

# The Pittsburgh Legal Journal

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SEPTEMBER 10, 2024

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

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Allegheny County** vs Craft Larry Wayne, Craft Julia; GD-24-009646; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1307.39; Atty(s): McCabe Michael G.

**Allegheny County** vs Colcombe Timothy Bryan; GD-24-009647; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 1580.84; Atty(s): McCabe Michael G.

**Allegheny County** vs Keeno Property Management LLC; GD-24-009648; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3768.64; Atty(s): McCabe Michael G.

**Allegheny County** vs Bivins Darneice; GD-24-009649; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 994.83; Atty(s): McCabe Michael G.

**Allegheny County** vs Peeler II Michael C.; GD-24-009650; Sci Fa sur Tax Lien; Certificate of Location; 1458.78; Atty(s): McCabe Michael G.

**Allegheny County** vs Property Pilots LP; GD-24-009651; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 3184.57; Atty(s): McCabe Michael G.

**Fishman Robb** vs Snyder-Lassiter Shirley; GD-24-009652; Motor Vehicle Accident; Complaint; Atty(s): Rabner Monte J

**L6 Holdings Limited** vs Uberti Donald J, Pane Tracy; GD-24-009653; MDJ Transcript; MDJ Transcript of Judgment; 7670.59; Atty(s): Carlini Marlena N.

**L7 Holdings Limited** vs Blackwell Monica, Taylor Brandy L.; GD-24-009654; MDJ Transcript; Notice of Judgment Mailed; 6308.00; Atty(s): Carlini Marlena N.

**Equity & Homes LLC** vs Pope Jonathon S.; GD-24-009655; Ejectment; Complaint; Atty(s): Turner David W

**Castlerock 2023 LLC** vs Verlich Bethany, Occupants; GD-24-009656; Ejectment; Certificate of Location; Atty(s): Calcagno Jeffrey Vincent

**Noble Environmental Inc.** vs Caporal Richard; GD-24-009657; Other Tort; Praeipce for Writ of Summons; Atty(s): Prichard Wesley A., Celender Jacquelyn S., Birsic Thomas E

**CPR Pittsburgh LLC** vs CPR Certification LLC, CPR LLC; GD-24-009658; Other Tort; Complaint; Atty(s): Tallman James T

**Commonwealth of PA Department of Revenue** vs Moran Meghan L, Moran Chris L; GD-24-101808; Commonwealth Tax Lien; Personal Income Tax; 4076.12

**Commonwealth of PA Department of Revenue** vs Young Carmela R, Young Terence; GD-24-101809; Commonwealth Tax Lien; Personal Income Tax; 4079.56

## CIVIL DIVISION

### Arbitration Awards

**Bobik** vs Balsamico; AR-24-001380; P-atty: Thomas E. Pandaleon; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$5,280.00. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40581

**PNC Bank, National Association** vs Pfnennig; AR-24-001835; P-atty: Kirsten R. Armstrong; D-atty: Patrick Dillon Gregorits; Award for Plaintiff and against Defendant in the amount of \$19,477.90. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40580

**Citibank, N.A.** vs Pemberton; AR-24-001882; P-atty: Michael Robert Lipinski; Award Ex Parte for the Plaintiff in the amount of \$3,810.76 plus any costs. Defendant failed to appear by 10:51 a.m. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40581

**Citizens Bank, N.A.** vs Winston; AR-24-001883; P-atty: Ian M. Lauer; D-atty: Pro Se; Award Ex Parte for the Plaintiff and against the Defendant for \$16,472.48 plus costs. Defendant not appearing at 10:53 a.m. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40581

**Ybarra, et al** vs Sheetz, Inc.; AR-24-001901; P-atty: Brandon Russell Keller; D-atty: Lawrenz N. Fares; Award for Plaintiff economic damages in the amount of \$3,053.39. Additionally, we award pain and suffering in the amount of \$6,100.00. Finally, we award loss of consortium in the amount of \$5,000.00. Total award is in the amount of \$14,153.39.00. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40581

**Citibank, N.A.** vs Barns; AR-24-001919; P-atty: Michael Robert Lipinski; Award Ex Parte for the Plaintiff in the amount of \$4,097.75 plus any costs. Defendant failed to appear by 10:55 a.m. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40581

**Citibank, N.A.** vs Massaro; AR-24-001924; P-atty: Michael Robert Lipinski; Award Ex Parte for the Plaintiff in the amount of \$3,465.62 plus any costs. Defendant failed to appear by 10:57 a.m. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40581

**Battles** vs Rusi; GD-22-007476; P-atty: David J. Watson; Non Jury Verdict

## ORPHANS' COURT

### Letters

**Aubriella Gordon, deceased;** Amanda Gordon, Admrx.; Atty: James A. Traficante; 05187 of 2024.

**John Joseph Sirlin, deceased;** Janis Sweazen, Admrx.; Atty: Rebecca Ann Olds; 05190 of 2024.

**Harry Andrew Silver, deceased;** Norma Stephanie Garland, Admrx.; 05192 of 2024.

**David Matthew Bauer, deceased;** Rebecca Bauer, Admrx.; Atty: Glenn A. Smith; 05200 of 2024.

## BANKRUPTCY COURT

### Western District

**Mark D. Auvil;** BUTLER-PA; 24-21987; Atty: Michael S. Lazaroff; Chapter: 7; Filed 08/14/2024; Judge Melaragno

**Courtnee Nicole Gault;** WASHINGTON-PA; 24-21988; Atty: Mary Bower Sheats; Chapter: 7; Filed 08/14/2024; Judge Bohm

**Jefferi D. Amatangelo;** WESTMORELAND-PA; 24-21989; Atty: Corey J. Sacca; Chapter: 13; Filed 08/14/2024; Judge Taddonio

## 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 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.

Wednesday, October 2, 2024  
Wednesday, October 23, 2024  
Wednesday, November 6, 2024  
Wednesday, November 20, 2024

Tuesday, December 3, 2024  
Wednesday, December 18, 2024  
Tuesday, January 7, 2025  
Wednesday, January 22, 2025

Candidates that are requesting an interview must submit an application that is available on-line at [www.acba.org](http://www.acba.org). Up to three (3) 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 click on this link <https://www.acba.org/judiciary-committee> or visit the home page of the ACBA web site ([www.acba.org](http://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 e-mail at [dblaner@acba.org](mailto: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 e-mailed to David Blaner, ACBA Executive Director for your application to be processed. Please submit one complete pdf document as your application.

**The deadline for submitting an application to the Judiciary Committee is two 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.**

(Continued on Page 2, Column 1)

(Continued on Page 6, Column 1)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**Commonwealth of PA Department of Revenue** vs Katon Kristina; GD-24-101810; Commonwealth Tax Lien; Personal Income Tax; 2641.13

**Commonwealth of PA Department of Revenue** vs Burja Kristy, Burja Iv Frank; GD-24-101811; Commonwealth Tax Lien; Personal Income Tax; 4069.78

**Commonwealth of PA Department of Revenue** vs Snsd Partnership LLC; GD-24-101812; Commonwealth Tax Lien; Business Taxes; 4561.19

**Commonwealth of PA Department of Revenue** vs Macklin Owen; GD-24-101813; Commonwealth Tax Lien; Personal Income Tax; 4067.19

**Commonwealth of PA Department of Revenue** vs Vitchoff Daniel S; GD-24-101814; Commonwealth Tax Lien; Personal Income Tax; 4055.78

**Pennsylvania Housing Finance Agency** vs Shanley Joseph, Secretary of Housing and Urban Development; MG-24-000659; Mortgage Foreclosure; Certificate of Location; 31012.99; Atty(s): Haller Leon P

**Huntington National Bank** vs Adams Lori D; MG-24-000660; Mortgage Foreclosure; Certificate of Location; 128302.29; Atty(s): Foley Joseph I., Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Fein Barbara A

**Pennsylvania Housing Finance Agency** vs Heilman Richard G.; MG-24-000661; Mortgage Foreclosure; Complaint; 54586.91; Atty(s): Haller Leon P

**Pennsylvania Housing Finance Agency** vs Covin Parker L, Secretary of Housing and Urban Development; MG-24-000662; Mortgage Foreclosure; Certificate of Location; Atty(s): Haller Leon P

**Mills Keiorie**; GD-24-009712; Miscellaneous Petition; Order of Court; Atty(s): Self-Represented

**Smith Delcabella** vs UPMC, UPMC Passavant; GD-24-009714; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Perkosky John D

**Martinka Jason** vs Sonner Franklin J., Sonner Misty; GD-24-009715; MDJ Transcript; Notice of Judgment Mailed; 980.00; Atty(s): Self-Represented

**Marshala-Davitt Brigitte Marie**; GD-24-009716; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Pearce Michael, Pearce II Michael** vs Monroeville Borough, Gresock Nick, Cole Kenneth Chief, Potts Robert Officer; GD-24-009717; Intentional Tort; Complaint; Atty(s): Self-Represented

**Allegheny County** vs Handlow Jacquelyn L., Handlow Patricia E.; GD-24-009718; Sci Fa sur Tax Lien; Certificate of Location; 2110.28; Atty(s): McCabe Michael G.

**Allegheny County** vs Buchanan Mark D.; GD-24-009719; Sci Fa sur Tax Lien; Certificate of Location; 1542.25; Atty(s): McCabe Michael G.

**Allegheny County** vs Goodin Susan T; GD-24-009720; Sci Fa sur Tax Lien; Certificate of Location; 5798.09; Atty(s): McCabe Michael G.

**Pennsylvania State Employees Credit Union** vs Jones Jerry J., Jones Kasey Amanda; GD-24-009721; Mortgage Foreclosure; Certificate of Location; 64348.96; Atty(s): Hoen Benjamin Nachum

**Allegheny County** vs Kirk Amy; GD-24-009722; Sci Fa sur Tax Lien; Certificate of Location; 1361.70; Atty(s): McCabe Michael G.

**United States of America** vs Spartano Rocco; GD-24-009723; Federal Criminal Judgment; Federal Criminal Judgment; 37769.84; Atty(s): Bradley Jill Locnikar

**Allegheny County** vs McKnight Taylor; GD-24-009724; Sci Fa sur Tax Lien; Certificate of Location; 3900.49; Atty(s): McCabe Michael G.

**Allegheny County** vs Menotiades John C., Menotiades Gloria A; GD-24-009725; Sci Fa sur Tax Lien; Certificate of Location; 2605.70; Atty(s): McCabe Michael G.

**Allegheny County** vs Miller Craig A.; GD-24-009726; Sci Fa sur Tax Lien; Certificate of Location; 3332.45; Atty(s): McCabe Michael G.

**Allegheny County** vs Milton Derrick; GD-24-009727; Sci Fa sur Tax Lien; Certificate of Location; 2248.83; Atty(s): McCabe Michael G.

**Allegheny County** vs Myers Sr. Reginald Dean, Myers Carol Ann; GD-24-009728; Sci Fa sur Tax Lien; Certificate of Location; 1841.29; Atty(s): McCabe Michael G.

**Allegheny County** vs Newcomb Paul A; GD-24-009729; Sci Fa sur Tax Lien; Certificate of Location; 3893.18; Atty(s): McCabe Michael G.

**Fawn Frazer Joint Water Authority** vs Patterson Erle W.; GD-24-009730; Municipal Lien; Certificate of Location; 405.24; Atty(s): Lazaroff Michael S

**Diehl John E., Diehl Judith A.** vs 84 Lumber Company, ABB Inc., ABB Inc., Air & Liquid Systems Corporation, Armstrong International Inc., Astro Automation Inc., Beazer East Inc., Busy Beaver Building Centers Inc., BW/IP Inc., Canvas MW LLC, Carrier Corporation, Dap Inc., DCo LLC, Eaton Corporation, Eichleay Corporation, Electrolux Home Products Inc., Elliott Company, Federal-Mogul Asbestos Personal Injury Trust, Flowservice US Inc., FMC Corporation, G. Denver and Co. LLC, General Electric Company, Genuine Parts Company, Gould Electronics Inc., Goulds Pumps LLC, Graybar Electric Company Inc., Greene Tweed & Company Inc., Grinnell LLC, GTE Operations Support Inc., Hajoca Corporation, I.U. North America Inc., IMO Industries Inc., International Paper Company, ITT LLC, Leese & Co Inc., McCord Corp., Metropolitan Life Insurance Company, Morse TEC LLC, Nuclear Automation, Occidental Chemical Corporation, Paramount Global, Plastics Engineering Company, Pneumo Abex LLC, R.E. Michel Company LLC, Redco Corporation, Rheem Manufacturing Company Inc., Riley Power Inc., Rockwell Automation Inc., Rogers Corporation, Rust Engineering & Construction Inc., Schneider Electric USA Inc., William Powell Company, Union Carbide Corporation, Velan Valve Corporation, Warren Pumps LLC, Weyerhaeuser Company, York International Corporation; GD-24-009731; Asbestos Silicas; Complaint; Atty(s): Halpern David Bruce

**Gentile Stephen, Gentile Kelly** vs McWilson Alfred T., PG Publishing Company, Phillips Group Inc.; GD-24-009732; Against Property Owner; Complaint; Atty(s): Balzarini Jr. Edward J

**Allegheny County** vs Norris Chauna; GD-24-009733; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; Atty(s): McCabe Michael G.

**Allegheny County** vs Star Oliver Taceri Leah; GD-24-009734; Sci Fa sur Tax Lien; Certificate of Location; 1831.31; Atty(s): McCabe Michael G.

**Allegheny County** vs Parker Tonecia; GD-24-009735; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; 4517.66; Atty(s): McCabe Michael G.

**West Mifflin Sanitary Sewer & Stormwater Municipal Authority** vs Mitchell John J.; GD-24-009736; Municipal Lien; Certificate of Location; 1150.45; Atty(s): Ries Jeffrey D

**Allegheny County** vs Wright Roy; GD-24-009737; Sci Fa sur Tax Lien; Certificate of Location; 1375.04; Atty(s): McCabe Michael G.

**U.S. Bank Trust National Association** vs Walsh Christine L.; GD-24-009738; Mortgage Foreclosure; Certificate of Location; 142906.03; Atty(s): Zeron Kayleigh

**Allegheny County** vs Bencho Thomas; GD-24-009739; Sci Fa sur Tax Lien; Certificate of Location; 1752.65; Atty(s): McCabe Michael G.

**Allegheny County** vs Hall Lorelie; GD-24-009740; Sci Fa sur Tax Lien; Certificate of Location; 1360.46; Atty(s): McCabe Michael G.

**Allegheny County** vs King II Donald Eugene; GD-24-009741; Sci Fa sur Tax Lien; Certificate of Location; 1894.09; Atty(s): McCabe Michael G.

**Fox Jason, Fox Heather** vs BT-Newyo LLC; GD-24-009744; Against Property Owner; Complaint; Atty(s): Cartwright James L., Giannetti Anthony J.

**Bennett Tameka** vs Hryciuk Samantha; GD-24-009746; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Rabner Monte J

**Allegheny Health Network** vs Monroe Shaquayla Renee; GD-24-009748; Contract - Debt Collection; Exhibits; 787178.80; Atty(s): Powlus Justice W.

**Hairston Earl, Hairston Leslie** vs Guardian Elder Care at Waynesburg LLC, Guardian Healthcare, Allegheny Health Network, AHN Jefferson Regional Hospital; GD-24-009749; Medical/Hospital Liability; Complaint; Atty(s): Haberman Leonard Philip

**Corry Capital Advisors LLC** vs 960 Costa LLC; GD-24-009750; Landlord/Tenant Dispute; Complaint; 50001.00; Atty(s): Brahan Jeffrey P, O'Connor Manning J

**Allebach Rylee D.** vs Long Toni L, Amp Home Care LLC; GD-24-009751; Motor Vehicle Accident; Complaint; Atty(s): Murray Patrick W, Stewart Jonathan M, Gailey Ryan N.

**Nicholson-Grudi Kelley, Grudi Brian** vs Hove D.O. Philip, Liu C.R.N.P. Ying, Anchor Family Medicine and Medical Spa LLC; GD-24-009753; Medical/Hospital Liability; Complaint; Atty(s): Moore Gretchen E, Gorba Lydia A.

**Gehry Janet** vs Carter Leah; GD-24-009754; Other Tort; Complaint; 1000000.00; Atty(s): Barrist Adam S

**Commonwealth of PA Department of Labor & Industry** vs Abraham Home Care Inc; GD-24-101815; Unemployment Compensation Lien; Unemployment Compensation Lien; 1113.00

**Commonwealth of PA Department of Labor & Industry** vs Bcb Holdings Fund; GD-24-101816; Unemployment Compensation Lien; Unemployment Compensation Lien; 21367.61

**Commonwealth of PA Department of Labor & Industry** vs Spa & Nails Divine In Gibsonia LLC; GD-24-101817; Unemployment Compensation Lien; Unemployment Compensation Lien; 4858.48

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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**

**IN RE: Court Appointed Attorney  
Fees for Criminal Cases in the Fifth  
Judicial District of Pennsylvania**

**No. AD-24-000268-PJ**

**ORDER OF COURT**

AND NOW, this 3rd day of September 2024, it is hereby ORDERED, ADJUDGED, and DECREED that the updated Fifth Judicial District of Pennsylvania Criminal Case Court-Appointed Attorney Fee Policy shall replace the current system for compensating Court-Appointed Attorneys who practice in the Criminal Division of the Allegheny County Court of Common Pleas or who represent defendants on criminal cases at the Magisterial District Courts in the Fifth Judicial District of Pennsylvania.

The new hourly billing rates under this policy shall be effective for work performed that occurs on or after the date of this Order. The new maximums shall be effective for all cases on which the Court-Appointed Attorney is still actively working as of the date of this Order.

This Order shall remain in effect until March 31, 2025, while the impact of these changes is evaluated. Absent further Order of Court, the policy in existence prior to the date this Court Order will resume effect on April 1, 2025.

This Order does not affect or alter any other existing provisions or limitations regarding payment for Court-Appointed Attorneys in other divisions. This Order does not apply to attorneys acting pursuant to a contract with the Court or who are paid for services other than representing clients.

A copy of the Policy and the Payment Order can also be found on the Court's website at <https://www.allegheny-courts.us/criminal/departments/court-appointed-attorneys/>.

By the Court:  
Hon. Susan Evashavik Di Lucente  
President Judge  
24-03271

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

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

**MARCH 10, 2025 THROUGH  
APRIL 4, 2025**

You are hereby notified of the publication of the jury and non-jury trial list for the weeks commencing **March 10, 17, 24, 31, 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, March 10, 2025**, will be held on **Monday, March 10, 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, March 10, 2025**, for trials commencing on **Monday, March 10, 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 **November 18, 2024**. All other requirements of PA R.C.P. 212 (including pre-trial statements) must be met by plaintiff on or before **December 2, 2024**, and by all other parties on or before **December 16, 2024**. Mediation needs to be completed by **January 27, 2025** in accordance with Local Rule 212.7. **Summary Judgment or Judgment on the Pleadings Motions need to be filed on or before December 30, 2024, to be heard prior to the March 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](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, September 9, 2024 publication and at the Court website at [www.alleghenycourts.us](http://www.alleghenycourts.us)).

**PATRICK M. CONNELLY  
CALENDAR CONTROL JUDGE  
CIVIL DIVISION  
24-03234**

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Arnold I. Klein**

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

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

**Thursday, October 10, 2024 at 9:30 a.m.**  
**Thursday, November 7, 2024 at 8:45 a.m.**  
**Thursday, December 5, 2024 at 9:00 a.m.**  
24-03089

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Daniel D. Regan**

Beginning October 22, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

**October 22, 2024 at 11:00 a.m.**  
**November 13, 2024 at 11:00 a.m.**  
**December 9, 2024 at 11:00 a.m.**  
24-02781

**COURT SCHEDULES**

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

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

**Wednesday  
September 11, 2024**

**Jury Trials**

(130) AR-22-2227  
Ashley S. Eaddy vs Antonio F. Gatlin, II; P-Atty: **Eric James Randolph**; D-Atty: **Kristina E. Cahill**; 3x

(130B) LT-23-968  
High Street Station Square vs Anthonia Adeniran; P-Atty: **Sean Joseph Carmody**; D-Atty: **Pro Se**; 2x

(130C) LT-24-554  
Lloyd McBride Court vs Johnnie Royal; P-Atty: **Luciana R. Liddell**; D-Atty: **Pro Se**; 1x

**Criminal Division**

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

**Friday  
September 13, 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 Edward J. Borkowski  
Courtroom 514**

**CR-0006932-21**; Dominic John Gardner; Interference W/Custody Of Children; ADA: **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:

Buczowski, Florence Marie, deceased, of Shaler Township, PA. No. 05435 of 2024. C. A. Buczowski-Snyder, Extr., 3524 Woodlake Dr., Allison Park, PA 15101 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.  
24-03259 Sep 10, 17, 24, 2024

Campbell, Norbert J., deceased, of Pittsburgh, PA. No. 5055 of 2024. Scott Campbell, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.  
24-03257 Sep 10, 17, 24, 2024

Cesarino, Susan Rose, deceased, of Indiana, PA. No. 05547 of 2024. Zachary Tyler Cesarino, Admr., 883 Route 910, Indiana, PA 15051-1003 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.  
24-03255 Sep 10, 17, 24, 2024

Christopher, Sr., James Craig, deceased, of Avalon, PA. No. 04992 of 2024. James Craig Christopher, Jr., Admr., 1518 Hetzel Street, Pittsburgh, PA 15212 or to Anthony J. Erlain, Esq., Anthony J. Erlain, Esq. & Associates, LLC, 2885 Wildwood Road Ext., Allison Park, PA 15101.  
24-01672w Sep 10, 17, 24, 2024

Coll, Joyce Karen, deceased, of Pittsburgh, PA. No. 05642 of 2024. James W. Coll, Extr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.  
24-01680w Sep 10, 17, 24, 2024

Demeo, Lindalee, deceased, of Cuddy, PA. No. 06635 of 2020. Daniel E. Rusin, Extr., 10 Valley Street, Crafton, PA 15205 or to Anthony J. Erlain, Esq., Anthony J. Erlain, Esq. & Associates, LLC, 2885 Wildwood Road Ext., Allison Park, PA 15101.  
24-01673w Sep 10, 17, 24, 2024

Drago, Eugenia J., deceased, of McKeesport, PA. No. 06847 of 2024. Francis R. Drago, Extr., 1442 E. Hwy. 316, Citra, FL 32113-3770 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.  
24-01678w Sep 10, 17, 24, 2024

Gill, Sr., Preston Leroy, deceased, of Monroeville, PA. No. 05448 of 2024. Benitez Gill, Extr., 414 Shelbourne Drive, Pittsburgh, PA 15239 or to Jacob M. Fabian, Esq., Coulter & May, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.  
24-01674w Sep 10, 17, 24, 2024

Kanuchok, Joann a/k/a Joan Ann Kanuchok, deceased, of Springdale, PA. No. 5535 of 2024. Lisa Ann Law, Extr., 34108 Chagrin Boulevard, Apartment 5105, Chagrin

Falls, OH 44022 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.  
24-03261 Sep 10, 17, 24, 2024

LaQuatra, Mark Phillip a/k/a Mark P. LaQuatra a/k/a Mark LaQuatra, deceased, of Glassport, PA. No. 05508 of 2024. Shawn LaQuatra, Admr., 1028 Kennedy Avenue, Duquesne, PA 15110 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.  
24-03254 Sep 10, 17, 24, 2024

McDonagh, Bridget R., deceased, of Pittsburgh, PA. No. 05181 of 2024. James P. McDonagh, Admr., 1625 Seaton Street, Pittsburgh, PA 15226 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.  
24-03262 Sep 10, 17, 24, 2024

Navilliat, Deborah J. a/k/a Deborah Jean Navilliat, deceased, of Pittsburgh, PA. No. 05410 of 2024. Chantillie Navilliat, Admr., c/o Karen E. Bononi, Esq., Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.  
24-01676w Sep 10, 17, 24, 2024

Ray, Leroy a/k/a Leroy P. Ray, deceased, of Richland Township, PA. No. 05311 of 2024. Lisa Nath, Admr., 2158 Grandeur Dr., Gibsonia, PA 15044 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.  
24-03258 Sep 10, 17, 24, 2024

Reynolds, Denise L., deceased, of Elizabeth, PA. No. 3417 of 2024. Bobbi Jo Kunak, Extr., 157 Grouse Drive, Elizabeth, PA 15037 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.  
24-01677w Sep 10, 17, 24, 2024

Sydeski, Barbara R. a/k/a Barbara Rae Sydeski, deceased, of Elizabeth Township, PA. No. 5603 of 2024. Kristin Winkler, Extr., 254 Moose Road, Renfrew, PA 16053 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
24-03264 Sep 10, 17, 24, 2024

Vidnic, Lois E., deceased, of Pittsburgh, PA. No. 05033 of 2024. Cathleen V. Neese, Extr., 102 W. Rockenstein Avenue, Butler, PA 16001 or to Elizabeth A. Gribik, Esq., 328 S. Main Street, Butler, PA 16001.  
24-03263 Sep 10, 17, 24, 2024

Wenslovas, Alice M. a/k/a Alice Wenslovas, deceased, of Pittsburgh, PA. No. 05677 of 2024. Nicholas J. Loris, Extr., 52 Hidden Valley Drive, Finleyville, PA 15332 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
24-01679w Sep 10, 17, 24, 2024

Wincko, Martha J. a/k/a Martha Jane Wincko, deceased, of West Mifflin, PA. No. 05573 of 2024. David Joseph Wincko, Extr., 317 Highland Drive, Elizabeth, PA 15037 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.  
24-03260 Sep 10, 17, 24, 2024

Wise, Thomas D., deceased, of Forward Township, PA. No. 5604 of 2024. Thomas D. Wise, Jr., Extr., 1205 Scarlet Oak Drive, Chalfont, PA 18914 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
24-03265 Sep 10, 17, 24, 2024

Bryner, Milton R., deceased, of Pittsburgh, PA. No. 03469 of 2024. Robert E. Bryner, Admr., c/o Karen Hennon McConnell, Esq., Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.  
24-01613w Sep 3, 10, 17, 2024

Destout, Shirley Mae, deceased, of Whitaker, PA. No. 05324 of 2024. Robin L. Lyons, Extr., 234 Frank Street, Whitaker, PA 15120 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.  
24-03097 Sep 3, 10, 17, 2024

Gitzen, Sylvester C., deceased, of Pittsburgh, PA. No. 5174 of 2024. William Gitzen, Admr., 217 Walnut Drive, Eighty Four, PA 15330 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.  
24-01610w Sep 3, 10, 17, 2024

Grebb, Thaddeus a/k/a Thaddeus A. Grebb, deceased, of Cheswick Borough, PA. No. 00462 of 2023. Carol M. Grebb, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.  
24-03101 Sep 3, 10, 17, 2024

Hanna, James L., deceased, of Pittsburgh, PA. No. 5333 of 2024. Athelda Hanna, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.  
24-03099 Sep 3, 10, 17, 2024

Little, Woodrow Wilson a/k/a Woodrow W. Little, deceased, of Pittsburgh, PA. No. 02851 of 2024. Robert W. Little, Admr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.  
24-01616w Sep 3, 10, 17, 2024

Medved, Jr., Richard John, deceased, of Munhall, PA. No. 05323 of 2024. Michele Dixon, Admr., 4000 Center Avenue, Munhall, PA 15120 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.  
24-03096 Sep 3, 10, 17, 2024

Morrison, Jodi Lynn, deceased, of Braddock, PA. No. 04938 of 2024. Richard Byron Morrison, Admr., 7740 Island Creek Court, Alexandria, VA 22315-5930 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.  
24-03100 Sep 3, 10, 17, 2024

Murphy, Diane M., deceased, of Pittsburgh, PA. No. 03122 of 2024. Kathy Sadowsky, Extr., 30 Montecello Drive, Bear, DE 19701 or to Rebecca A. Bowman, Esq., P.E., 114 Aston Ct., McMurray, PA 15317-2745.  
24-01617w Sep 3, 10, 17, 2024

Rafalko, Margaret F., deceased, of Penn Hills Township, PA. No. 05587 of 2024. Robert R. Rafalko, Admr., 7 Surrey Drive, Monongahela, PA 15063 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.  
24-01615w Sep 3, 10, 17, 2024

Schaefer, Thomas H. a/k/a Thomas Schaefer, deceased, of Bethel Park, PA. No. 05336 of 2024. Linda C. Plum, Extr. and Atty., Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.  
24-03102 Sep 3, 10, 17, 2024

Tafel, Linda L., deceased, of Monroeville, PA. No. 05031 of 2024. Linda Gougler, Extr., 13651 St. Clair Drive, North Huntingdon, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15042.  
24-03098 Sep 3, 10, 17, 2024

Anderson, David L., deceased, of Butler, PA. No. 0859 of 2024. Daniel C. Anderson, Extr., 3 Boxwood Drive, Gibsonia, PA 15044 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.  
24-01583w Aug 27; Sep 3, 10, 2024

Brennan, Mary Ellen, deceased, of Allison Park, PA. No. 5402 of 2024. Laura Jo

Sherwin, Extr., 2199 Battenkill Lane, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
24-01576w Aug 27; Sep 3, 10, 2024

Buckshaw, John Edward a/k/a John E. Buckshaw, deceased, of Pittsburgh, PA. No. 04921 of 2024. Marlene Reese, Extr., c/o Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
24-03051 Aug 27; Sep 3, 10, 2024

Burkley, Clyde Andrew (a/k/a Clyde A. Burkley, Sr.) - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 12/13/74. Will #022403704. Clyde Burkley, Jr., Administrator, 105 Clark Terrace, Punxsutawney, PA 15767; Kristen R. Matthews, Atty., Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341.  
24-03082 Aug 27; Sep 3, 10, 2024

Bush, Kay, deceased, of Pittsburgh, PA. No. 5258 of 2024. Kellie Bush, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.  
24-03059 Aug 27; Sep 3, 10, 2024

Clemons, David - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 1/23/24. Will #022403620. Charles A. J. Halpin, III, Administrator, The Land Title Bldg., 100 S. Broad St., #1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., #1830, Phila., PA 19110.  
24-03083 Aug 27; Sep 3, 10, 2024

Coyne, Donald J., deceased, of Pittsburgh, PA. No. 05308 of 2024. John B. Fisher, Extr., c/o Kay Stonemetz, Esq., Citron Alex PC, One Oxford Centre, 301 Grant Street, Ste. 1225, Pittsburgh, PA 15219.  
24-01580w Aug 27; Sep 3, 10, 2024

Diminno, Michael D., deceased, of Crafton, PA. No. 05175 of 2024. Rose Mary Diminno, Admr., 114 Fountain Street, Crafton, PA 15205 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.  
24-03048 Aug 27; Sep 3, 10, 2024

Gibson, Alberta A., deceased, of Frazer Township, PA. No. 05273 of 2024. Eugene Albert Gibson, Admr., 178 Franklin Avenue, Vandergrift, PA 15690 or to John R. Cook, Esq., Cook Law & Mediation Services, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.  
24-03056 Aug 27; Sep 3, 10, 2024

Gibson, Nathan N., deceased, of Frazer Township, PA. No. 05271 of 2024. Eugene Albert Gibson, Admr., 178 Franklin Avenue, Vandergrift, PA 15690 or to John R. Cook, Esq., Cook Law & Mediation Services, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.  
24-03057 Aug 27; Sep 3, 10, 2024

Griffin, Marcia R., deceased, of Pittsburgh, PA. No. 5080 of 2024. Tionna Olds, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.  
24-03053 Aug 27; Sep 3, 10, 2024

Hairston, Donte Jerome a/k/a Donte J. Hairston, deceased, of Clairton, PA. No. 03982 of 2024. Amy Marie Grayson, Admr., 340 Halcomb Ave., Clairton, PA 15025 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.  
24-03054 Aug 27; Sep 3, 10, 2024

Harris, Lucie Mary (a/k/a Lucie M. Harris, Lucie Harris) - Late of Mt. Lebanon Twp., Allegheny County, PA. D.O.D. 5/17/24. Will #022404898. Christopher M. Harris, Administrator, c/o Jennifer A.



Kosteva, Esq., 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428; Jennifer A. Kosteva, Atty., Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428.  
24-03084 Aug 27; Sep 3, 10, 2024

Jones, William R. a/k/a Bobby Jones, deceased, of Forest Hills, PA. No. 04498 of 2024. Jeffrey A. Erlandson, Extr., 4118 Dundee Dr., Murrysville, PA 15668.  
24-03049 Aug 27; Sep 3, 10, 2024

McBride, Judith Sidney Ferber, deceased, of Plum Borough, PA. No. 05305 of 2024. James E. Kopelman, Extr., 140 Claremont Drive, Lower Burrell, PA 15068 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.  
24-01578w Aug 27; Sep 3, 10, 2024

Monich, Andrew T., deceased, of Pittsburgh, PA. No. 04690 of 2024. Marylou M. Bushyager, Extr., c/o Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
24-03052 Aug 27; Sep 3, 10, 2024

Morris, Dwanh K. - Late of Moon Twp., Allegheny County, PA. D.O.D. 7/13/23. Will #022403825. Kerryanne Burke and Huon Morris, Administrators, c/o Kristen L. Behrens, Esq., 1500 Market St., #3500E, Phila., PA 19102; Kristen L. Behrens, Atty., Dilworth Paxson, LLP, 1500 Market St., #3500E, Phila., PA 19102.  
24-03090 Aug 27; Sep 3, 10, 2024

Patterson, Dale G., deceased, of Collier Township, PA. No. 05060 of 2024. Kevin Eric Patterson White, Extr., 225 Fayette Avenue, Oakdale, PA 15071 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.  
24-03047 Aug 27; Sep 3, 10, 2024

Prananda, Arie Rizky, deceased, of Pittsburgh, PA. No. 05385 of 2024. Anindayu Pradetha, Admr., 715 Brookline Blvd., Apt. 2, Pittsburgh, PA 15226.  
24-01575w Aug 27; Sep 3, 10, 2024

Prendergast, III, Thomas Joseph a/k/a Thomas J. Prendergast, III, deceased, of Pittsburgh, PA. No. 05021 of 2024. Timothy T. Prendergast, Extr., c/o Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
24-03050 Aug 27; Sep 3, 10, 2024

Rukat, Kathryn A. a/k/a Kathryn Rukat, deceased, of Penn Hills, PA. No. 05201 of 2024. Kathryn Sylba, Extr., c/o Timothy J. Kidd, Esq., 8095 Saltsburg Rd., Pittsburgh, PA 15239.  
24-03058 Aug 27; Sep 3, 10, 2024

Schlegel, Dale C., deceased, of Pittsburgh, PA. No. 05421 of 2024. Mark D. Schlegel, Extr., 145 Sleepy Hollow Rd., Pittsburgh, PA 15216 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.  
24-01581w Aug 27; Sep 3, 10, 2024

Stowell, Maryann E., deceased, of Pittsburgh, PA. No. 04202 of 2024. Amy Lynn McCartney, Extr., 201 Goldsmith Road, Pittsburgh, PA 15237 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.  
24-01582w Aug 27; Sep 3, 10, 2024

Tyler, Nancy L., deceased, of Ross Township, PA. No. 02477 of 2024. Kimberly A. Tyler, Admr., 1327 Lindbergh Ave., Pittsburgh, PA 15223 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.  
24-03055 Aug 27; Sep 3, 10, 2024

Andersson, Craig R., deceased, of Baden, PA. No. 05151 of 2024. Lee Erik Andersson, Extr., 2125 S. Villa Drive, Gibsonsia, PA 15044 or to Barbara A. Simanek, Esq., K&L Gates LLP, K&L Gates Center, 210 Sixth Avenue, Pittsburgh, PA 15222.  
24-01571w Aug 26; Sep 3, 10, 2024

Burkhart, LeRoy, deceased, of South Fayette Township, PA. No. 04347 of 2024. Michael A. Burkhart, Extr., 109 Halifax Road, Savannah, GA 31410 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.  
24-03035 Aug 26; Sep 3, 10, 2024

Connor, John M., deceased, of Churchill, PA. No. 05182 of 2024. Rebecca S. Connor, Extr., c/o John R. Owen, Esq., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.  
24-03037 Aug 26; Sep 3, 10, 2024

Eamigh, Karen Rose, deceased, of Baldwin Borough, PA. No. 04864 of 2024. Nicholas Agronti, Admr., c/o Colin Adair Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
24-03040 Aug 26; Sep 3, 10, 2024

Fetterman, Myrtle B. a/k/a Myrtle Belle Fetterman, deceased, of Forward Township, PA. No. 4742 of 2024. Nancy Kneppshield, Co-Extr., 522 Fayette City Road, Perryopolis, PA 15473 and Peggy Turkovich, Co-Extr., 114 Kathy Drive, Hunker, PA 15639 or to Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022.  
24-03041 Aug 26; Sep 3, 10, 2024

Gadson, William Arthur, deceased, of Clairton, PA. No. 04878 of 2024. Corey Lee Gadson, Extr., c/o Alyssa M. Zottola, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.  
24-01573w Aug 26; Sep 3, 10, 2024

Jablonski, Michelle M., deceased, of McCandless, PA. No. 02468 of 2024. Kenneth C. Williams, Admr., c/o J. Dustin Barr, Esq., Law Office of J. Dustin Barr, LLC, 300 North Market Street, Ligonier, PA 15658.  
24-03039 Aug 26; Sep 3, 10, 2024

Johnson, William Lee, deceased, of Pittsburgh, PA. No. 05211 of 2024. William F. Dannhardt, Admr. and Atty., 85B Universal Rd., Pittsburgh, PA 15235.  
24-03038 Aug 26; Sep 3, 10, 2024

Leski, Mary F., deceased, of Monroeville, PA. No. 02435 of 2024. Brian Dinning, Extr., c/o Karen S. Timko, Esq., Certified Elder Law Attorney, Julian Gray Associates, 954 Greentree Rd., Pittsburgh, PA 15220.  
24-03044 Aug 26; Sep 3, 10, 2024

McNabb, Anita Lynne, deceased, of Pittsburgh, PA. No. 05411 of 2024. William McNabb, Admr. c.t.a., 29 Elco Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.  
24-01569w Aug 26; Sep 3, 10, 2024

Medley, Robert G. a/k/a Bob Medley, deceased, of Plum Borough, PA. No. 5193 of 2024. Frederick F. Ulrich, Extr., c/o Robert B. Liotta, Esq., Liotta Law Offices, PLLC, 3058 Leechburg Road, Suites 9, 10 & 11, Lower Burrell, PA 15068.  
24-01574w Aug 26; Sep 3, 10, 2024

Monjian, Mercedes C., deceased, of Verona Borough, PA. No. 04483 of 2024. Michael K. Parrish, Extr., c/o Jeanine M. Francisus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.  
24-03042 Aug 26; Sep 3, 10, 2024

Richards, Bruce W. a/k/a Bruce Richards, deceased, of Pittsburgh, PA. No. 05265 of 2024. Carol Richards, Extr., 713 McLain Street, Pittsburgh, PA 15210 or to Casey P.

Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.  
24-03036 Aug 26; Sep 3, 10, 2024

Swan, Jayne H. a/k/a Jill Swan, deceased, of Bell Acres, PA. No. 5077 of 2024. Carol Elizabeth Batchelor, Extr., c/o Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
24-01572w Aug 26; Sep 3, 10, 2024

Wagner, Jr., Carl F., deceased, of Moon Township, PA. No. 05405 of 2024. Janet Wagner, Admr., 217 Wyngate Road, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.  
24-01570w Aug 26; Sep 3, 10, 2024

Walters, Ruth R., deceased, of Baldwin, PA. No. 06638 of 2023. Robert S. Walters, Admr., c/o Karen S. Timko, Esq., Certified Elder Law Attorney, Julian Gray Associates, 954 Greentree Rd., Pittsburgh, PA 15220.  
24-03043 Aug 26; Sep 3, 10, 2024

Werner, Marilyn, deceased, of Ross Township, PA. No. 5373 of 2024. Timothy Gasper, Extr., c/o Todd T. Zwinkl, Esq., 301 Grant Street, Suite 270, Pittsburgh, PA 15219.  
24-01568w Aug 26; Sep 3, 10, 2024

**Articles of Incorporation Nonprofit Corporation**

Mark Stadler, Esq., Burns White, Burns White Center, 48 26th Street, Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on September 3, 2024, with respect to a nonprofit corporation, Love From Lucy, which has been incorporated under the Nonprofit Corporation Law of 1988.  
24-01675w Sep 10, 2024

**Articles of Incorporation Nonprofit Corporation**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on June 21, 2024, with respect to a nonprofit corporation, Iron City Dynamite, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.  
24-03256 Sep 10, 2024

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-002842. In re: Petition of Ben Linton, Jr., for change of name to Ben Felixavier Linton, II. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 2, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.  
24-03277 Sep 10, 2024

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-004572. In re: Petition of Joe Duckett, Jr., for change of name to Joseph Duckett, Jr. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 2, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.  
24-03278 Sep 10, 2024

**Fictitious Name Registration**

Marc S. Reisman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219. 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 Murphy's Tap Room, with its principal office or place of business at 1106 S. Braddock Ave., Pittsburgh, PA 15218. The names and addresses of all persons who are parties to the registration are: DFSP, LLC, 507 Tartan Court, Pittsburgh, PA 15239.  
24-03249 Sep 10, 2024

**Fictitious Name Registration**

Susan J. Messer, Esq., Sherrard, German & Kelly, PC, 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of J.P. Self & Associates, with its principal office or place of business at 262 Justabout Road, Venetia, PA 15367. The names and addresses of all persons who are parties to the registration are: Industrial Drilling, LLC, 262 Justabout Road, Venetia, PA 15367.  
24-03250 Sep 10, 2024

**Fictitious Name Registration**

Susan J. Messer, Esq., Sherrard, German & Kelly, PC, 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Tavern 618, with its principal office or place of business at 7192 East Lake Road, Jamestown, PA 16134. The names and addresses of all persons who are parties to the registration are: KMM Ventures, LLC, 7192 East Lake Road, Jamestown, PA 16134.  
24-03251 Sep 10, 2024

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-001829. Notice is hereby given to All unknown heirs of Frank J. Ruzich, deceased, and all other parties of interest, that a judgment has been entered in the amount of \$6,303.68 for the property located at 203 Elm Street, Clairton, Allegheny County, Pennsylvania 15025, known as lot/block 657-P-287. This notice acts as service of the Praecepto to Enter Judgment for Want of an Answer pursuant to the March 27, 2024 Order of Court.  
24-03252 Sep 10, 2024

**Trust Notice**

The Jean Novelli Revocable Trust under Restatement dated March 16, 2007 established by the late Jean L. Novelli who died on August 1, 2024 is now irrevocable and each of the following trustees request all persons having claims against the estate of the decedent to make known the same in writing to the Trustees and all persons indebted to the decedent to make payment without delay: Novelli, Jean L., deceased of Sturgeon, PA.  
Robert G. Novelli, Co-Trustee, 348 Sandpiper Drive, Apartment B, Mt. Pleasant, SC 29464

Michael A. Novelli, Co-Trustee, 25W160 Armbrust Avenue, Wheaton, IL 60187  
 Teresa J. Bushmire, Co-Trustee, 521 Main Street, PO Box 155, Sturgeon, PA 15082  
 Raymond L. Novelli, Co-Trustee, 21390 SW Roellich Avenue, Sherwood, OR 97140  
 24-03194 Sep 3, 10, 17, 2024

## CIVIL DIVISION

### Arbitration Awards

(Continued from Page 1, Column 2)

**Wells Fargo Bank, N.A.** vs Walther; AR-24-000718; P-atty: Nicole M. Francese; D-atty: Brittany Nicole Weston; Award for Defendant on Plaintiff's claim. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40581

**Watson** vs Byrider Sales of Indiana S, LLC; AR-24-001096; P-atty: Vincent James Krawiec; D-atty: Adam P. Murdock; Award for Plaintiff and against Defendant in the amount of \$6,000.00. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40580

**PNC Bank, National Association** vs Denardo; AR-24-001957; P-atty: Kirsten R. Armstrong; Award Ex Parte for Plaintiff in the amount of \$8,045.29 plus costs. Defendant failed to appear at 10:30 a.m. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

**PNC Bank, National Association** vs Scott; AR-24-001958; P-atty: Kirsten R. Armstrong; Award Ex Parte for Plaintiff for \$6,871.83 plus costs. Defendant failed to appear at 10:36 a.m. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

**Capital One Bank (USA), N.A.** vs Forosisky; AR-24-001959; P-atty: Michael Ratchford; Award for Plaintiff in the sum of \$1,000.00. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

**Portfolio Recovery Associates, LLC** vs Bivins; AR-24-001962; P-atty: William T. Molczan; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

**Troy Capital, LLC** vs Hodnik; AR-24-001965; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for Plaintiff for \$2,264.29 plus any costs. Defendant failed to appear at 10:38 a.m. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

**TD Bank USA, N.A.** vs Davis; AR-24-001971; P-atty: William T. Molczan; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,083.16 plus any costs. Defendant failed to appear at 10:30 a.m. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

**Humphries, et al** vs Trover, et al; GD-22-000925; P-atty: Marc I. Simon; D-atty: Matthew F. Marshall; Award for

Plaintiff Camille Humphries and against the Defendants in the amount of \$2,000.00. Award in favor of Plaintiff Melvin Solomon and against the Defendants in the amount of \$2,000.00. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43782

**West Mifflin Area School District** vs Barry, Sr.; GD-22-011489; P-atty: Jeffrey D. Ries; D-atty: Adam James Long; Award for Plaintiff in the amount of \$25,934.86. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

**Ohio River Boulevard Real Estate, LP** vs Reed, et al; AR-23-005947; P-atty: Edward F. Voelker, Jr.; D-atty: Pro Se; Award for Defendants and against the Plaintiff on the Plaintiff's complaint. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43782

**Abramson** vs Mianoor, et al; AR-23-006196; P-atty: Pro Se; D-atty: Gregory C. Michaels; Award for Plaintiff and against Defendants, in the aggregate amount of \$3,000.00. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783

**Broker's Settlement Services, Inc.** vs Brice, et al; AR-24-000539; P-atty: Wayne M. Chieurazzi; Non Jury Verdict Dated 09/04/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$50,800.00 plus costs. Defendant not appearing. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Dwyer** vs Riva Ridge; AR-24-001518; P-atty: Pro Se; D-atty: Louis John Kroeck, IV; Award for Plaintiff and against Defendant in the amount of \$3,412.75. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783

**Portfolio Recovery Associates, LLC** vs Terry; AR-24-001955; P-atty: William T. Molczan; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,056.73. Defendant failed to appear at 10:20 a.m. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

**Housing Authority of the City of Pittsburgh** vs Holmes; LT-24-000940; P-atty: Ralph J. Ruggiero; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$8,988.00 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 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40585

**Catanzaro** vs Assenat; LT-24-000948; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40584

**Clare Corporation** vs Mostowy; LT-24-000949; P-atty: Robert E. Pendergast; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$3,600.00 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 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40584

**Senior Care Network** vs Wysocki; LT-24-000153; P-atty: Sean J. Carmody; D-atty: Barbara Kern; Award for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$0 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40584

**Cornerstone Village Apartments** vs Engram; LT-24-000594; P-atty: Jason M. Plakosh; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$1,247.25 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 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40586

**Northern Atlantic Properties LLC** vs Williams; LT-24-000816; P-atty: Marc Vincent Taiani; 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 \$20,350.00 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 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40585

**Senior** vs Minard; LT-24-000837; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 09/05/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,813.04 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 7317 Lemington Ave., Pittsburgh, PA 15235. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Wood Property Management LLC** vs Gizler; LT-24-000868; P-atty: Jamey C. Belin; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$0 for rent (Includes all rent

due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Defendant not appearing at 10:25 am. Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40584

**FRIED-EL CORP** vs Kutsenkow, et al; LT-24-000878; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 09/05/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,360.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 242 Noble Ave., Apt. 26, Crafton, PA 15205. 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. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Hooper** vs Colhocker; LT-24-000900; P-atty: Pro Se; D-atty: Mary Ellen Droll; Non Jury Verdict Dated 09/05/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a non-suit is entered against the Plaintiff. Defendant does not waive her counterclaim on the monetary issue. An arbitration will be scheduled for October 17 at 9 am. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Joshua Brown Managing Member** vs Brown; LT-24-000918; P-atty: Pro Se; D-atty: Charles Terwilliger; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$0 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40586

**Phoenician Realty Group** vs Gadsden; LT-24-000927; P-atty: Pro Se; D-atty: Danielle Harrington; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$2,865.00 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 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40586

**Delta Property Management** vs Reed; LT-24-000930; P-atty: Daniel L. Demarco; D-atty: Pro Se; Non Jury Verdict Dated 09/05/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,235.76 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 481 Dawson Avenue, Apt. 301, Pittsburgh, PA 15202. 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. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.