 at 10:00 AM
- January 6 - Costa, J. in Courtroom 425 at 10:30 AM
- January 9 - Woodruff, J. in Courtroom 320 at 10:00 AM and Korbel, J. in Courtroom 425 at 2:00 PM
- January 10 - Bush, J. in Courtroom 320 at 10:00 AM and Spurgeon, J. in Courtroom 424 at 10:00 AM
- January 11 - McGough, J. in Courtroom 425 at 2:00 PM
- January 12 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM

- January 13 - Wagner, J. in Courtroom 425 at 10:30 AM
 - January 16 - Court Holiday
 - January 17 - Bubash, J. Location TBD at 2:00 PM
 - January 18 - Korbel, J. Location TBD at 2:00 PM
 - January 19 - Eaton, J. in Courtroom 425 at 2:00 PM
 - January 20 - Costa, J. in Courtroom 425 at 10:30 AM
 - January 23 - McCrady, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM
 - January 24 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
 - January 25 - Cozza, J. Location TBD at 9:30 AM and Hens-Greco, J. in Courtroom 320 at 10:00 AM
 - January 26 - Wagner, J. in Courtroom 425 at 2:00 PM
 - January 27 - Bubash, J. in Courtroom 425 at 10:30 AM
 - January 30 - Eaton, J. in Courtroom 425 at 2:00 PM
 - January 31 - Costa, J. in Courtroom 425 at 2:00 PM
- 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 Korbel, 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**
22-05003

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

**GENERAL ASBESTOS MOTIONS
Honorable Daniel D. Regan**

Beginning January 17, 2023, 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:

- Tuesday, January 17, 2023 at 9:30 a.m.
 - Wednesday, February 8, 2023 at 9:30 a.m.
 - Tuesday, March 14, 2023 at 9:30 a.m.
- 22-05014

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

**GENERAL ASBESTOS MOTIONS
Honorable Arnold I. Klein**

Beginning January 12, 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, January 12, 2023 at 8:30 a.m.
 - Thursday, February 9, 2023 at 9:00 a.m.
 - Thursday, March 9, 2023 at 8:30 a.m.
- 22-04936

COURT SCHEDULES

**Daily Jury and
Non-Jury
Trial List**

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

**Wednesday
January 11, 2023**

Jury Trials

(46B) AR-16-5476
Lynn Harris vs Crown Real Estate, et al;
P-Atty: **Martell Harris**; D-Atty: **John P. Corcoran, Jr.**; 12x

Non-Jury Trials

(46) AR-20-4663
Richard Ian Davis vs Scott Winter;
P-Atty: **Allen P. Page, IV**; D-Atty:
Michael C. Mazack; 2x

(48) AR-20-4718
John Medina vs Bill Alexander, et al;
P-Atty: **Pro Se**; D-Atty: **Pro Se**; 1x

Criminal Division

**Allegheny County Courthouse
9:00 a.m.**

**Friday
January 13, 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-0005435-22**; Dashawn Lee Brickle; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Joel Shrager**
- CR-0005607-22**; Nyzjayah Majors; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nina Martinelli**
- CR-0006617-22**; Nyzjayah Majors; Robbery-Inflct Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nina Martinelli**
- CR-0003650-18**; Virginia E. Rainey; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Milton E. Raiford**
- CR-0002785-22**; Aronde Stamps-Howard; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Kelly Bigley
Courtroom 525**

CR-0004491-22; Jonathan L. Branch; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Thomas Flaherty
Courtroom**

CR-0001948-22; Marcus Rakim Watts; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

**Judge Beth A. Lazzara
Courtroom 313**

CR-0006494-22; Jamier Snow; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **John Thomas Shafer Jr.**

**Judge Anthony M. Mariani
Courtroom 316**

CR-0009123-20; Joshua Andrew Birrell; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael E. Dematt**

**Arbitration
Trial List**

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

**Friday
January 13, 2023**

- AR-22-003874**; Citibank N.A. vs Metcalfe; P-atty: **Robert M. Kline**
- AR-22-003872**; Citibank N.A. vs Zinn; P-atty: **Robert M. Kline**; D-atty: **Michael J. Larkin**
- AR-22-003871**; Citibank N.A. vs Sayer; P-atty: **Robert M. Kline**
- AR-22-003870**; Citibank N.A. vs Eiseman; P-atty: **Robert M. Kline**
- AR-22-003869**; Citibank N.A. vs Hibbs; P-atty: **Robert M. Kline**; D-atty: **Pro Se**
- AR-22-003867**; Citibank N.A. vs Scuffley; P-atty: **Robert M. Kline**
- AR-22-003865**; Citibank N.A. vs Phinizy; P-atty: **Robert M. Kline**
- AR-22-003860**; Citibank N.A. vs Zendarski; P-atty: **Robert M. Kline**
- AR-22-003859**; Citibank N.A. vs Brown; P-atty: **Robert M. Kline**
- AR-22-003857**; Portfolio Recovery Associates LLC vs Lucas; P-atty: **Robert N. Polas Jr.**
- AR-22-003856**; Citibank N.A. vs Grady; P-atty: **Robert M. Kline**
- AR-22-003854**; Citibank N.A. vs Weiss; P-atty: **Robert M. Kline**; D-atty: **Michael J. Larkin**
- AR-22-003853**; Citibank N.A. vs Mages; P-atty: **Robert M. Kline**
- AR-22-003852**; Portfolio Recovery Associates LLC vs Black; P-atty: **Robert N. Polas Jr.**
- AR-22-003851**; Portfolio Recovery Associates LLC vs Kozdron; P-atty: **Robert N. Polas Jr.**
- AR-22-003849**; Portfolio Recovery Associates LLC vs Rugg; P-atty: **Robert N. Polas Jr.**
- AR-22-003848**; Portfolio Recovery Associates LLC vs Wilkerson; P-atty: **Robert N. Polas Jr.**

AR-22-003847; Portfolio Recovery Associates LLC vs Christian Jr.; P-atty: **Robert N. Polas Jr.**
AR-22-003844; Portfolio Recovery Associates LLC vs Keener; P-atty: **Robert N. Polas Jr.**
AR-22-003843; Rosetti vs Vance, et al; P-atty: **David M. Manes**
AR-22-003842; Portfolio Recovery Associates LLC vs Bogaski Sr.; P-atty: **Robert N. Polas Jr.**
AR-22-003840; Tri-State Pool Covers LLC vs Haas; P-atty: **Anthony L. Rosner**
AR-22-003839; Duquesne Light Company vs Carswell, et al; P-atty: **Lauren N. Rulli**
AR-22-003838; Duquesne Light Company vs M. O'Herron & Company; P-atty: **Lauren N. Rulli**
AR-22-003833; Cavalry SPV I LLC vs Finn; P-atty: **John B. Claffey**
AR-22-003832; Lewis vs KTM North America Inc.; P-atty: **Robert A. Rapkin**
AR-22-003829; PNC Bank National Association vs Ossman; P-atty: **Thomas J. Nolan**
AR-22-003827; PNC Bank National Association vs Beru; P-atty: **Thomas J. Nolan**
AR-22-003826; PNC Bank National Association vs Ebert; P-atty: **Thomas J. Nolan**
AR-22-003824; PNC Bank National Association vs Kinsel; P-atty: **Thomas J. Nolan**
AR-22-003371; McGann & Chester Inc. vs Delaware Valley Floral Group Inc.; P-atty: **Andrew L. Noble**; D-atty: **Katherine J. Rice**
AR-22-002838; JPMorgan Chase Bank N.A. vs Newton; P-atty: **Julie E. Goodchild**; D-atty: **Pro Se**
AR-22-002693; JPMorgan Chase Bank N.A. vs Mays; P-atty: **Julie E. Goodchild**; D-atty: **Louis W. Emmi**
AR-22-002286; American Express National Bank vs Childress; P-atty: **Jordan W. Felzer**
AR-22-001974; Cairo Farms LLC vs Golden Triangle Construction Company Inc.; P-atty: **Louis W. Emmi**; D-atty: **Brittany M. Bloam**
AR-22-000798; Capital One Bank (USA) N.A. vs Pressman; P-atty: **Bryan J. Polas**; D-atty: **Fred Rabner**
AR-22-000313; Lamia vs Gazzo, et al; P-atty: **Gary Kalmeyer**; D-atty: **Dean A. Backeris**
AR-21-000670; JPMorgan Chase Bank N.A. vs Polanowski; P-atty: **Michael Anthony Carrucoli**; D-atty: **Gregory T. Artim**

SA-0001225-22; Comm. of PA vs Brandy Brown-Dupree; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001281-22; Comm. of PA vs William Thomas Cash, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001015-22; Comm. of PA vs Amanda Rose Lynn Clay; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001290-22; Comm. of PA vs Mark Anthony Cook; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001288-22; Comm. of PA vs Carla Mara Corna; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000774-22; Comm. of PA vs Caden Cutter; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000348-22; Comm. of PA vs Lamar Jonathan Downer; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000804-22; Comm. of PA vs Raymond Craig Dukes; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001286-22; Comm. of PA vs Howard R. Finnigan, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001291-22; Comm. of PA vs Charles D. Green; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001189-22; Comm. of PA vs Darrell Green; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001017-22; Comm. of PA vs Kiare Hall; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001208-22; Comm. of PA vs Tyrone Lee Harrison; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001255-22; Comm. of PA vs Damonique S-C Henderson; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000943-22; Comm. of PA vs Kenneth Lamont Jackson; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000944-22; Comm. of PA vs Kenneth Lamont Jackson; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000190-22; Comm. of PA vs Nathan Louis Jasko; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000369-22; Comm. of PA vs Nathan Louis Jasko; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000396-22; Comm. of PA vs Steven Richard Kautz; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001282-22; Comm. of PA vs Gerard Lawrence; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000849-22; Comm. of PA vs Austin Levy; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001164-22; Comm. of PA vs Andre R. Moore; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001273-21; Comm. of PA vs Joshua M. Schwartz; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001162-22; Comm. of PA vs Kevin Howard Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001209-22; Comm. of PA vs Kevin Howard Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001295-22; Comm. of PA vs Nicholas Szsinn; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001319-22; Comm. of PA vs Thomas Robert Lee Tyson; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000689-22; Comm. of PA vs Jessica Walters; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001163-22; Comm. of PA vs Melissa Paige Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001316-22; Comm. of PA vs Damian Michael Honaker; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001299-22; Comm. of PA vs Lada-sha Howard; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001191-22; Comm. of PA vs Timothy J. Kottler; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001323-22; Comm. of PA vs Patrick Antonio Latouche; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001048-22; Comm. of PA vs Anthony Lewis; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001302-22; Comm. of PA vs James Lee Livingston; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001297-22; Comm. of PA vs Roberto Rodrigues Lowry, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001318-22; Comm. of PA vs Sheila R. McCoy; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001235-22; Comm. of PA vs Shar-dae R. Mock; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001303-22; Comm. of PA vs Carsyn Nash; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001037-22; Comm. of PA vs Nathan Louis Piernik; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001298-22; Comm. of PA vs Nathan Louis Piernik; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001310-22; Comm. of PA vs Jennifer E. Pobicki; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001324-22; Comm. of PA vs Paul G. Shovel; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001306-22; Comm. of PA vs Patrick F. Simmons; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000050-22; Comm. of PA vs Arthur Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001313-22; Comm. of PA vs Eryk C. Stunda; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001321-22; Comm. of PA vs Wayne Blake Trask; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001305-22; Comm. of PA vs Cynthia Vanholten-Dixon; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001322-22; Comm. of PA vs Adrienne Young; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001284-22; Comm. of PA vs Zhen-gyu Zhao; P-atty: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Dean Alan Birdy**

Summary Appeals Branch

Judge Alexander P Bicket
 City-County Building
 Room 821

Wednesday
 January 11, 2023

Hearings

SA-0001278-22; Comm. of PA vs Ajani Tariq Adegbindin; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001287-22; Comm. of PA vs Hildred Devon Berkley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

Summary Appeals Branch

Judge Susan F. Evashavik Dilucente
 City-County Building
 Room 821

Friday
 January 13, 2023

Hearings

SA-0001314-22; Comm. of PA vs Mason Tyler Biknius; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001315-22; Comm. of PA vs Mason Tyler Biknius; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001320-22; Comm. of PA vs James Frank Bulls, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000080-22; Comm. of PA vs Troy Chambers; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001308-22; Comm. of PA vs Cathleen A. Davidson; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001301-22; Comm. of PA vs Franklin Thomas Gribshaw; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001296-22; Comm. of PA vs Thomas Richard Hamilton; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001214-22; Comm. of PA vs Damian Michael Honaker; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Bright, Donald W., deceased, of Bethel Park, PA. No. 06296 of 2022. Steven D. Bright, Extr., 2478 Carriage Dr., Lancaster, PA 17601 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.
22-05288 Jan 10, 17, 24, 2023

Carlino, Amelia C. a/k/a Amelia Carlino, deceased, of Pittsburgh, PA. No. 8120 of 2022. August R. Carlino, Co-Extr., 4050 Marshall Road, Pittsburgh, PA 15214 and Angela P. Vrabel, Co-Extr., 712 Rose Lane, Pittsburgh, PA 15234 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.
22-05293 Jan 10, 17, 24, 2023

Cimino, Bonnie M., deceased, of Green Tree, PA. No. 07613 of 2022. Daniel M. Cimino, Extr., 11311 Timberline Drive, Oakton, VA 22124 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
23-00029w Jan 10, 17, 24, 2023

Collie, Jr., James T., deceased, of Pittsburgh, PA. No. 07416 of 2022. Ellen S. Parkes, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.
22-05296 Jan 10, 17, 24, 2023

Cramer, Ellen T., deceased, of South Fayette, PA. No. 08004 of 2022. Kristine Cramer, Co-Extr., 10 S. Fayette Street, Cuddy, PA 15031 and Kimberly Lowder, Co-Extr., 103 Boxwood Drive, Bridgeville, PA 15017 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
22-05295 Jan 10, 17, 24, 2023

Dillner, Deborah Susan a/k/a Deborah Dillner a/k/a Deborah S. Dillner, deceased, of Bridgeville, PA. No. 08158 of 2022. Linda Kent, Extr., 177 Firwood Drive, Bridgeville, PA 15017 or to Roy J. Roscoe, Esq., 400 Manordale Rd., Pittsburgh, PA 15241.
22-05284 Jan 10, 17, 24, 2023

Dorsey, G. Carolyn, deceased, of Forest Hills, PA. No. 08145 of 2022. Kimberly D. Wilson, Co-Extr., 102 Cara Lin Drive, Pittsburgh, PA 15221 and Dawn L. Tomlin, Co-Extr., 10 Wisteria Drive, Pittsburgh, PA 15235 or to George J. Pettrone, Esq., 113 Harlow Street, Pittsburgh, PA 15218-1615.
22-05283 Jan 10, 17, 24, 2023

Fonzi, Dennis G., deceased, of Baldwin, PA. No. 07924 of 2022. Heidi T. Fonzi, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.
22-05286 Jan 10, 17, 24, 2023

Hast, Barbara Livingston a/k/a Barbara L. Hast a/k/a Barbara Hast, deceased, of Pittsburgh, PA. No. 08116 of 2022. J. Stephen Hast, Extr., 4404 S. Meadow Drive, Allison Park, PA 15101 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.
22-05289 Jan 10, 17, 24, 2023

LaRussa, Patricia R. a/k/a Patricia Rose LaRussa, deceased, of Tarentum, PA. No. 07897 of 2022. Margret LaRussa, Extr., c/o Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freepoint Rd., Ste. 3BF, Pittsburgh, PA 15238.
23-00023w Jan 10, 17, 24, 2023

Morton, Darral, deceased, of Pittsburgh, PA. No. 00040 of 2023. Robert D. Morton, Jr., Admr., 2652 Santa Barbara Drive, Bethel Park, PA 15102 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
23-00024w Jan 10, 17, 24, 2023

O'Mahony, Noreen M., deceased, of McCandless Township, PA. No. 08102 of 2022. Linda J. Menendez, Extr., c/o Michael K. Parrish, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143.
22-05292 Jan 10, 17, 24, 2023

Puciata, Pamela D., deceased, of Munhall, PA. No. 08052 of 2022. Irwin B. Wedner, Admr. and Atty., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.
22-05282 Jan 10, 17, 24, 2023

Ragan, Roslyn E., deceased, of Monroeville, PA. No. 08143 of 2022. Edward J. Ragan, Extr., 192 Shackelford Drive, Monroeville, PA 15146 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.
22-05297 Jan 10, 17, 24, 2023

Reefer, Sandra Joan a/k/a Joan Reefer a/k/a Sandra J. Reefer, deceased, of Pittsburgh, PA. No. 07926 of 2022. Carole Sue Smalera, Admr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.
22-05287 Jan 10, 17, 24, 2023

Smith, Bonnie L., deceased, of Pittsburgh, PA. No. 05581 of 2022. Patricia V. Pittore, Admr. d.b.n., 23 Lorraine Dr., Carnegie, PA 15106 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
22-05281 Jan 10, 17, 24, 2023

Steffy-Ross, Matthew Finwick, deceased, of Pitcairn, PA. No. 06866 of 2022. Bonnie McLain, Admr., 500 Hunter Street, Apt. 301, Turtle Creek, PA 15145 or to Edward F. Twomey, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.
22-05290 Jan 10, 17, 24, 2023

Suwalski, Irene K., deceased, of Shaler Township, PA. No. 7758 of 2022. Denise A. Deleonardis, Extr., 62 Rustic Ridge Road, Pittsburgh, PA 15239 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
22-05298 Jan 10, 17, 24, 2023

Weinbaum, Morris J., deceased, of Pittsburgh, PA. No. 05865 of 2022. David Weinbaum, Co-Extr., and Judith Weinbaum, Co-Extr., c/o Glynis Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.
22-05294 Jan 10, 17, 24, 2023

White, Egypt M., deceased, of Pittsburgh, PA. No. 06160 of 2020. Lisa Guy, Admr., 2404 Main Street, Penn Hills, PA 15235 or to Edward F. Twomey, Esq., The Lynch Law

Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.
22-05291 Jan 10, 17, 24, 2023

Barlett, Desmond W. a/k/a Desmond William Bartlett, deceased, of Pittsburgh, PA. No. 06592 of 2022. PNC Bank, National Association, Co-Extr. and Jennie C. Bartlett, Co-Extr., c/o Wendy Denton Heleen, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.
22-05178 Jan 3, 10, 17, 2023

Foster, Robert E., deceased, of Aspinwall, PA. No. 07594 of 2022. Kim A. Martin, Extr., 22042 E. Allenspark Drive, Aurora, CO 80016.
22-02210w Jan 3, 10, 17, 2023

Haller, Robert F., deceased, of Bethel Park, PA. No. 08100 of 2022. Jane Miller, Extr., c/o Edward M. Foley, Esq., Brutscher Foley Milliner Land & Kelly LLP, 213 E. State St., Kennett Square, PA 19348.
22-02207w Jan 3, 10, 17, 2023

Jones, Patricia A. a/k/a Patricia Ann Tedeski a/k/a Patricia A. Kulwicki a/k/a Patricia A. McKee, deceased, of McKees Rocks, PA. No. 07888 of 2022. Roy Jones, Extr., 33 Bellview Drive, McKees Rocks, PA 15136 to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.
22-05187 Jan 3, 10, 17, 2023

Kennedy, Stephanie C., deceased, of Oakdale, PA. No. 07903 of 2022. Elizabeth R. Kennedy, Admr., 233 Main Street, Worthville, PA 15784 or to Jay P. Lundy, Esq., Lundy & Lundy, 219 East Union Street, PO Box 74, Punxsutawney, PA 15767.
22-02211w Jan 3, 10, 17, 2023

Klein, Iona M. a/k/a Iona Huhn Klein, deceased, of Bethel Park, PA. No. 04135 of 2022. Sandra L. Simpson, Extr., c/o Benjamin Scott Johns, Esq., Jones Gregg Creehan & Gerace LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
22-02205w Jan 3, 10, 17, 2023

Magiske, Elizabeth, deceased, of Jefferson Hills, PA. No. 06499 of 2022. Lea Ann Match, Admr., 108 Parkwyn Drive, Elizabeth, PA 15037 or to Jeffrey D. Ries, Esq., 714 Lebanon Road, West Mifflin, PA 15122.
22-02203w Jan 3, 10, 17, 2023

Ratliff, Melvin, deceased, of Pittsburgh, PA. No. 03477 of 2022. Elliott Ratliff, Extr., 3910 Old William Penn Highway, Apt. 124, Pittsburgh, PA 15235 or to Amanda E. McMillen, Esq., 1928 Ardmore Blvd., Pittsburgh, PA 15221.
22-02209w Jan 3, 10, 17, 2023

Stanley, Carol D., deceased, of Carnegie, PA. No. 04446 of 2022. Richard H. Stanley, Extr., 306 Sunset Place, Carnegie, PA 15106

THE ALLEGHENY COUNTY BAR ASSOCIATION JUDICIARY COMMITTEE WILL INTERVIEW CANDIDATES SEEKING RATINGS FOR THE ALLEGHENY COUNTY COURT OF COMMON PLEAS AND PA APPELLATE COURTS

In accordance with the By-Laws of the Bar Association Article 14 – Committee on Judiciary – and the “Guidelines, Rules and Procedures” of the Committee, notice is hereby given that:

THE ACBA JUDICIARY COMMITTEE

will meet at 4:00 p.m. on the following dates at the ACBA Headquarters, 4th Floor, Koppers Building, Pittsburgh, PA to consider candidates seeking ratings for the Allegheny County Court of Common Pleas and Pennsylvania Appellate Courts.

Tuesday, January 24, 2023

Candidates that are requesting an interview must submit an application that is available online at www.ACBA.org. Up to four (4) candidate interviews may be conducted during each Committee meeting and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews.

To download a candidate questionnaire and other related materials please visit www.ACBA.org/Judiciary-Committee or visit the home page of the ACBA website (www.ACBA.org). If you have questions about the candidate questionnaire, please contact David Blaner, ACBA Executive Director by phone at 412-402-6601 or by email at dblaner@acba.org.

One (1) copy of the candidate questionnaire, confidential questionnaire, supplemental questionnaire, signed candidate pledge form, signed acknowledgement form and a writing sample must be emailed to David Blaner, ACBA Executive Director, for your application to be processed. Please submit one complete PDF document as your application.

Deadline for submitting an application to the Judiciary Committee is 2 weeks prior to the listed meetings dates. Candidate evaluations will be scheduled based upon the date and time that the questionnaires are submitted to the ACBA.

or to John D. Finnegan, Esq., Bresnahan Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.
22-02201w Jan 3, 10, 17, 2023

Swazuk, Linda Anne, deceased, of Pittsburgh, PA. No. 07949 of 2022. William John Swazuk, Extr., 43 Mayfair Drive, Pittsburgh, PA 15228.
22-05180 Jan 3, 10, 17, 2023

Wagner, Robert H., deceased, of Plum Borough, PA. No. 07920 of 2022. Marlis J. Cicolini, Admrx., 40 Ross Hollow Road, Pittsburgh, PA 15239 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.
22-05186 Jan 3, 10, 17, 2023

Williams, Jean A., deceased, of Pittsburgh, PA. No. 07981 of 2022. Alfred S. Williams, Jr., Extr., 1237 Firwood Drive, Pittsburgh, PA 15243 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.
22-05182 Jan 3, 10, 17, 2023

Beining, Frances L., deceased, of Pittsburgh, PA. No. 08038 of 2022. Nora C. Peace, Admrx. and Atty., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
22-02191w Dec 27 2022; Jan 3, 10, 2023

Bowers, Kevin, deceased, of Oakdale, PA. No. 7875 of 2022. Michelle Bowers, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
22-02166w Dec 27 2022; Jan 3, 10, 2023

Cline, Irene M., deceased, of West Mifflin, PA. No. 8095 of 2022. Theresa C. Dinofrio, Admrx., c/o John W. Giltinan, Esq., P.C., 603 Stanwix St., Ste. 1679, Pittsburgh, PA 15222.
22-02161w Dec 27 2022; Jan 3, 10, 2023

Colizza, Edward Joseph, deceased, of White Oak, PA. No. 05421 of 2022. Kevin Colizza, Extr., 4016 Bittersweet Circle, Collegetown, PA 19426 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.
22-02179w Dec 27 2022; Jan 3, 10, 2023

Cook, Karen Louise, deceased, of Cheswick, PA. No. 8141 of 2022. Christine Kiss, Admrx., 918 Fairfield Lane, McDonald, PA 15057 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.
22-02184w Dec 27 2022; Jan 3, 10, 2023

Dennis, David H., deceased, of Pittsburgh, PA. No. 07821 of 2022. William McCue, Extr., 826 Missionary Drive, Pittsburgh, PA 15236 or to Todd T. Jordan, Esq., Williams Coulson, LLC, One Gateway Center, 16th Floor, 420 Fort Duquesne Blvd., Pittsburgh, PA 15222.
22-02190w Dec 27 2022; Jan 3, 10, 2023

Ellis, John H., deceased, of Pittsburgh, PA. No. 08148 of 2022. Richard H. Ellis, Extr., 1004 Mars Evans City Road, Mars, PA 16046 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Road, Pittsburgh, PA 15237.
22-02185w Dec 27 2022; Jan 3, 10, 2023

Fleshman, Stephen J., deceased, of Pittsburgh, PA. No. 07795 of 2022. Gloria J. Enright, Extr., 4573 Middle Road, Allison Park, PA 15101 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
22-02170w Dec 27 2022; Jan 3, 10, 2023

Fontana, Elizabeth J., deceased, of Pittsburgh, PA. No. 07788 of 2022. Thomas D. Frost, Extr., 144 West Manilla Avenue, Pittsburgh, PA 15220 or to Robert H.

Gustine, Esq., Straka & Gustine, LLP, 1130 Greentree Road, Pittsburgh, PA 15220.
22-05100 Dec 27 2022; Jan 3, 10, 2023

Frentzos, Kalliope, deceased, of Pittsburgh, PA. No. 07389 of 2022. Lisa Kristian, Extr., 153 Fairfax Road, Pittsburgh, PA 15221 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.
22-05098 Dec 27 2022; Jan 3, 10, 2023

Gouirand, Ann B., deceased, of Pittsburgh, PA. No. 07872 of 2022. Juliette E. Gouirand, Extr., 1200 Wareman Avenue, Pittsburgh, PA 15226 or to Ross M. Thompson, Esq., S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057.
22-05103 Dec 27 2022; Jan 3, 10, 2023

Irvine, Kristine Julianna, deceased, of Moon Township, PA. No. 07930 of 2022. Edward P. Wojnarowski, Jr., Adm. and Atty., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
22-02158w Dec 27 2022; Jan 3, 10, 2023

Jablonsky, Michael Francis, deceased, of Coraopolis, PA. No. 06216 of 2022. Michael Brian Jablonsky, Adm., 2312 Kane Road, Aliquippa, PA 15001 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.
22-02172w Dec 27 2022; Jan 3, 10, 2023

Lawson, M. Gloria, deceased, of Pittsburgh, PA. No. 06468 of 2019. Mark Lawson, Extr., 6804 Real Princess Lane, Gwynn Oaks, MD 21207 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.
22-05099 Dec 27 2022; Jan 3, 10, 2023

Levin, Sandra, deceased, of Pittsburgh, PA. No. 07836 of 2022. Jeffrey Levin, Co-Extr., 6690 Hauser Road, Apt. J-203, Macungie, PA 18062 and Dr. Steven Carl Levin, Co-Extr., 610 Pointe Villas North, Baltimore, MD 21230 or to Mary Nicholas, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.
22-05102 Dec 27 2022; Jan 3, 10, 2023

Marino, Jane F. a/k/a Jane Frances Marino, deceased, of Oakmont, PA. No. 7628 of 2022. Samuel R. Trentadue, Co-Extr. and Nina Jane Trentadue, Co-Extr., 514 9th Street, Oakmont, PA 15139 or to Jennifer L. Rawson, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.
22-05101 Dec 27 2022; Jan 3, 10, 2023

Martin, Richard A. a/k/a Richard Martin, deceased, of Plum Borough, PA. No. 07957 of 2022. Michael E. Martin, Extr., 821 Pittsburgh Street, Lower Burrell, PA 15068 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.
22-02168w Dec 27 2022; Jan 3, 10, 2023

McNeil, Jane L. a/k/a Jane McNeil a/k/a Jane Leah McNeil, deceased, of Verona, PA. No. 08063 of 2022. Paul K. Schempp, Extr., 877 Second Street, Verona, PA 15147 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.
22-02159w Dec 27 2022; Jan 3, 10, 2023

Miller, Judith, deceased, of Pittsburgh, PA. No. 08117 of 2022. Rachel Hopkins, Extr., 5002 Spruce Drive, Moon Township, PA 15108 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
22-02187w Dec 27 2022; Jan 3, 10, 2023

Ng, Mary Theresa a/k/a Mary T. Ng, deceased, of Pittsburgh, PA. No. 07960 of 2022. Roxanne L. Acquaro, Extr., c/o

Thomas J. Dempsey, Jr., Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
22-02181w Dec 27 2022; Jan 3, 10, 2023

Peluso, Carol, deceased, of Pittsburgh, PA. No. 08112 of 2022. Diane McElhaney, Extr., 110 Spencer Lane, Glenshaw, PA 15116 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Road, Pittsburgh, PA 15237.
22-02180w Dec 27 2022; Jan 3, 10, 2023

Petrovich, Mitchell, deceased, of Hampton, PA. No. 08037 of 2022. Stephen Petrovich, Adm., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
22-02173w Dec 27 2022; Jan 3, 10, 2023

Plummer-Jones, Blanche, deceased, of Pittsburgh, PA. No. 7366 of 2022. Destiny Cherry-Igizio, Extr., 251 Watson Blvd., Pittsburgh, PA 15214 or to Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222.
22-05107 Dec 27 2022; Jan 3, 10, 2023

Psica, Thomas, deceased, of McKeesport, PA. No. 06971 of 2022. Jeffrey Hackett, Extr., 186 Darlene Drive, Coraopolis, PA 15108 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.
22-02178w Dec 27 2022; Jan 3, 10, 2023

Sadowski, Patricia Ann, deceased, of Pittsburgh, PA. No. 08008 of 2022. Lynette Summerill, Extr., 1501 Mt. Royal Blvd., Glenshaw, PA 15116 or to Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
22-02183w Dec 27 2022; Jan 3, 10, 2023

Sendek, Michael Edward, deceased, of White Oak, PA. No. 06160 of 2022. Lauren Talotta, Admrx., 1793 Hafflinger Drive, North Huntingdon, PA 15642 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.
22-02169w Dec 27 2022; Jan 3, 10, 2023

Stewart, Alice E., deceased, of Carnegie, PA. No. 08118 of 2022. John A. Stewart, Extr., 12617 Tabeaud Road, Pine Grove, CA 95665 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
22-02188w Dec 27 2022; Jan 3, 10, 2023

Wilkerson, David H., deceased, of Pittsburgh, PA. No. 08045 of 2022. Cere M. Wilkerson, Admrx., c/o Albert G. Reese, Jr., Esq., Law Office of Albert G. Reese, Jr., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.
22-02186w Dec 27 2022; Jan 3, 10, 2023

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
GD-22-010175

Vankirk 3, LLC vs Keith A. Nolder and Cathy Jo Nolder, Gary Wilcox a/k/a Gary G. Wilcox, First Financial Bank, successor in interest to Irwin Union Bank and Trust Company, Beneficial Discount Company d/b/a Beneficial Mortgage Co of Pennsylvania, Conesco Finance Consumer Discount Company, successor in interest to National City Bank, County of Allegheny, City of Clairton, and Clairton City School District.

Quiet Title Action regarding real property located in the 2nd Ward - City of Clairton, Allegheny County, PA, having an address of 925 Vankirk Street, Block & Lot 1002-H-85 / 926 Vankirk Street, Block & Lot 1001-E-14 / 931 Vankirk Street, Block & Lot 1002-H-91.

Quiet Title Action regarding real property located in the 2nd Ward - City of Clairton, Allegheny County, PA, having an address of

925 Vankirk Street, Block & Lot 1002-H-85 / 926 Vankirk Street, Block & Lot 1001-E-14 / 931 Vankirk Street, Block & Lot 1002-H-91.

To: Keith A. Nolder, Cathy Jo Nolder, and Conesco Finance Consumer Discount Company, successor in interest to National City Bank.

NOTICE: You have been sued in court. If you wish to defend, you must enter a written appearance personally or by an attorney and filing your defenses or objections in writing with this 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 AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Avenue, 4th Floor
Pittsburgh, PA 15219
(412) 261-5555

Marlena N. Carlini, Esq., PA I.D. #318498, Fiscus & Ball, P.C., 1605 Carmody Ct., Ste. 102, Sewickley, PA 15143, (412) 456-9700.
22-05276 Jan 10, 2023

**Articles of Incorporation
Professional Corporation**

Elliott & Davis, P.C., 6425 Living Place, Suite 200, Pittsburgh, PA 15206. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Aaron Sontz Legal Services, P.C.
23-00027w Jan 10, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-12482. In re: Petition of Adam Lee Fischer, for change of name to Carzan A.L.F. Shadowson. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, January 23, 2023, 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.
22-05279 Jan 10, 2023

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- Committee Meetings
- Social Events
- Zoom Sessions
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[ACBA.org/calendar](https://www.acba.org/calendar)

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-12483. In re: Petition of Erica Grace Wilmore, for change of name to Erica Wilmore-Falu Shadwosong. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, January 23, 2023, 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.

22-05280 Jan 10, 2023

Notice

John A. Thompson v. Sherrin Lynne Kuzel
Indiana County Court of Common Pleas
Case No. 10757 CD 2022
Civil Action - In Divorce
TO: Sherrin Lynne Kuzel, Defendant,
pursuant to Special Order of Court dated
November 7, 2022.

Notice To Defend And Claim Rights

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at Indiana County Courthouse, 825 Philadelphia Street, Indiana, Pennsylvania 15701.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

Court Administrator's Office
Court of Common Pleas of Indiana County
825 Philadelphia Street
Indiana, PA 15701
Telephone: (724) 465-3955
Marshall D. Chriswell, Esq.
Attorney for Plaintiff
655 Church St., Suite 306
Indiana, PA 15701
(724) 465-5826
22-04768 Jan 10, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-22-006043
Imamia Organization of Pittsburgh, PA d/b/a Imamia Organization of Pittsburgh, Plaintiff,
vs.
Administrator, U.S. Small Business Administration, an Agency of the United States, Metropolitan Savings Service Corporation, John Johnston and Lara S. Johnston, Co-Trustees of the Johnston Family Trust, Dated April 20, 1995, and Louis V. Nicassio, Defendants
TO: John Johnston and Lara S. Johnston, Co-Trustees of the Johnston Family Trust Dated April 20, 1995, and Louis V. Nicassio

Take Notice that, on May 19, 2022, the Plaintiff filed a Praecipe for Writ of Summons and Entry of Lis Pendens and, on December 1, 2022, Plaintiff filed a Complaint averring that the Deed recorded in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania in Deed Book Volume 10627, at page 74, and all Deeds in the chain of title thereafter, should be reformed to add the legal description for the parcel of real estate, more particularly set forth and described in the Deed dated April 20, 1995, which was recorded on September 11, 1995 in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania in Deed Book Volume 9540, at page 140, to confirm Plaintiff's ownership of the aforesaid parcel of real estate.

You Are Hereby Notified that you have been sued in court. If you wish to defend against the claims set forth in the Writ of Summons, Lis Pendens, and the Complaint, you must take action within thirty (30) days after the last advertisement of this Writ of Summons, Lis Pendens, and the Complaint, and Notice, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you in the Writ of Summons, Lis Pendens, and the Complaint. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money or property claimed in the Writ of Summons, Lis Pendens, and the Complaint or for any claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building, 436 Seventh Ave.
Pittsburgh, Pennsylvania 15219
Telephone: 412-261-5555
lrs@acba.org
King Legal Group, LLC, By: Bradley A. King, Bradley A. King, Esquire, Attorney for Plaintiff, 114 North Maple Avenue, Greensburg, PA 15601, (724) 836-1500.
22-05163 Jan 10, 2023

Notice

To: Delores E. Pomeroy
In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-22-014160
Carlton Creative Solutions, LLC, Plaintiff,
vs.
Delores E. Pomeroy, Defendant.
Notice To Defend

You Have Been Sued In Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
Allegheny County Bar Association
4th Floor Koppers Building
436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
Telephone: (412) 261-5555
22-05277 Jan 10, 2023

Notice

In the Court of Common Pleas of Allegheny County, Orphans' Court Division, Estate of Hilda T. Ralicki, deceased, Case No. 022207854: Petition for Determination of Title filed December 8, 2022 on behalf of Jeanne T. Six to terminate the interests of the heirs and devisees of Hilda T. Ralicki in 116 Beckert St., Pittsburgh, PA 15209. Peter B. Lewis, Attorney, 928 Penn Avenue, Pittsburgh, PA 15222, (412) 586-6153.
22-05278 Jan 10, 17, 24, 2023

Notice of Condemnation

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

In Re: Condemnation By The Pennsylvania Turnpike Commission of Land Located In Borough of Dravosburg, County of Allegheny, Commonwealth of Pennsylvania, for the Construction of the Mon-Fayette Expressway, Route 51 To I-376 Project

(Block and Lot No. Not Assessed)

To: Blanche S. Paul, Deceased, Her Heirs, Successors In Interest And Assigns, As Their Interests May Appear

All That Certain piece of land located in the Borough of Dravosburg, County of Allegheny, Commonwealth of Pennsylvania identified as the PTC Property Plot Plan No. 14S284-A, being Exhibit "B" attached to the Declaration of Taking.

Notice To Condemnees

In Accordance With Section 305 Of The Eminent Domain Code, Codified At 26 Pa.C.S. §305, The Pennsylvania Turnpike Commission Hereby Gives Notice That:

1. The Pennsylvania Turnpike Commission filed a Declaration of Taking on December 28, 2022 in the Court of Common Pleas of Allegheny County, Pennsylvania at No. GD 22-016161. This was filed pursuant to the requirements of the Commonwealth of Pennsylvania Eminent Domain Code as amended by 2006, May 4, P.L. 112, No. 34, §1, effective in 120 days [Sept. 1, 2006].

2. The Condemnor is the Pennsylvania Turnpike Commission, an instrumentality of the Commonwealth of Pennsylvania. Its principal office is located at Exit 247 of the Pennsylvania Turnpike System in Lower Swatara Township, Dauphin County, Pennsylvania. Its post office address is P. O. Box 67676, Harrisburg, Pennsylvania, 17106-7676.

3. The Pennsylvania Turnpike Commission is authorized and empowered by Section 6 of Act of May 21, 1937, P.L. 774, No. 211, as amended, to acquire by condemnation any lands, rights, easements, franchises and other property deemed necessary or convenient for the construction or efficient operation of the Turnpike.

4. This Declaration of Taking was authorized by a Resolution adopted October 4, 2022 by said Condemnor. The record of the proceedings regarding this adoption may be examined at the Pennsylvania Turnpike's

Central Office, located at Exit 247 of the Pennsylvania Turnpike.

5. The purpose of the condemnation is to acquire property interests for the construction of the Mon-Fayette Expressway, Route 51 and I-376 Project, and its requirements.

6. The property is situated in Dravosburg Borough, Allegheny County, Pennsylvania and consists of a) .390 acre in fee, as required right-of-way for limited access;

b) 2.383 acres in fee, as required legal right-of-way (which includes 1.057 acres in easement, as substitute easement for the benefit of Peoples Natural Gas Company), a total take. A plan of the property condemned sufficient for its identification has been filed with the Declaration, which was filed with the Department of Court Records of Allegheny County and with the Department of Real Estate of Allegheny County in accordance with Section 304 of the Eminent Domain Code of 2006.

7. The nature of the title hereby condemned is (i) fee simple in the surface; (ii) easement for the benefit of Peoples Natural Gas Company; (iii) only so much of any coal beneath the surface or any separate estate in such coal as is necessary for the lateral and subjacent support of the surface and any improvements now or hereafter erected thereon; (iv) the right to access coal, oil, or gas from the surface of the land hereby condemned; and (v) any and all coal encountered during construction of the highway. However, excepting and reserving unto Condemnees all of the oil and gas to which Condemnees hold title, provided access to any such oil and gas must be obtained from beyond the land hereby condemned.

8. A plan showing the property may be inspected at the office of Goldberg, Kamin & Garvin, LLP, 1806 Frick Building, 437 Grant Street, Pittsburgh, Pennsylvania 15219.

9. The Condemnor filed with the Declaration of Taking its Open-End Bond without surety pursuant to Section 303(a) of the Eminent Domain Code of 2006. Just compensation is made or secured by the filing of said Bond.

10. If you wish to challenge the power or right of the Condemnor, the Pennsylvania Turnpike Commission, 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.

Counsel for the Pennsylvania Turnpike Commission, Samuel P. Kamin, Esquire, Deborah R. Erbstein, Esquire, Goldberg, Kamin & Garvin, LLP, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219, (412) 281-1119.

22-05285 Jan 10, 2023

Voluntary Dissolution Business Corporation

Michael W. Darpino, Esq., Business & Succession Planning Advisors LLC, One PPG Place, Ste. 1710, Pittsburgh, PA 15222. Notice is hereby given by Sherco Erectors, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-00022w Jan 10, 17, 2023

Voluntary Dissolution Business Corporation

Dixon R. Rich, Jr., Esq., 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219. Notice is

hereby given by A & N LEASING CO., INC., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-00025w Jan 10, 17, 2023

**Voluntary Dissolution
Business Corporation**

Dixon R. Rich, Jr., Esq., 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219. Notice is hereby given by B & B SYSTEMS, INC., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-00026w Jan 10, 17, 2023

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39864

HACP/ Scattered Sites South Management vs Martin; LT-22-001349; P-atty: Diana L. Page; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$ N/A plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 8331 Vidette Street, Pittsburgh, PA 15221. The award of possession is not 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.

Scott Township Apartments LP vs Hannigan, et al; LT-22-001382; P-atty: Sean J. Carmody; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$6,190.49 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 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39863

Scott Township Apartments LP vs Foster; LT-22-001384; P-atty: Sean J. Carmody; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,511.00-\$4,206.00 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 \$305.00 legal fees. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39864

Oakhurst Rentals vs Scott; LT-22-001359; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$4,200.00 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 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39865

Arkham Realty vs Smith; LT-22-001381; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$9,900.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 550 McMasters St., Apt. B, Turtle Creek, PA 15145. The award of possession is not 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.

AHRCO vs Thompson; LT-22-001388; P-atty: Verdell Dean; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$0 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 9B Midway Drive, West Mifflin, PA 15122. The award of possession is not 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.

Troff vs Krobath; LT-22-001392; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Gianni Properties vs Lewis; LT-22-001438; P-atty: Pro Se; D-atty: Julia A. Zebley; Award for Defendant on Plaintiff's claim for possession. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39864

Muetzel vs Rotolo, et al; LT-22-001441; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,700.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 345 Brookline Blvd., Apt. 1, Pittsburgh, PA 15226. The award of possession is not 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.

Bonn vs Woods; LT-22-001444; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$3,735.53 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 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39865

Watson-Lindsey vs Vernon; LT-22-001456; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$1,300.00 for water. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39863

Faros Allegheny Center LLC vs Moses; LT-22-001397; P-atty: Jason M. Yarbrough, Brandon B. Rothey; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, end of lease term, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$7,769.00-\$3,174.22 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), \$4,270.00 for damages to real property, and \$325.00 attorneys fees. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39863

Lease vs Woods; LT-22-001420; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff/Defendant. Award for Plaintiff on claim for possession based on non-payment of rent. Award for Defendant on Plaintiff's claim for damages. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39864

Arkham Realty and Property Management vs Fields; LT-22-001457; P-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,584.52 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 4058 Howley St., Rear, Pittsburgh, PA 15224. The award of possession is not 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.

Neicy-See LLC vs Green; LT-22-001479; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$317.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 120 Churchill St., McKees Rocks, PA 15136. The award of possession is not 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.

Wright vs Perry; LT-22-001566; P-atty: Louis John Kroeck, IV; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,917.16 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 104 S. 14th St., Pittsburgh, PA 15203. The award of possession is not 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.

Barnett vs Anderson; AR-22-001068; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$3,000.00. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

Ferraro vs Orié, et al; AR-22-002613; P-atty: Pro Se; D-atty: Pro Se; Award for Defendants and against Plaintiff. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

Currington vs Webb; AR-22-003691; P-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39867

Portfolio Recovery Associates LLC vs Young; AR-22-003708; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$3,158.67. The Defendant failed to appear at 10:05 a.m. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

Portfolio Recovery Associates LLC vs Savko, et al; AR-22-003710; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$1,860.34. The Defendant failed to appear at 10:05 a.m. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

Portfolio Recovery Associates LLC vs Ross; AR-22-003716; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$1,029.05. The Defendant failed to appear at 10:05 a.m. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

Capital One Bank USA N.A. vs Rutter; AR-19-004507; P-atty: Robert L. Baroska, III; D-atty: Brian J. Fenters, Joshua P. Ward; Award for Plaintiff and against Defendant in the amount of \$1,766.46. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39867

Wilcox vs House of Law Inc.; AR-22-000565; P-atty: Pro Se; D-atty: Kevin R. O'Malley; Award Non Pros for Defendant. Plaintiff failed to appear at 10:15 a.m. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

Conservatorship

Heit Holdings LLC vs Battistoli Jr. Bruno, Battistoli Geraldine; CS-22-000080; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley

Rising Tide Partners vs Thompson Rodney; CS-22-000081; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley

Rising Tide Partners vs Uddin Sala M.; CS-22-000082; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley

Rising Tide Partners vs Hughes Kenneth; CS-23-000004; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley

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A Road Map to Section 409A Compliance

Tuesday, January 24 | Noon | Live Webinar | *1 Substantive credit*

What You Need to Know to be More Proactive about Cyber Security

Wednesday, January 25 | Noon | Live Webinar | *1 Substantive credit*

Ski-LE: Class Action Law for the Non-Class Action Attorney

Saturday, January 28 | 8 a.m. | Bus to Seven Springs | *1 Substantive credit*
**Courtesy of Lynch Carpenter LLP and Compass Rose Financial*

Name Change Queries: A Guide to the Transgender Name Change Process

Thursday, February 2 | 4 p.m. | McGuireWoods | *1 Substantive credit*

Environmental Law Update: 2022 Year in Review

Thursday, February 9 | Noon | Live Webinar | *1 Substantive credit*

R-1s: All You Need to Know About Religious Workers

Friday, February 10 | Noon | Koppers Building | *1 Substantive credit*

Preparing for Allegheny County's New Mandatory Mediation Program

Wednesday, February 15 | 2:30 p.m. | Reed Smith | *2 Substantive credits*
**Happy Hour to Immediately Follow CLE Courtesy of
E.L.K. Independent Medical Expert Network*

Long COVID and its Implications

Wednesday, February 22 | Noon | Live Webinar | *1 Substantive credit*

The DUI Talk: Advising a New Client

Thursday, February 23 | Noon | Live Webinar | *1 Substantive credit*

Marriage and Estate Planning: 'Til Divorce Do They Part

Tuesday, March 14 | Noon | Live Webinar | *1 Substantive credit*

Bridge the Gap

Tuesday, March 21 | 9 a.m. | Live Webinar | *4 Ethics credits*

A Look at ESG (Environmental, Social and Governance)

Wednesday, April 5 | Noon | Koppers Building | *1 Substantive credit*

Inheritance Taxes: Advising Snowbirds Who Fly South

Thursday, April 20 | Noon | Live Webinar | *1 Substantive credit*

The Ins and Outs of Orphans' Court Audit

Monday, May 1 | Noon | Koppers Building | *1 Substantive credit*

Bitcoin, Crypto and Estate Planning for Unique Assets

Tuesday, May 16 | 4 p.m. | Koppers Building | *1 Substantive credit*
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