

The Pittsburgh Legal Journal

MONDAY
JULY 22, 2024

Vol. 150 - No. 137

The official newspaper for the publication of all public notices in Allegheny County

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Doban Miles vs Leary Trevor; GD-24-007729; Other Tort; Praecipe for Writ of Summons; Atty(s): Carmody Sean J.

Casciato Antonio vs Caldwell Jr. Jesse G., Peoples Natural Gas Company LLC, Pennsylvania American Water Company, Doe - 1 John, Doe-2 John, Doe-3 John, Doe - 4 John, Doe - 5 John, Doe - 6 John, Doe - 7 John, Doe - 8 John, Doe - 9 John, Doe - 10 John; GD-24-007730; Other Tort; Complaint; Atty(s): Carickhoff Aidan B., Mongeluzzi Robert J.

Banichar Gary L., Banichar Polly vs Dehoux Robert M., Northwest Aggregate & Landscape Supply Inc.; GD-24-007731; Motor Vehicle Accident; Complaint; Atty(s): Hoffman Kristin E.

Bryna Ridge Homeowners Association Inc. vs Makke Maropeng Jack, Maaqe Puseletso A; GD-24-007732; Condominium Lien; Certificate of Location; 1682.73; Atty(s): Lindsey Lori Nolan

Trout Robert, Trout Janice vs Rice Enterprises LLC, McDonalds USA LLC, McDonalds Corporation; GD-24-007733; Other Tort; Praecipe for Writ of Summons; Atty(s): Zafraan Jared Scott

Erdner Sandra J., Erdner David J. vs Interinsurance Exchange of the Automobile Club; GD-24-007734; Motor Vehicle Accident; Complaint; Atty(s): Reiter Marc J

City of Pittsburgh; GD-24-007735; Petition to Sell Real Estate; Petition Initiating Case; Atty(s): Miller John Hobart, Kubiak Kryisia M.

Commonwealth of PA Department of Revenue vs Prime 22 Hospitality LLC; GD-24-101481; Commonwealth Tax Lien; Business Taxes; 6904.38

Commonwealth of PA Department of Revenue vs 101 Mall Boulevard Owner LLC; GD-24-101482; Commonwealth Tax Lien; Business Taxes; 23642.84

Commonwealth of PA Department of Revenue vs Vania Britos House Service LLC; GD-24-101483; Commonwealth Tax Lien; Business Taxes; 6995.05

Commonwealth of PA Department of Revenue vs Heller Distributor Inc.; GD-24-101484; Commonwealth Tax Lien; Business Taxes; 6664.89

Commonwealth of PA Department of Revenue vs Fran-Mar Enterprises Inc.; GD-24-101485; Commonwealth Tax Lien; Business Taxes; 8959.17

Commonwealth of PA Department of Revenue vs Anchors Unlimited Inc.; GD-24-101486; Commonwealth Tax Lien; Business Taxes; 16991.75

(Continued on Page 2, Column 1)

CIVIL DIVISION

New Arbitration Suits

Hughes Clifford P. vs Jones Wayne E.; AR-24-004390; Contract - Other; Complaint; 3500.00; Atty(s): Self-Represented

DC Portfolio Services LLC vs Tate-Hall Samantha; AR-24-004391; Contract - Credit Card; Order of Court - IFP Granted; Atty(s): Self-Represented

Davis Lewis A. vs Brady Auto Dealership; AR-24-004396; Contract - Debt Collection; Defendant's Appeal of MDJ; 1366.00; Atty(s): Self-Represented

Hughes Clifford P. vs Ravida Anthony; AR-24-004399; Contract - Other; Complaint; 13052.90; Atty(s): Self-Represented

Truist Bank vs Hilliard Stephanie A, Hilliard Thomas R; AR-24-004400; Contract - Debt Collection; Exhibits; 27124.91; Atty(s): Tsarouhis Demetrios H.

BCG Equities LLC vs Ellis Perry Lamont, Lawrence Talayia Chianti Donna P; AR-24-004401; Contract - Debt Collection; Exhibits; 6051.84; Atty(s): Tsarouhis Demetrios H.

BCG Equities LLC vs Benjamin Walter, Chak Amber L.; AR-24-004402; Contract - Debt Collection; Exhibits; 4223.70; Atty(s): Tsarouhis Demetrios H.

Vincentian Marian Manor vs McKeown Brian; AR-24-004403; Contract - Debt Collection; Defendant's Appeal of MDJ; 4918.75; Atty(s): Torisky Jesse A

Stinger Laura vs Elliot Adam; AR-24-004404; Motor Vehicle Accident; Complaint; Atty(s): Murray Patrick W, Stewart Jonathan M, Baran Benjamin J.

American Express National Bank vs Featchurs Eugene; AR-24-004405; Contract - Credit Card; Praecipe for Appearance; 5088.82; Atty(s): Felzer Jordan W.

Carson Jr. Sidney R., Carson Pamela vs Carson Felicia E.; AR-24-004406; Intentional Tort; Petition to Proceed IFP; 100.00; Atty(s): Self-Represented

Wilksburg Borough vs Marvel Holdings Trust; AR-24-004411; Other Tort; Defendant's Appeal of MDJ; 12000.00; Atty(s): Self-Represented

Citibank N.A. vs Bodnar Brad; AR-24-004418; Contract - Credit Card; Exhibits; 2483.97; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Campagna Robert; AR-24-004419; Contract - Credit Card; Exhibits; 3908.60; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Jeffcoat Donna; AR-24-004420; Contract - Credit Card; Exhibits; 8654.73; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

ORPHANS' COURT

Petitions & Motions

Judge Lawrence J. O'Toole Leah M. Willis: deceased; Petition and order for citation. Returnable August 15, 2024. Conference September 6, 2024 at 11:00 a.m.; Atty: A. G. Anderson; 4026 of 2020.

Joyce Burkinshaw: deceased; Petition and order to withdraw as counsel; Atty: P. B. Smith; 2854 of 2022.

(Continued on Page 7, Column 1)

FAMILY DIVISION

Williams-Odinkemere Wendy L. vs Odinkemere Ikechukwu David; FD-24-008382; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Wenzel Zachary vs Moquette Altgracia; FD-24-008383; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

McCune Robert vs Glover Sylvia; FD-24-008384; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented

(Continued on Page 7, Column 2)

AUDIT LIST

MONDAY AUGUST 19, 2024

HONORABLE MICHAEL E. McCARTHY, J. 1700 FRICK BUILDING				10:00 A.M.
				COURT ROOM #4
NUMBER	ESTATE	ACCOUNTANT	ACCOUNTANT'S ATTORNEY	
3388 1990	CHARLES LEGEYT FORTESCUE SCHOLARSHIP TRUST	IEEE FOUNDATION INC. TRUSTEE	JENNIFER L. RAWSON	
6724 2001	HOMEWOOD CEMETERY	PNC BANK N.A. TRUSTEE	JENNIFER L. RAWSON	
4227 2005	COOPER, DAVID W. & TINA	PNC BANK N.A. TRUSTEE	NORA GIEG CHATHA	
6 2009	MIHALKO, ROBERT J. REVOCABLE TRUST	FIRST COMMONWEALTH BANK TRUSTEE	NORA GIEG CHATHA	
4273 2024	MONTANARI, MONICA M. TRUST	PNC BANK N.A. TRUSTEE	NORA GIEG CHATHA	
1217 2018	McGRODER, BERNARD J., IV	ALIGNED PARTNERS TRUST CO. & TINA SOCKINSKY GUARDIANS	WESTON P. PESILLO	
5911 2014	SUCKLING, RAYMOND S.	PNC BANK N.A. EXTR.	W. CHAD POCIERNICKI	
5187 1974	SUCKLING, RAYMOND C.	PNC BANK N.A. TRUSTEE	W. CHAD POCIERNICKI	
5174 1974	SUCKLING, RAYMOND C. REVOCABLE TRUST	PNC BANK, N.A. TRUSTEE	W. CHAD POCIERNICKI	
8482 1993	HOLDSHIP, MARGARET M. - GST EXEMPT TRUST	PNC BANK, N.A. TRUSTEE	KRISTEN M. DELSOLE	
8482 1993	HOLDSHIP, MARGARET M. - GST NON-EXEMPT TRUST	PNC BANK, N.A. TRUSTEE	KRISTEN M. DELSOLE	
2336 2022	KUNKA, BEATRICE ANN	SCOTT W. KUNKA ADMIN.	DANIEL A. SEIBEL	
784 1949	JULL, SAMUEL W.	PNC BANK, N.A. TRUSTEE	SAMANTHA GAGLIARDO	
1783 1959	WATSON, J. WALTER	PNC BANK, N.A. TRUSTEE	SAMANTHA GAGLIARDO	
445 2024	DEMETER, GARY P.	SLADE R. MILLER ADMIN.	SLADE R. MILLER	
683 2024	FAY, WILLIAM J.	BARBARA THOMPSON EXTR.	RUSSELL C. MILLER	
7861 2021	FLEISSNER, PAUL G.	LORRAINE F. LANYON EXTR.	RUSSELL C. MILLER	
3083 2023	RICE, DOLORES M.	DONALD RICE, JR. EXTR.	SLADE R. MILLER	

(Continued on Page 2)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Wilmington Savings Fund Society FSB vs Hands On Realty Co.; MG-24-000545; Mortgage Foreclosure; Confidential Information Form; 131754.06; Atty(s): Williams Robert W.

Lynch Kendan vs Oceanfront Contracting LLC; GD-24-007720; MDJ Transcript; Praecept for Writ of Execution; 6525.00; Atty(s): Self-Represented

Hawkins Samuel vs Hill Sydney; GD-24-007738; MDJ Transcript; Notice of Judgment Mailed; 680.00; Atty(s): Self-Represented

Pittsburgh Water & Sewer Authority vs Hayes Stephen; GD-24-007752; Municipal Lien; Certificate of Location; 1205.24; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Beyond Measures Investment Properties LLC; GD-24-007753; Municipal Lien; Certificate of Location; 370.69; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Barnett Kevin; GD-24-007754; Municipal Lien; Certificate of Location; 373.36; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Jones George; GD-24-007755; Municipal Lien; Certificate of Location; 361.74; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Allegheny Preservation Trust (The); GD-24-007756; Municipal Lien; Certificate of Location; 362.38; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Rucker Rico; GD-24-007757; Municipal Lien; Certificate of Location; 363.93; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Fitzgibbon Merle, Fitzgibbon Elizabeth; GD-24-007758; Municipal Lien; Certificate of Location; 364.66; Atty(s): Walaan Monica Samir, Farley Conor D.

S-S D., S. J. vs Doe John, Lyft Inc.; GD-24-007759; Other Tort; Confidential Information Form; Atty(s): Rudert Erin K, Deklewa Danielle M.

Allegheny County vs Burke Patrick J.; GD-24-007760; Sci Fa sur Tax Lien; Certificate of Location; 2627.53; Atty(s): McCabe Michael G.

Pittsburgh Water & Sewer Authority vs Henderson Rita May; GD-24-007761; Municipal Lien; Certificate of Location; 374.41; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs 3241 Development LLC; GD-24-007762; Municipal Lien; Certificate of Location; 660.78; Atty(s): Walaan Monica Samir, Farley Conor D.

Allegheny County vs Michalak Karima; GD-24-007763; Sci Fa sur Tax Lien; Certificate of Location; 1248.92; Atty(s): McCabe Michael G.

Pittsburgh Water & Sewer Authority vs Ross Alvis; GD-24-007764; Municipal Lien; Certificate of Location; 1659.69; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs King Kevin; GD-24-007765; Municipal Lien; Certificate of Location; 3611.58; Atty(s): Walaan Monica Samir, Farley Conor D.

Allegheny County vs Boesch Alan James; GD-24-007766; Sci Fa sur Tax Lien; Certificate of Location; 1011.83; Atty(s): McCabe Michael G.

Somerset Dental Associates PC, Hajel D.M.D. David A. vs Craig Jonna, Aguayo Rinna; GD-24-007767; Defamation; Complaint; Atty(s): Caputo John A, Jenkins Elizabeth L

Pittsburgh Water & Sewer Authority vs Keene Harriet; GD-24-007768; Municipal Lien; Certificate of Location; 4651.81; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs ANR Properties LLC; GD-24-007769; Municipal Lien; Certificate of Location; 6485.88; Atty(s): Walaan Monica Samir, Farley Conor D.

Allegheny County vs Jackson Cherie; GD-24-007770; Sci Fa sur Tax Lien; Certificate of Location; 1630.10; Atty(s): McCabe Michael G.

Allegheny County vs Davis Jacqueline; GD-24-007771; Sci Fa sur Tax Lien; Certificate of Location; 1227.55; Atty(s): McCabe Michael G.

Celik Michel, Maison Bois Inc. vs Pollock Joseph Edward; GD-24-007772; MDJ Transcript; Notice of Judgment Mailed; 2800.00; Atty(s): Self-Represented

Chino Construction LLC vs Carozza Jeffrey P., National Painting and Drywall LLC; GD-24-007773; Contract - Other; Complaint; 85950.00; Atty(s): Hart Douglas C

Allegheny County vs Top Notch Property LLC; GD-24-007774; Sci Fa sur Tax Lien; Certificate of Location; 1078.03; Atty(s): McCabe Michael G.

Allegheny County vs Bujak Richard A.; GD-24-007776; Sci Fa sur Tax Lien; Certificate of Location; 1281.94; Atty(s): McCabe Michael G.

(Continued from Page 1)

3255 2023	RUDOLPH, NANCY L.	RUTH ANN RUDOLPH EXTRX.	SLADE R. MILLER
4406 2024	CAHOUE, FRANK V. AND ANN W. CAHOUE TRUST	BNY MELLON N.A. TRUSTEE	AMANDA G. ERLANDSON
8272 2023	FERRARI, HARRY M. TRUST	MATTHEW F. FERRARI TRUSTEE	BRIAN T. MUST
8273 2023	FERRARI, VELMA F. GST - EXEMPT	MATTHEW F. FERRARI TRUSTEE	BRIAN T. MUST
8273 2023	FERRARI, VELMA F. TRUST	MATTHEW F. FERRARI TRUSTEE	BRIAN T. MUST
5483 2020	TROUP, KENNETH R.	SHARON SCHWARTZ ADMIN.	ROSS M. THOMPSON
1286 2022	CROSSLEY JR., JAMES A. A/K/A	SUSAN A. MULARSKI ADMIN.	SHEA M. KRAFT
1945 2022	DRESSEL SR., WILLIAM F.	WILLIAM DRESSEL, JR. EXTR.	EMMANUEL ANTHOU
4093 2023	FARAH, SOPHIE	DAVID MOSES EXTR.	MATTHEW T. MANGINO
1666 2023	FRANCISCUS SR., JAMES J.	KAROLYN M. HUSOK EXTRX.	LINDA C. PLUM
6158 2020	MORT JR., PAUL	KELLY CAMPBELL ADMIN.	JOHN H. PROROK
1723 2023	ACIERNO, LINDA	LOUIS ACIERNO AGENT	GUSTY SUNSERI
1439 2022	LYONS, VICKI J.	URSULINE SUPPORT SERVICES GUARDIAN	DEBORAH A. LIOTUS
2138 2014	ANDERSON, DALE H.	GARY ANDERSON GUARDIAN	JAY L. FINGERET
21 2023	STASIK, RICHARD S.	JAY R. HAGERMAN ADMIN. C.T.A.	PHILIP D. LUCIANO, II
1565 2015	BLISSMAN, HANNAH K.	THOMAS J. BLISSMAN EXTR.	BRADLEY A. KING
2579 2020	BOWES, ANNE E.	ANNA D. HALECHKO EXTRX.	ANNA D. HALECHKO
6941 2023	CHAPMAN, JUANITA J.	LINDA GRETCHEN FAZIO EXTRX.	DENNIS A. URAM
4237 2018	EMERY, LEDDIE CLAIRE	JILL ELIZABETH EMERY ADMIN.	THOMAS J. DEMPSEY
7532 2022	GETCHEL, NELLIE I.	LINDA L. WALTER EXTRX.	BETSY A. ZIMMERMAN
3862 2023	GILLEN, LEO E.	DAVID VITUCCIO EXTR.	CHARLES A. MERCHANT
8357 1994	GORMAN, HELEN B.	KAREN A. SHERWOOD ADMIN.	THEA G. EVANKOVICH
1360 2019	JOHN, BARBARA M.	MARY ELLEN MYERS EXTRX.	JOHN P. SEMBRAT
6850 2022	KARIS, MARGARET	CHARLES F. PEREGO ADMIN.	CHARLES F. PEREGO
6850 2022	McKIBBEN, CECELIA F.	KIM BOYD EXTRX.	KATHRYN ECK GOFF
266 2023	MILLER, JUDITH A.	EDWARD F. MILLER ADMIN.	PHILIP KLEIN DEILY
6329 2022	O'MAHONY, CORNELIUS J.	PATRICIA J. HOHMAN EXTRX.	MICHAEL J. HENNY
4302 2022	PAPST, CYNTHIA ANN	KATHLEEN PAPST HUGHES ADMIN.	TIMOTHY J. GILTINAN
1927 2022	SCHROEFFEL, JOHN R.	JANET SCHNEIDER EXTRX.	HAROLD A. ENGLISH
682 2020	SEMAN, JAMES M. A/K/A JAMES MICHAEL SEMAN	ELIZABETH GREATHOUSE ADMIN.	JOHN F. MORRIS
6851 2016	SKIRPAN, SCOTT G. A/K/A SCOTT SKIRPAN	MATTHEW SKIRPAN EXTR.	ANDREW D. VENTURELLA
6537 2015	SNEARY, RUTH H.	RUTH A. SNEARY EXTRX.	E. ROBERT PECORI

Established 1853

The Pittsburgh Legal Journal is published five days each week, except for holidays

400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219
412-261-6255 | www.PittsburghLegalJournal.org

©Allegheny County Bar Association 2024

To place a legal advertisement contact PLJads@acba.org / 412-261-6255.

For questions regarding the Pittsburgh Legal Journal website or Allegheny Lawyers Online contact dvelez@acba.org / 412-402-6687.

David Blaner, dblaner@acba.org.....Managing Editor
Chuck Faber, cfaber@acba.org.....Layout Specialist
Daniel Priore, dpriore@acba.org.....Editor/Graphic Artist
Jennifer Pulice, jpulice@acba.org.....Director of Communications and Publications
Meredith Shumsky, mshumsky@acba.org.....Billing and Receivables Specialist
Jim Spezialetti, jspezialetti@acba.org.....Copy Specialist
Jessica Valesky, jvalesky@acba.org.....Graphic Artist Supervisor
Denise Velez, dvelez@acba.org.....Daily PLJ Supervisor

The Pittsburgh Legal Journal has been designated by the Court of Common Pleas of Allegheny County, the Supreme Court of Pennsylvania, the United States District Court for the Western District of Pennsylvania, the Commonwealth Court of Pennsylvania, the Superior Court of Pennsylvania and the Bankruptcy Court for the Western District of Pennsylvania as the official newspaper for the publication of all notices in Allegheny County.

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

COURT NOTICES

**Court of Common Pleas
of Allegheny County**

JUVENILE COURT

MOTIONS SCHEDULE

August 2024

- August 1 - Judge Woodruff
- August 2 - Judge Woodruff
- August 5 - Judge Cozza
- August 6 - Judge Cozza
- August 7 - Judge Cozza
- August 8 - Judge Cozza
- August 9 - Judge Cozza
- August 12 - Judge Sizemore
- August 13 - Judge Sizemore
- August 14 - Judge Sizemore
- August 15 - Judge Sizemore
- August 16 - Judge Sizemore
- August 19 - Judge Middleman
- August 20 - Judge Middleman
- August 21 - Judge Middleman
- August 22 - Judge Middleman
- August 23 - Judge Middleman
- August 26 - Judge Bush
- August 27 - Judge Bush
- August 28 - Judge Bush
- August 29 - Judge Bush
- August 30 - Judge Bush

24-02463

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

**DAILY JURY AND NON-JURY
TRIAL LIST
4 WEEK PERIOD**

**JANUARY 13, 2025 THROUGH
FEBRUARY 7, 2025**

You are hereby notified of the publication of the jury and non-jury trial list for the weeks commencing **January 13, 21, 27, February 3, 2025**. The Call of the List will take place at **9:00 a.m.** each day in **Courtroom No. 711, on the 7th Floor of the City-County Building**.

The call of the list for jury and non-jury trials commencing on **Monday, January 13, 2025**, will be held on **Monday, January 13, 2025, at 9:00 a.m., in Courtroom 711**. Counsel and *pro se* parties must appear for the Call of the List for jury as well as non-jury trials.

Jury selection will take place on **Monday, January 13, 2025**, for trials commencing on January 13, 2025.

Publication of this list constitutes a representation by counsel to the Court that the identities of trial counsel are correct; that the names of all counsel have been listed and that no cases have been consolidated except those shown on the list.

Listed counsel or substitute counsel must report any changes to the Calendar Control Office within five (5) days after publication of this notice, and not later.

All Discovery to be completed by **September 23, 2024**. All other requirements of PA R.C.P. 212 (including pre-trial statements) must be met by plaintiff on or before **October 7, 2024**, and by all other parties on or before October 21, 2024. Mediation needs to be completed by **November 27, 2024** in accordance with Local Rule 212.7. **Summary Judgment or Judgment on the Pleadings Motions need to be filed on or before October 28, 2024, to be heard prior to the January 2025 Trial Term**. Motions in Limine are to be filed electronically and served on all counsel of record at least 5 days prior to trial and delivered to the trial judge the day of trial.

PLEASE SEE LOCAL RULE 212.2 GOVERNING PRE-TRIAL STATEMENTS. EACH PARTY MAY SET FORTH IN THE PRE-TRIAL STATEMENT A VERBATIM *VOIR DIRE* STATEMENT OF 200 OR FEWER WORDS, AND MAY PROPOSE UP TO FIVE (5) ADDITIONAL *VOIR DIRE* QUESTIONS. FAILURE TO PROVIDE A *VOIR DIRE* STATEMENT OR PROPOSED ADDITIONAL *VOIR DIRE* IN A TIMELY FILED PRE-TRIAL STATEMENT WILL CONSTITUTE WAIVER.

FOLLOWING THE CALL OF THE LIST, COUNSEL SHALL BE PREPARED TO CONCILIATE THE CASE BEFORE THE TRIAL JUDGE. PLEASE BRING AN ADDITIONAL COPY OF THE “*VOIR DIRE* STATEMENT” AND THE “PROPOSED ADDITIONAL *VOIR DIRE*” FOR THE TRIAL JUDGE.

Except for good cause shown or by agreement of counsel to the contrary, the date for completion of discovery contained in the notice of publication of this list will be interpreted to mean that discovery must be completed by such date. The party initiating the discovery must do so within such time as to permit the responding party the full time allowed for response by the Rules of Civil Procedure so that the response may be served on or before the date set for completion of discovery.

No trial will be delayed because of failure to comply with R.C.P. 212.

If any party is not ready when a case is called for trial, Local Rule 214 will be strictly enforced.

The specific date on which a given case is listed is a close estimate as to when the case will be reached for trial. If the case does not settle, a jury will be selected and trial will begin thereafter.

Counsel must appear at the call of the list on the day the case is listed for trial.

You must notify the Calendar Control Judge’s Staff or the Calendar Control Office immediately when a case on a trial list is settled. The failure to notify results in unnecessary jurors being called, causing inconvenience to them and costs to the County. Sanctions will be imposed on all counsel for failure to notify timely.

TRIAL POLICY

The following rules will be applied to all cases published:

(1) When the list of cases is first published each firm must ascertain the

readiness of its cases as to bills, reports, etc., and the availability of witnesses, doctors, experts, etc., involved in the case.

(2) When it is ascertained that any person necessary for the trial of the case may not be available during the trial term, the deposition of that person for use at trial must be taken forthwith.

(3) Continuances may not be granted to accommodate counsel, clients, or witnesses for business trips, vacations, or any absence during trial terms or for failure to comply with any of the trial policy rules.

(4) Counsel, as listed for the case, must be available and ready to try the case at the time it is called.

(5) If listed counsel is not available, absent compelling reasons, substitute counsel must be available.

(6) A law firm not having sufficient trial counsel must obtain substitute trial counsel.

(7) If listed counsel is not available and substitute counsel is not provided, the case will proceed without counsel.

(8) When called to select a jury, counsel must appear within 30 minutes. If counsel is not present when called, a clerk will select the jury and the case will be ordered to trial without counsel.

(9) The trial policy rules will be applied regardless of the directions or desires of clients.

PRE-TRIAL MOTIONS

All Pre-Trial/Calendar Control Motions as defined under Local Rule 208.3(a)(3) shall be presented to the Honorable Patrick M. Connelly. Please refer to Judge Connelly’s Calendar Control Motions Procedures found online at https://www.alleghenycourts.us/downloads/Civil/Connelly_Calendar_Control_Standard_Operating_Procedures1-27-21.pdf, or on the information sheet outside Courtroom 711, City-County Building, as to the filing, scheduling and presentation of said motions. (This list appears on pages 6 to 10 of the Monday, July 15, 2024 publication and at the Court website at www.alleghenycourts.us).

**PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
CIVIL DIVISION
24-02536**

**Court of Common Pleas
of Allegheny County**

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

August 2024

- August 1 - Woodruff, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
- August 2 - No Motions

August 5 - Sizemore, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM

August 6 - Bush, J. in Courtroom 320 at 10:00 AM

August 7 - Cozza, J. in Courtroom 320 at 9:30 AM and Sweeney, J. in Courtroom 425 at 2:00 PM

August 8 - Eaton, J. in 814 City-County Building at 2:00 PM

August 9 - No Motions

August 12 - Costa, J. in Courtroom 425 at 2:00 PM

August 13 - Korbelt, J. in Courtroom 425 at 2:00 PM

August 14 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

August 15 - Sweeney, J. in Courtroom 425 at 2:00 PM

August 16 - No Motions

August 19 - Korbelt, J. in Courtroom 425 at 2:00 PM

August 20 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

August 21 - McGough, J. in Courtroom 425 at 2:00 PM

August 22 - Costa, J. in Courtroom 425 at 2:00 PM

August 23 - No Motions

August 26 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

August 27 - Middleman, J. in Courtroom 320 at 9:30 AM and Eaton, J. in 814 City-County Building at 2:00 PM

August 28 - Korbelt, J. in Courtroom 425 at 2:00 PM

August 29 - McGough, J. in Courtroom 425 at 2:00 PM

August 30 - No Motions

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

24-02547

**Court of Common Pleas
of Allegheny County**

**Orphans’ Court Judges Motions
Schedule for the Month of August 2024**

Week of

- August 5 - Judge Williams
- August 12 - Judge Marmo
- August 19 - Judge McCarthy
- August 26 - Judge O’Toole

24-02550

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

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.Thursday
July 25, 2024

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 Alexander P. Bicket
Courtroom 321

CR-0004219-23; Arthur Ross; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Todd Thomas Zwinkl**

Judge Kelly Bigley
Courtroom 525

CR-0004342-21; Torin M. Basham; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Gary Theodore Vanasdale**

CR-0007902-23; Izaill Ezekiel Fields; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0008094-20; Ashley Garrett; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005104-21; Nitoya Lanay Harris-Steward; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael E. Moser**

CR-0006261-21; Theresa Traywic Johnson; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0006034-23; Rashaud Kenute Lewis; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Milton E. Raiford**

CR-0006671-18; Elizabeth Litz; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0006271-18; Charity Pawlik-Curry; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Danielle Lyndsay McNabb**

CR-0009334-21; Trezhon Reed; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

Judge Thomas P. Caulfield
Courtroom 516

CR-0007430-23; Daysha Lynn Bell; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anthony John Christmas**

CR-0006731-21; Brandon Julius Benson; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Nelson Zuckerman**

CR-0001299-24; Bryan John Celovsky; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Edward Hudak**

CR-0001496-24; Rasheed Cooper; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lee M. Rothman**

CR-0004878-23; Cody Fotta; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Annelise Ruth Peters**

CR-0004352-23; Kevin Oswald Fowler Jr.; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Alexa Marie Glista**

CR-0001519-23; Kevin Oswald Fowler Jr.; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Alexa Marie Glista**

CR-0004003-23; Michael Rasheed Hicks; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William S. Flynn**

CR-0001648-23; Andrew Dapree Jackson; Retail Theft-Alter Label/Price Marking; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001735-23; Christopher David Jackson; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0004577-23; Sincere Tamil Kimbrough; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rakeisha Jennise Foster**

CR-0007696-23; Brian Earl Linn; DUI: High Rte of Alc (BAC .10 - <.16) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis W. Emmi**

CR-0007812-23; Antoine Jamal Long; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kyle Domenic Donovan**

CR-0001571-23; Emily Frances McCormick; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0006497-23; Devin Shemar McGinester; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Annelise Ruth Peters**

CR-0004976-23; Devin Shemar McGinester; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Annelise Ruth Peters**

CR-0008871-23; Shaun Joseph Nembhard; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kyle Domenic Donovan**

CR-0002654-23; Jenna Nicole Tigner; DUI: Gen Imp (BAC .08 - .10) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Zane Gates**

CR-0007437-21; Joshua Yeager; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kyle Domenic Donovan**

Judge Elliot Howsie
Courtroom 533

CR-0002615-24; Brian Bennett III; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0000642-24; Tyree Rashad Lawson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Robert Shaffer Disney**

CR-0008782-23; Antwon D. Thomas; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0001021-24; Tre De Vaughn Wingate; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Seth Miller Barkley**

CR-0000527-24; Tre De Vaughn Wingate; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Seth Miller Barkley**

Judge Beth A. Lazzara
Courtroom 306A

CR-0001074-24; Johnathan Majid Cobbs; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bobby Joe Chambers Jr.**

CR-0006161-23; Frederick Xa Dorsey-Hua; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bobby Joe Chambers Jr.**

CR-0002254-24; John H. Elrick; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bart Douglas Wischnowski**

CR-0001226-24; Dariona Fuller; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0001393-24; John Louis George III; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **T. Brent McCune**

CR-0001776-24; Glenn Hunker; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bobby Joe Chambers Jr.**

CR-0007141-19; George Allen Johnson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Scott Bruce Rudolf**

CR-0004803-22; Angelo King; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0000836-24; Rick Anthony Long; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bobby Joe Chambers Jr.**

CR-0001742-24; Jesus Manuel Luciano; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002333-24; Davan Nesmith; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001724-24; Andrea Pytlik; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bobby Joe Chambers Jr.**

CR-0008789-23; John A. Ryan; Crim Misch/Dmg Prop Intent, Reckless, Or Neglig; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lauren Marie Leiggi**

CR-0000254-24; John A. Ryan; Crim'l Misch-Tamper W/Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001713-24; Brendan James Thompson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

CR-0001392-24; Jacob Timothy; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kenneth Jay Haber**

CR-0006076-23; Meyran Isaih Loren Twyman; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0009286-23; Alicia Danyel Yots; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lauren Marie Leiggi**

Judge Jill E. Rangos
Courtroom 327

CR-0001261-24; Robert Broadie; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kenneth Jay Haber**

CR-0002204-24; Stanley Andre Howe; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Fred Gordon Rabner**

CR-0001359-24; Stanley Andre Howe; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Katherine Kelly Robb**; D-atty: **Fred Gordon Rabner**

Need clients?

The Lawyer Referral Service
can help bring them to you.For details, contact Whitney Hughes
at 412-402-6703 or whughes@acba.org.To learn more, see GetAPittsburghLawyer.com.

Articles of Incorporation Nonprofit Corporation

John F. Nobbs, Esq., Bowles Rice, LLP, 1800 Main Street, Suite 200, Canonsburg, PA 15317. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on June 27, 2024, with respect to a nonprofit corporation, Jefferson Hills Youth Development Group, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-02606 Jul 22, 2024

Articles of Incorporation Nonprofit Corporation

Jessica A. Ellef, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on April 17, 2024, with respect to a nonprofit corporation, Modern Cares Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-02610 Jul 22, 2024

Certificate of Organization Limited Liability Company

Robert D. Clark, Jr., Esq., Clark & Clark Law PC, 201 N. Market St., New Wilmington, PA 16142. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Bakery Technician Services LLC.

24-01353w Jul 22, 2024

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Tim Lewis Construction, with its principal office or place of business at 2532 Butler Logan Rd., Tarentum, PA 15084. The names and addresses of all persons who are parties to the registration are: Timothy Robert Lewis, 2532 Butler Logan Rd., Tarentum, PA 15084.

24-02604 Jul 22, 2024

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Namitec_us, with its principal office or place of business at 1361 Royal Oak Dr., Wexford, PA 15090. The names and addresses of all persons who are parties to the registration are: Stephen Del Signore, 1361 Royal Oak Dr., Wexford, PA 15090.

24-02605 Jul 22, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-013170. Notice is hereby given to Golden Ark Home for the Elderly Inc., and all other parties of interest, that the tax sale scheduled for July 1, 2024 has been continued to October 7, 2024 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse, via virtual technology, for the property located at 353 Dixon Avenue, North

Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 457-B-148. This notice acts as service of the Rule 3129.3 pursuant to the July 26, 2023 Order of Court. 24-02607 Jul 22, 2024

Audit Notice

Estate of Beverly J. Lawrence, of McCandless Twp., Allegheny County, No. 02-21-2688, a First and Final Accounting, along with a Petition for Distribution was filed with the Orphans' Court Division, which will be provided upon request. This notice is to Heather E. Lawrence, beneficiary of the estate, that a hearing will be held on the 16th day of September, 2024, at 10:00 a.m. located at 437 Grant Street #17, Pittsburgh, PA 15219. Prior to the hearing contact without delay, Rebecca A. Auld, Esquire, Auld Brothers Law Group, LLC, (412) 487-8668, located at 5349 William Flynn Highway, Gibsonia, PA 15044.

24-02611 Jul 22, 2024

Trust Notice

Trust of: Mikec Family Revocable Living Trust dated 08/09/2017
Mary Jean Mikec, Deceased
Late of: Ross Township, Allegheny County, Pennsylvania, deceased.
All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Donald E. Mikec
331 Carlisle Avenue
Pittsburgh, PA 15229
Or to:
James P. Shields, Esq.
Elder Law Offices of Shields and Boris
1150 Old Pond Road
Bridgeville, PA 15017
24-02559 Jul 15, 22, 29, 2024

Trust Notice

Trust of: Beverly A. Schatzel Protector Trust dated 01/16/2020
Beverly A. Schatzel, Deceased
Late of: Ross Township, Allegheny County, Pennsylvania, deceased.
All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Briana E. Nuetzel
88354 Elaine Drive
Pittsburgh, PA 15237
Or to:
James P. Shields, Esq.
Elder Law Offices of Shields and Boris
1150 Old Pond Road
Bridgeville, PA 15017
24-02560 Jul 15, 22, 29, 2024

Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Boroughs of Tarentum, McKees Rocks, Millvale and Rankin, the Townships of Forward and Penn Hills, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-24-007693

Edward Francis Sowinski & Marcia Ellen Sowinski, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Tarentum, Allegheny County, PA, located at 3rd Ave., Being designated as Block and Lot No. 1224-E-347 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-007694

Christopher Guerico, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of McKees Rocks, Allegheny County, PA, located at 124 Munson Ave., Being designated as Block and Lot No. 43-C-134 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-007698

Estate of Josephine Maurer, Deceased her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Millvale, Allegheny County, PA, located at Sample St., Being designated as Block and Lot No. 79-B-37 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-007697

Matthew P. D'Zuriak & Cheryl A. D'Zuriak, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Rankin, Allegheny County, PA, located at Miller Ave., Being designated as Block and Lot No. 178-S-109 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-007695

Joan Denise Rodabaugh, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Forward, Allegheny County, PA, located at 8916 Roberts Hollow Rd., Being designated as Block and Lot No. 1574-S-39 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-007696

Marciano Nesbeth, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Penn Hills, Allegheny County, PA, located at 3011 Blackridge Ave., Being designated as Block and Lot No. 296-S-310 in the Department of Real Estate of Allegheny County, Pennsylvania.

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

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 16th day of July, 2024, for Docket Nos. GD-24-007693, GD-24-007694, GD-24-007698, GD-24-007697, GD-24-007695, GD-24-007696, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave., Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

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

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on 24th day of August, 2023, condemned the property referred to above at GD-24-007693, in the Borough of Tarentum; and by Resolution duly adopted on the 28th day of September, 2023, condemned the property referred to above at, GD-24-007696 and GD-24-007694; in the Township of Penn Hills

and the Borough of McKees Rocks, and by Resolution duly adopted on the 26th day of October, 2023, condemned the property referred to above at, GD-24-007698; in the Borough of Millvale, and by Resolution duly adopted on the 22nd day of February, 2024, condemned the property referred to above at, GD-24-007697 and GD-24-007695; in the Borough of Rankin and the Township of Forward and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of Tarentum, McKees Rocks, Millvale, and Rankin and the Townships of Forward and Penn Hills.

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

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

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, Koppers Building, Suite 500, 436 Seventh Avenue, Pittsburgh, Allegheny County, Pennsylvania.

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

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

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

William G. Merchant, Esquire
Attorney for the Redevelopment Authority
24-02668 Jul 22, 2024

Find out what's happening in the Pittsburgh Legal Community

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

[ACBA.org/calendar](https://www.acba.org/calendar)

ORPHANS' COURT

Petitions & Motions

(Continued from Page 1, Column 3)

Judge Lawrence J. O'Toole
George Harold Willis: deceased; Petition and order for citation. Returnable August 15, 2024. Conference September 6, 2024 at 10:30 a.m.; Atty: A. G. Anderson; 2916 of 2020.
Beverly McMonagle: deceased; Petition and order to withdraw as counsel; Atty: P. B. Lewis; 2486 of 2022.
Lorraine D. Antal: deceased; Motion and order to enter amended order; Atty: P. B. Lewis; 8286 of 2023.
Keith J. Woodruff: deceased; Motion and order to distribute fund; Atty: B. S. Johns; 3685 of 2015.
Mary Kathryn Melczak: deceased; Petition and order for small estate; Atty: T. L. Zihmer; 190 of 2023.
Judge Joseph K. Williams, III
Leslie M. Hosack: trust; Order of court; Atty: M. K. Parrish; 344 of 2023.
Samuel Zytnick: trust; Order of court to respond to outstanding items. Hearing on November 12, 2024 at 1:30 p.m.; Atty: D. Seibel; 1707 of 1992.
Pamela Winnick: deceased; Petition to approve compromise; Atty: D. A. Seibel; 2274 of 2023.
Francesca Colecchia: deceased; Order of court. Conference August 6, 2024 at 10:30 a.m.; Atty: J. P. Schantz, J. K. Golberg; 3037 of 2021.
Francesca Colecchia: trust; Order of court. Conference August 6, 2024 at 10:00 a.m.; Atty: J. P. Schantz, J. K. Golberg; 252 of 2024.
Stephen R. Bednar: deceased; Petition and order for citation appealing order of the Department of Court Records. Returnable August 8, 2024. Conference August 8, 2024 at 1:00 p.m.; Atty: W. E. Stockey; 6526 of 2023.
Ruth Freeman: deceased; Order of court; Atty: S. L. Pate, Pro Se; 271 of 2024.
Judge Michael E. McCarthy
Workman Family Trust: trust; Petition and order for rule to file account. Returnable September 26, 2024. Conference September 26, 2024 at 10:00 a.m.; Atty: A. G. Anderson; 4482 of 2024.
Gill Hall Volunteer Fire Company: non-profit; Order of court. Conference September 4, 2024 at 11:00 a.m.; Atty: T. M. Mazzocca, L. A. DePaul, M. M. Cromer; 6007 of 2022.
Kevin S. Barnett: deceased; Order of court; Atty: Pro Se, T. J. Dempsey, Jr.; 1712 of 2019.
David Flockhart: deceased; Motion to compel discovery denied, failure to notice all parties; Atty: R. A. Crisanti; 1090 of 2020.
Raymont Lay: deceased; Motion and order to withdraw as counsel; Atty: A. G. Anderson; 3907 of 2020.
Harold H. Mason, III: deceased; Motion and order to withdraw as counsel; Atty: J. A. Jones; 3383 of 2023.
Dean C. Shuck: deceased; Petition and order for sale of real estate; Atty: T. J. Dempsey, Jr.; 2226 of 2022.
Dean C. Shuck: deceased; Response to sale of real estate. See order of July 16, 2024; Atty: P. C. Koehler, D. W. Turner; 2226 of 2022.

FAMILY DIVISION

(Continued from Page 1, Column 4)

Gomez Garcia Isaury M. vs Garcia Delgado Francisco; FD-24-008385; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented
Schumacher Stephanie vs Craig Peter; FD-24-008386; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented
Kara Mine vs Kaplan Umit; FD-24-008387; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented
Holyfield vs Jones; FD-24-001277; Protection of Victims; Order of Court; Atty(s): Self-Represented
Shipp Amber Lynn vs Shipp Adam G.; FD-24-001412; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Thrower Eboni P. vs Cooper Stefan K.; FD-24-001413; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Stack Haley Nicole vs Truxell Cameron Michael; FD-24-001416; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Wagner Eric vs Soriano Daleen; FD-24-001418; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
St. Julien Tussaneewan Numungruk vs Attenberger Jawaun; FD-24-001422; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Doubt Corey Eugene vs Doubt Connor Alan; FD-24-001423; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Soriano Daleen vs Wagner Eric; FD-24-001425; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Troup Gregory Shawn vs Miller Eric Scott; FD-24-008392; Divorce; Acceptance of Service; Atty(s): Self-Represented
Barron Jr. Tyson vs Linton Kimara; FD-24-008393; Establish Paternity; Complaint-Establish Paternity; Atty(s): Self-Represented
McCaslin Bray C. vs McCaslin Brian J.; FD-24-008394; Divorce; Complaint in Divorce (2 count); P-atty: Petrella Ana Lisa
Bridgett Larry vs Craighead-Jackson Michelle; FD-24-008395; Custody; Complaint in Custody (Initial); Atty(s): Self-Represented
Yuna David, Yuna David vs Urban Wendy, Urban Wendy; FD-24-008396; Divorce; Criminal Record/Abuse History Verification; Atty(s): Garret Adam
Gebrezgabher Gebrehiwot Mussie vs Dawit Abraha Senait; FD-24-008397; Divorce; Complaint in Divorce (1 count); P-atty: Piccirilli Anthony P.
Augustine Theresa vs Augustine Paul; FD-0228094-000052; Divorce; Exemplification of Record - Out; Atty(s): Self-Represented
White Mylie vs Kirin James; FD-24-001410; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Capp John vs Thomas Charlotte; FD-24-001414; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Gassim Tammy vs Stevens Jr. Larry; FD-24-001417; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Burggren Kelley Ann vs Burggren Jr. James Devlin; FD-24-001419; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Wilson-Drake Sonja vs Riepole Anthony; FD-24-001420; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Walker Lynden Denise vs Daniel Ilysha; FD-24-001421; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Wittig Mary vs Wittig John David; FD-24-001424; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Watkins Linnea vs Rogers Jeriah Ammiel; FD-24-001430; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Aykul Melisa vs Lewandowski David; FD-24-001432; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Watkins Linnea vs Greene Antoinette L.; FD-24-001433; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Schaaf Darien vs Curcio Jenna; FD-24-008398; Custody; Complaint in Custody (Initial); Atty(s): Yandrich Eric J
O'Hanlon Tommie Lin vs O'Hanlon Mark Andrew; FD-24-008399; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented
Means Samone, Means Samone vs Means Jr. Kevin, Means Jr. Kevin; FD-24-008400; Divorce; Custody Complaint/JCP/PCF/JEN; Atty(s): Self-Represented
Jackson-Strong Justin vs Jackson-Strong Morgan; FD-24-008401; Custody; Complaint in Custody (Initial); Atty(s): Darbouze Lauren D.
Gibson Lydia Rose vs Cattell Christopher Douglas; FD-24-008402; Divorce; Complaint in Divorce (1 count); P-atty: Chontos Jennifer R.
Souza Patricia De Souza vs Nash Christopher Cashmere; FD-24-008403; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented
Esbin Kyle vs Jones Meghan; FD-24-008404; Divorce; Complaint in Divorce (2 count); P-atty: Colecchia David A
Reverri Jennifer Y., Reverri Jennifer Y. vs Reverri Brian G., Reverri Brian G.; FD-24-008405; Custody; Criminal Record/Abuse History Verification; P-atty: Ressler Elizabeth Ann
Bermudez Gonzalez Xiomara vs Trejo Rivera deceased Luis Antonio; FD-24-008406; Custody; Order of Court; P-atty: Tamburro Samantha C.
Cifuentes Gramajo Cruz Sucely vs Reyes Raymundo Rudy Alexander; FD-24-008407; Custody; Order of Court; P-atty: Tamburro Samantha C.
Baret Scott Andrew vs Scheidlmeier Katelyn; FD-24-008408; Divorce; Acceptance of Service; Atty(s): Self-Represented
Manno Steven vs Manno Jennifer; FD-24-008409; Divorce; Complaint in Divorce (2 count); P-atty: Raver Robert D.
Valesky Jessica Paige vs Valesky Jacob; FD-24-008410; Divorce; Complaint in Divorce (2 count); P-atty: Parker Elizabeth A.
Li Lin vs Liu Erlu; FD-24-008411; Divorce; Acceptance of Service; Atty(s): Self-Represented
Yee Andrew J. vs Yee Erika; FD-24-008412; Divorce; Complaint in Divorce (1 count); Atty(s): Schmidt Heather L
Self Macy A. vs Self John; FD-24-008413; Divorce; Praeprice for Appearance; P-atty: Hutchinson Tara Lynn
McArdle Erica L. vs McArdle Ronnie; FD-24-008414; Divorce; Complaint in Divorce (2 count); P-atty: Thurner Nicole
Hertweck Sarah vs Rychorcewicz Matthew; FD-24-008415; Divorce; Complaint in Divorce (2 count); P-atty: Senich Jr. John Paul
Maher Nancy L vs Maher Patrick J; FD-1481-000007-74; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented
Antanaitis Daniel Robert vs Antanaitis Alaina; FD-24-001411; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Sabajo Jade N. vs Kostkas III Richard S.; FD-24-001415; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Elsesser Cindy vs Platt Jr. Raymond; FD-24-001426; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Ramsey Seraiah E vs Thornhill Jamel; FD-24-001429; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Tarrant Aaliyah R. vs Henderson Darryl; FD-24-001434; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented
Oehm Patricia C. vs Cocco Anthony; FD-24-001437; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Walker Sunni Alicia vs Walker Joshua Mikel; FD-24-001438; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Page Tina Y vs Markovich James John; FD-24-001440; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Brannigan Jane Ann vs Windsor Ruth Lynn; FD-24-001441; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented
Robinson Michael vs Bachman Stephanie, Compton Brian; FD-24-008416; Establish Paternity; Complaint-Establish Paternity; Atty(s): Self-Represented
Brown Jonathan A. vs Brown Alexandria; FD-24-008417; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented
Coleman Lamont vs Satou Chika; FD-24-008418; Divorce; Affidavit under 3301-D; Atty(s): Self-Represented
Stoy Jennifer vs Pecovela Cesario; FD-24-008419; Divorce; Complaint in Divorce (1 count); Atty(s): Parker Elizabeth A.
Dang Trang Diem vs Pham Tuan; FD-24-008420; Custody; Confidential Information Form; P-atty: Leventhal Dubin Ilene Sandra
Figuroa Soto Dubraska Nellmary vs Marciano Urbano Pedro Arturo; FD-24-008421; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented
Hutton Lynn M vs Hutton John R; FD-24-008422; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented
Fontana Michael vs Fontana Holly; FD-24-008423; Divorce; Complaint in Divorce (2 count); Atty(s): DelVecchio Megan A

CONTINUING LEGAL EDUCATION *from the* ALLEGHENY COUNTY BAR ASSOCIATION

Register today at
[ACBA.org/calendar](https://www.acba.org/calendar).



The Pa. CLE Board may take up to 45 days to post credits.

An Introduction to the Regulation of Olympic Sports

Wednesday, July 31 | Noon | Live Webinar
1 Substantive credit

The Dawning of a New Era: Combining Extractive and Generative AI for New Possibilities

Wednesday, August 7 | Noon | Koppers Building
1 Ethics credit
**Free CLE courtesy of LexisNexis*

Effective Communications: Resonating Your Message Across Different Generations

Thursday, August 8 | Noon | Live Webinar
1 Substantive credit

Economic Damages: Considerations for Civil Litigation

Tuesday, August 13 | Noon | Koppers Building
1 Substantive credit

An Overview of Deferred Action for Labor Enforcement

Thursday, August 15 | Noon | Live Webinar
1 Substantive credit

Supreme Court Term Review

Tuesday, August 20 | 2:30 p.m. | Joseph F. Weis, Jr. U.S. Courthouse
2 Substantive credits
**Reception to follow courtesy of Jones Day and K&L Gates*

Establishing Entitlement to a Loss of Productivity Claim

Tuesday, August 27 | Noon | Live Webinar
1 Substantive credit

A Lawyer's Guide to Managing Difficult Clients and Colleagues with Ease

Thursday, September 12 | Noon | Live Webinar
1 Ethics credit

Mindset as a Business Strategy for Lawyers

Wednesday, September 18 | Noon | Live Webinar
1 Substantive credit

Criminal Defense Counsel's Ethical Obligations Surrounding the Client File

Tuesday, September 24 | Noon | Koppers Building
1 Substantive and 1 Ethics credits

The Ethics of Social Media in Litigation and Court

Wednesday, September 25 | Noon | Live Webinar
1 Ethics credit

Behavioral Finance: Why and How to Avoid Emotional Investment Decision-Making

Tuesday, October 1 | Noon | Koppers Building
1 Substantive credit

Allegheny County Property Reassessment Update

Thursday, October 10 | Noon | Live Webinar
1 Substantive credit

The ACBA has hundreds of

PREVIOUSLY RECORDED CLEs

in dozens of practice areas ready to be viewed 24/7 from anywhere at
cle.acba.org.

Volunteer Lawyers For The Arts Training Program

1 Substantive credit

Savvy Social Security Planning: What Attorneys and Other Professionals Need to Know About Social Security Claiming Strategies

1 Substantive credit

Nex's Legacy – Legal Imperatives for the Protection of Trans Youth

1 Substantive credit

Years of Change – Intergenerational Diversity In The Workplace

1 Ethics credit

Protection from Abuse and the Domestic Violence Cycle

1 Substantive credit

Law for Cocktail Parties – Lemon Law, Dealership Fraud and Personal Injury

1 Substantive credit

A Look at Utility-Scale Solar

1 Substantive credit

Transgender Name Changes, Policy and Reform

1 Substantive credit

Delta 8 THC, the Second Amendment and More

1 Substantive credit

Distressed Commercial Real Estate – Basics on Loan Defaults, Workouts, Receiverships and Foreclosures

1 Substantive credit

Estate Planning for Business Owners

1 Substantive credit

Special Immigrant Juvenile Status Process: When Immigration and Family Law Cross Paths

1 Substantive, 0.5 Ethics credits

View the rest of the CLEs at

CLE.ACBA.ORG

View anytime, anywhere.