

The Pittsburgh Legal Journal

THURSDAY

OCTOBER 17, 2024

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CIVIL DIVISION

General Docket

Pittsburgh Water & Sewer Authority vs LNR Development LLC; GD-24-011038; Municipal Lien; Certificate of Location; 149.95; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Tyler Joseph Luffy; GD-24-011039; Municipal Lien; Certificate of Location; 149.95; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs LNR Development LLC; GD-24-011040; Municipal Lien; Certificate of Location; 149.95; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Berardini Assunta C.; GD-24-011041; Municipal Lien; Certificate of Location; 160.05; Atty(s): Walaan Monica Samir, Farley Conor D.

MCLP Asset Company Inc. vs Harris III Kenneth W.; GD-24-011042; Mortgage Foreclosure; Certificate of Location; 100142.04; Atty(s): Miller William E

Pittsburgh Water & Sewer Authority vs Berardini Assunta C.; GD-24-011043; Municipal Lien; Certificate of Location; 160.05; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Chiang Ya Ping Wu, Ching Tai; GD-24-011044; Municipal Lien; Certificate of Location; 160.05; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Desai Nainesh Kunal, Shrivastava Shivani; GD-24-011045; Municipal Lien; Certificate of Location; 149.95; Atty(s): Walaan Monica Samir, Farley Conor D.

Duquesne Light Company vs Village Green Management Company LLC, Pent House Associates LP, Albion at Parklane GP; GD-24-011046; Other Tort; Praecepte for Writ of Summons; Atty(s): Rulli Lauren N

Allegheny County vs Dean John J.; GD-24-011047; Petition - Rule to Show Cause; Certificate of Location; 3095.83; Atty(s): Gramc Joseph W, Monti Richard A.

Steel Valley School District, Munhall Borough vs Known Heirs of John A. Fabiszewski, Unknown Heirs of John A. Fabiszewski; GD-24-011048; Petition - Rule to Show Cause; Certificate of Location; 4248.61; Atty(s): Ries Jeffrey D

Rai Mon vs Wicks Kaveonia, Scott Tina, Interinsurance Exchange Of The Automobile Club; GD-24-011049; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

CIVIL DIVISION

Arbitration Awards

William Penn Heights vs Simpson; LT-24-001015; P-atty: Kenneth G. Scholtz; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$5,155.00-\$4,225.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$930.00 attorneys fees. Dated 10/10/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40637

Plaza Drive, LP vs Ray; LT-24-001080; P-atty: Christin M. Roberts; D-atty: Pro Se; Award for Plaintiff/Defendant. Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$13,741.00 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). On Defendant's counterclaim: award for Defendant in the amount of \$5,500.00. Dated 10/10/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40639

2T Rental, LLC vs Sklyut; LT-24-001083; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 10/10/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$12,000.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 6365 Ebdy St., Pittsburgh, PA 15217. 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.

Sterling Land Company vs Weber, et al; LT-24-001131; P-atty: Austin P. Henry; D-atty: Pro Se; Non Jury Verdict Dated 10/10/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$26,343.50 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 3955 Bigelow Blvd., Apartment 601, Pittsburgh, PA 15213. 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.

FAMILY DIVISION

Haltmeier Maura Catherine vs Hartman Oleg Anthony; FD-24-002042; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Stewart Jesse vs Savino Anthony M.; FD-24-002043; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Wright Dorthea vs Eley Darrell; FD-24-002044; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Ludwig Heather vs Cecil Gary A.; FD-24-002048; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Harris Brenna N. vs Wagoner deceased Louis; FD-24-002504; Establish Paternity; Order of Court; Atty(s): Jerich Donald E

Matovu Moses vs Denton Karen L.; FD-24-008917; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Knouff Jr. Thomas R. vs Knouff Tiffany; FD-24-008923; Divorce; Complaint in Divorce (2 count); P-atty: Kocelko Aleksandra

Stecik III John, Stecik Heather vs Stecik Kiersten; FD-24-008924; Custody; Criminal Record/Abuse History Verification; Atty(s): Self-Represented

Weston Desiree vs Sheffield Sr. Omar; FD-24-008925; Custody; Praecepte for Appearance; Atty(s): Self-Represented

Gorcsan Sarah E. vs Phillion Dominick E.; FD-24-008926; Divorce; Complaint in Divorce (2 count); P-atty: Andrae Adam H.

Moore Catherine vs Moore Scott; FD-24-008927; Divorce; Complaint in Divorce (2 count); P-atty: Andrae Adam H.

Boyles Dustin vs Mee Noelle; FD-24-008928; Custody; Confidential Information Form; P-atty: Avon Elizabeth Ann

Gates Amber C. vs Gates Stephen; FD-24-008929; Divorce; Transfer to Allegheny County; P-atty: Sease Tara Marie

Marshall William vs Snoe Brittney; FD-24-008930; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Strong Tiara Lashaun vs Washington Jr. Dennis; FD-24-002045; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Jackson Daydra vs Darden Marcus; FD-24-002046; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Callahan Rebecca vs Norgen Matthew James; FD-24-002047; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Surrena Autumn Rose vs Taylor Kameron; FD-24-002049; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Kirk Alyssa vs McManaway Keith; FD-24-002050; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

BANKRUPTCY COURT

Western District

Fostine Gotierrez; ALLEGHENY-PA; 24-22335; Atty: Bryan P. Keenan; Chapter: 13; Filed 09/20/2024; Judge Taddonio

David J. Vermeulen; ALLEGHENY-PA; 24-22336; Atty: Bryan P. Keenan; Chapter: 13; Filed 09/20/2024; Judge Bohm

Michael W. Rollins; ALLEGHENY-PA; 24-22337; Atty: Lawrence Willis; Chapter: 13; Filed 09/20/2024; Judge Taddonio

Sunatilla Gulmetov; ALLEGHENY-PA; 24-22338; Atty: Lawrence Willis; Chapter: 7; Filed 09/20/2024; Judge Taddonio

Jose Melendez, Jr.; ALLEGHENY-PA; 24-22339; Atty: Lawrence Willis; Chapter: 13; Filed 09/20/2024; Judge Taddonio

Graftech Solutions Inc.; WESTMORELAND-PA; 24-22340; Atty: Lawrence Willis; Chapter: 7; Filed 09/20/2024; Judge Bohm

Patricia M. Turney; ARMSTRONG-PA; 24-22341; Atty: Preston T. Younkins; Chapter: 7; Filed 09/21/2024; Judge Taddonio

Suzanne S. Frank; FAYETTE-PA; 24-22342; Atty: Corey J. Sacca; Chapter: 13; Filed 09/22/2024; Judge Taddonio

Carmella J. Angulo; MERCER-PA; 24-10555; Atty: Kenneth K. McCann; Chapter: 7; Filed 09/23/2024; Judge Melaragno

Timothy Elwood Charity, Sr.; ERIE-PA; 24-10556; Atty: Michael S. Jan Janin; Chapter: 13; Filed 09/23/2024; Judge Melaragno

Jennifer Lee Williams; ERIE-PA; 24-10557; Atty: Pro Se; Chapter: 13; Filed 09/23/2024; Judge Melaragno

Jennifer D. Bowser; MERCER-PA; 24-10558; Atty: Kenneth Steidl; Chapter: 7; Filed 09/23/2024; Judge Melaragno

Brandon Duane Keith; VENANGO-PA; 24-10559; Atty: Bryan P. Keenan; Chapter: 13; Filed 09/23/2024; Judge Melaragno

Joseph R. Haroldsen; ALLEGHENY-PA; 24-22343; Atty: Shawn N. Wright; Chapter: 7; Filed 09/23/2024; Judge Bohm

Benjamin J. Schwerer; ALLEGHENY-PA; 24-22344; Atty: Christian M. Rieger; Chapter: 7; Filed 09/23/2024; Judge Deller

Samantha A. Werner; ALLEGHENY-PA; 24-22345; Atty: Kenneth Steidl; Chapter: 13; Filed 09/23/2024; Judge Bohm

Sean K. Franz; ALLEGHENY-PA; 24-22346; Atty: Kenneth Steidl; Chapter: 7; Filed 09/23/2024; Judge Bohm

Anthony M. Hall; BEAVER-PA; 24-22347; Atty: Edgardo D. Santillan; Chapter: 7; Filed 09/23/2024; Judge Bohm

Kent J. Radomsky; ALLEGHENY-PA; 24-22348; Atty: Kenneth Steidl; Chapter: 13; Filed 09/23/2024; Judge Bohm

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CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Steel Valley School District, Munhall Borough vs Known Heirs of Mary Evans, Unknown Heirs of Mary Evans; GD-24-011050; Petition - Rule to Show Cause; Certificate of Location; 39705.41; Atty(s): Ries Jeffrey D

Wagner Maegan vs Solkim LLC, Miklos Matthew, Miklos Jr. Bernard J, Miklos Linda; GD-24-011051; Employment Dispute - Other; Complaint; Atty(s): Cowburn Robert, Sommer Brad N

Mangini Deborah, Mangini Nicholas vs Marton Mary A.; GD-24-011052; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Martucci Taylor M., Kontos George M

Allegheny County vs Bezts James, Mitchell Steven P., Unknown Heirs of Elaine Louise Penney D'Amico, United States of America; GD-24-011053; Petition - Rule to Show Cause; Certificate of Location; 5629.24; Atty(s): Gramc Joseph W, Monti Richard A.

EF Mortgage LLC vs 1411 W North Ave PA LLC; GD-24-011054; Mortgage Foreclosure; Certificate of Location; 280052.44; Atty(s): Fein Jill M.

Mahoney-Manubay Kimberly, Manubay Patrick vs Massung Ronald, Massung Victoria, Doe John, Travelers Personal Insurance Company; GD-24-011055; Other Tort; Complaint; Atty(s): Wilt Benjamin T., Schiffman Jason M.

Zimecki Joseph John vs Commonwealth of Pennsylvania, Department of Health Vital Rec; GD-24-011056; Declaratory Judgment; Complaint in Declaratory Judgment; Atty(s): Hudkins Trisha R.

P. S., P. J. vs Magee-Womens Hospital of UPMC, University of Pittsburgh Physicians, Diacovo M.D. Thomas; GD-24-011057; Medical/Hospital Liability; Confidential Information Form; Atty(s): Phillips Laura Duncan, Froetschel Joseph R., Gismondi John P.

S&T Bank vs Royal Realty by TLM LLC; GD-24-011058; DSB (for money commercial); Notice of Judgment & Documents; 140192.68; Atty(s): Kile Brian M

S&T Bank vs Morris Titus; GD-24-011059; DSB (for money commercial); Notice of Judgment & Documents; 140192.68; Atty(s): Kile Brian M

Stanec John David vs Johnston Melissa A.; GD-24-011060; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Halesy Christopher M.

7NT Enterprises LLC vs AWK Consulting Engineering Inc.; GD-24-011061; Contract - Other; Praecept for Writ of Summons; 150000.00; Atty(s): Quinn-Horgan Jessica

Munhall Borough vs Hruska Jeffrey J, Hruska Marlene; GD-24-011062; Municipal Lien; Certificate of Location; 735.56; Atty(s): Ries Jeffrey D

Spencer Thomas vs Spencer Maurissa, Hunter Brian; GD-24-011064; Ejectment; Certificate of Location; Atty(s): Carbonara Gabrielle, Bryant Deja L.

Alpine Springs Linesville LLC, Juniper Management LLC, Greenleaf Properties LLC, WBR Holdings LLC vs First National Insurance Agency LLC; GD-24-011065; Contract - Other; Praecept for Writ of Summons; Atty(s): Quinn John E

Buono Keith, Buono Lynn vs McWilson Alfred, PG Publishing Company, Phillips Group Inc.; GD-24-011066; Against Property Owner; Complaint; Atty(s): Balzarini Jr. Edward J

Perez Antoinette, Perez Christopher vs Breyer David, Breyer Kristina; GD-24-011067; Against Property Owner; Complaint; Atty(s): Balzarini Laura E

LVNV Funding LLC vs Waigand Donald; GD-24-011068; MDJ Transcript; Notice of Judgment Mailed; 4037.10; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Winkey Latifah; GD-24-011069; MDJ Transcript; Notice of Judgment Mailed; 852.87; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Hicks Edward; GD-24-011070; MDJ Transcript; Notice of Judgment Mailed; 2878.75; Atty(s): Morris Gregg L

Resurgent Receivables LLC vs Clarke Michael; GD-24-011071; MDJ Transcript; Notice of Judgment Mailed; 2641.41; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Allen Keith; GD-24-011072; MDJ Transcript; Notice of Judgment Mailed; 920.94; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Torres M.D. Sandra vs AHN Wexford Hospital, Allegheny Health Network; GD-24-011073; Employment Dispute - Other; Praecept for Writ of Summons; Atty(s): Kufitch-Horne Vicki, Daller Nicole A., Schaub Giulia R.

Collier Township vs Astor Alexandra Marie, Astor Ryan Robert; GD-24-011074; Municipal Lien; Certificate of Location; 1036.18; Atty(s): McCabe Michael G.

Collier Township vs Antantis Family Trust; GD-24-011075; Municipal Lien; Certificate of Location; 768.43; Atty(s): McCabe Michael G.

Collier Township vs Baroffio Alexander Robert, Baroffio Emily Elizabeth; GD-24-011076; Municipal Lien; Certificate of Location; 2228.01; Atty(s): McCabe Michael G.

Collier Township vs Bryan Frank S.; GD-24-011077; Municipal Lien; Certificate of Location; 1100.76; Atty(s): McCabe Michael G.

Collier Township vs Buckholt Kelly; GD-24-011078; Municipal Lien; Certificate of Location; 1506.14; Atty(s): McCabe Michael G.

University of Pittsburgh of the Commonwealth System of Higher Education vs Hatzel & Buehler Inc.; GD-24-011079; No Lien Agreement; Certificate of Location; Atty(s): Self-Represented

West Mifflin Area School District, West Mifflin Borough vs Porterfield Andrea; GD-24-011080; Sci Fa sur Tax Lien; Certificate of Location; 27805.58; Atty(s): Ries Jeffrey D

Commonwealth of PA Department of Labor & Industry vs Johnson Thomas James; GD-24-102146; Unemployment Compensation Lien; Unemployment Compensation Lien; 1539.02

Commonwealth of PA Department of Labor & Industry vs Kma Holdings LLC; GD-24-102147; Unemployment Compensation Lien; Unemployment Compensation Lien; 16085.37

Commonwealth of PA Department of Revenue vs Carns Jade N; GD-24-102148; Commonwealth Tax Lien; Personal Income Tax; 3787.05

Commonwealth of PA Department of Revenue vs Timko Michael F; GD-24-102149; Commonwealth Tax Lien; Personal Income Tax; 3789.44

Commonwealth of PA Department of Revenue vs De Freitas Lima Jeans, Gomes Da Silva Silviane; GD-24-102150; Commonwealth Tax Lien; Personal Income Tax; 3783.89

Commonwealth of PA Department of Revenue vs Wohlfarth Raymond F.; GD-24-102151; Commonwealth Tax Lien; Personal Income Tax; 3789.27

U.S. Bank National Association vs Gandy Christina M; MG-24-000745; Mortgage Foreclosure; Certificate of Location; 32169.11; Atty(s): Schweiger Karin Baltimore

Citizens Bank N.A. vs Robinson Christine, Robinson David; MG-24-000746; Mortgage Foreclosure; Complaint; 106610.37; Atty(s): Javardian Gregory, Kennedy Mary F., Milewski Michael C.

PNC Bank National Association vs Wykoff Mary D.; MG-24-000747; Mortgage Foreclosure; Certificate of Location; 63799.37; Atty(s): Riloff Heather

LVNV Funding LLC vs Linsenbigler Echo; GD-24-011130; MDJ Transcript; Notice of Judgment Mailed; 801.29; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs King Linda; GD-24-011131; MDJ Transcript; Notice of Judgment Mailed; 1148.15; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Cox Alaynna; GD-24-011132; MDJ Transcript; Notice of Judgment Mailed; 1761.08; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs McNeill Andrew; GD-24-011133; MDJ Transcript; Notice of Judgment Mailed; 1911.00; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Charley Lynn; GD-24-011134; MDJ Transcript; Notice of Judgment Mailed; 1254.55; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Lewis Jamine M.; GD-24-011135; MDJ Transcript; Notice of Judgment Mailed; 4251.04; Atty(s): Morris Gregg L

LVNV Funding LLC vs Slinger Daniel H; GD-24-011136; MDJ Transcript; Notice of Judgment Mailed; 1537.30; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Taylor Rhonda; GD-24-011137; MDJ Transcript; Certificate of Location; 894.90; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Nalls Terrance D.; GD-24-011138; MDJ Transcript; Notice of Judgment Mailed; 2949.76; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Loving Christopher; GD-24-011139; MDJ Transcript; Notice of Judgment Mailed; 11401.28; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

LVNV Funding LLC vs Blazer Howard J.; GD-24-011140; MDJ Transcript; Notice of Judgment Mailed; 1505.89; Atty(s): Morris Gregg L

Beacon Hill Gardens Condominium Association vs Sternberger Arthur, Sternberger Judith; GD-24-011141; Condominium Lien; Condominium Lien; 4055.00; Atty(s): VanKirk Eric G.

Pittsburgh Water And Sewer Authority vs Arthur David, Arthur Sharon; GD-24-011142; Municipal Lien; Certificate of Location; 147.04; Atty(s): Walaan Monica Samir, Farley Conor D.

LVNV Funding LLC vs Kendall Kim; GD-24-011143; MDJ Transcript; Notice of Judgment Mailed; 1277.97; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Pittsburgh Water & Sewer Authority vs Styen Christopher; GD-24-011144; Municipal Lien; Certificate of Location; 207.55; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Lehrman Russell; GD-24-011145; Municipal Lien; Certificate of Location; 204.10; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Deasy James, Deasy Ellen; GD-24-011146; Municipal Lien; Certificate of Location; 196.76; Atty(s): Walaan Monica Samir, Farley Conor D.

LVNV Funding LLC vs Freker Shirley; GD-24-011147; MDJ Transcript; Notice of Judgment Mailed; 2933.61; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

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

COURT NOTICES

**Pennsylvania
Supreme Court**

**IN RE: AMENDMENT OF RULE 1.8
OF THE PENNSYLVANIA RULES OF
PROFESSIONAL CONDUCT**

**NO. 251
DISCIPLINARY RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 9th day of October, 2024, upon the recommendation of the Disciplinary Board of the Supreme Court of Pennsylvania; the proposal having been published for comment in the Pennsylvania Bulletin, 53 Pa.B. 5275 (August 26, 2023):

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 1.8 of the Rules of Professional Conduct is amended.

This **ORDER** shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective in 30 days.

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

24-03723

**Pennsylvania
Supreme Court**

**IN RE: PROMULGATION OF
CONSUMER PRICE INDEX
PURSUANT TO 42 Pa.C.S. §§
1725.1(f) and 3571(c)(4) AND
FINANCIAL REGULATIONS, 204 Pa.
Code §§ 29.401-403**

**No. 624
Judicial Administration Docket**

ORDER

PER CURIAM

AND NOW, this 7th day of October, 2024, **IT IS ORDERED** pursuant to Article V, Section 10(c) of the Constitution of Pennsylvania and Sections 1721 and 3502(a) of the Judicial Code, 42 Pa.C.S. §§ 1721, 3502(a), that the Court Administrator of Pennsylvania is authorized to obtain and publish in the Pennsylvania Bulletin the percentage increase in the Consumer Price Index for calendar year 2025 as required by Act 54 of 2024, 42 Pa.C.S. §§ 1725.1(f) and 3571(c)(4) (as amended) and to revise the Financial Regulations, 204 Pa.Code §§ 29.401-403, as provided in those statutory escalation provisions.

To the extent notice of proposed rulemaking may be required by Rule of Judicial Administration 103, the immediate promulgation of the regulations is hereby found to be in the interests of efficient administration.

24-03707

**Court of Common Pleas
of Allegheny County**

JUVENILE COURT

MOTIONS SCHEDULE

November 2024

- November 1 - Judge Sizemore
- November 4 - Judge Bush
- November 5 - Judge Bush
- November 6 - Judge Bush
- November 7 - Judge Bush
- November 8 - Judge Bush
- November 11 - Judge Cozza
- November 12 - Judge Cozza
- November 13 - Judge Cozza
- November 14 - Judge Cozza
- November 15 - Judge Cozza
- November 18 - Judge McCrady
- November 19 - Judge McCrady
- November 20 - Judge McCrady
- November 21 - Judge McCrady
- November 22 - Judge McCrady
- November 25 - Judge Woodruff
- November 26 - Judge Woodruff
- November 27 - Judge Watson
- November 28 - Holiday
- November 29 - Holiday

24-03706

**Court of Common Pleas
of Allegheny County**

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

November 2024

- November 1 - No Motions
- November 4 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- November 5 - Bubash, J. in Courtroom 425 at 2:00 PM
- November 6 - Middleman, J. in Courtroom 425 at 2:00 PM
- November 7 - Korbek, J. in Courtroom 425 at 2:00 PM
- November 8 - No Motions
- November 11 - Court Holiday
- November 12 - Spurgeon, J. in Courtroom 424 at 10:00 AM
- November 13 - Sweeney, J. in Courtroom 425 at 2:00 PM

- November 14 - Eaton, J. in 814 City-County Building at 2:00 PM
- November 15 - No Motions
- November 18 - Middleman, J. in Courtroom 425 at 2:00 PM
- November 19 - Watson, J. TBD at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- November 20 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM and Costa, J. in Courtroom 425 at 2:00 PM
- November 21 - McCrady, J. in Courtroom 425 at 9:30 AM; Woodruff, J. in Courtroom 320 at 10:30 AM and Korbek, J. in Courtroom 425 at 2:00 PM
- November 22 - No Motions
- November 25 - Sizemore, J. in Courtroom 425 at 10:00 AM; Sweeney, J. in Courtroom 425 at 2:00 PM and Eaton, J. in 814 City-County Building at 2:00 PM
- November 26 - Bush, J. in Courtroom 320 at 10:00 AM
- November 27 - Korbek, J. in Courtroom 425 at 2:00 PM
- November 28 - Court Holiday
- November 29 - Court Holiday
- 000 Senior Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge Middleman, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbek, 010 President Judge Clark, 011 Judge Tranquilli, 012 Judge Watson, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Sweeney, 018 Judge McCrady, 019 Judge Spurgeon

24-03708

**Court of Common Pleas
of Allegheny County**

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, OCTOBER 28, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, DECEMBER 9, 2024**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE**
24-03282

COURT SCHEDULES

Criminal Division

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

**Tuesday
October 22, 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 Bruce R. Beemer
Courtroom 510**

CR-0008441-23; Emirhan Arslan; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carl A. Parise**

CR-0008566-23; Emirhan Arslan; Riot-Plan/Use Firearm/Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **P. Willam Bercik**

CR-0002395-24; Kelly Michelle Cherevka; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0008574-23; Dashawn Evans; Riot-Intent To Commit Felony; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0004115-19; Tyrone Hicks; Possession Of Firearm Prohibited; D-atty: **Daniel Nanovic**

CR-0008567-23; Suthitiphat Kwinram; Riot-Intent To Commit Felony; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David D. Pardini**

CR-0004857-23; Karen Pampena; Theft By Unlaw Taking-Movable Prop; ADA: **Connor Joseph Adair;** D-atty: **Robert Paul Vincler**

CR-0001011-24; Devante Roach; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0004061-24; Stephanie Sylvester; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0001838-24; Ahmad Ali Claude Craig; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

CR-0000076-24; Tiaza Lenique King; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**

CR-0003167-24; Anthony Valente; Financial Exploitation of Older Adult or Care Dependent Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**Wonder if your decisions,
legal advice or other
professional actions are ethical?**

**Members can get consultation on their legal
actions and potential actions through the
ACBA Professional Ethics Hotline.**

All calls are confidential.

See [ACBA.org/OfficerAssignments](https://www.acba.org/OfficerAssignments) for details.

CR-0002541-24; Trevon Lamont Woodson; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Vishal Bajpai**

**Judge Kelly Bigley
Courtroom 525**

CR-0003369-24; Julianna Gloria Diaz; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003859-24; David Thomas Randolph; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

**Judge Elliot Howsie
Courtroom 533**

CR-0000884-24; Shona Demus; Hinder App/Prosec-False Info To Leo; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

CR-0004072-24; London Latrice Felder; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0003988-24; Kristy Anne Hunzinger; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0003814-24; Malachi Jackson; Rape Forcible Compulsion; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce Lee Castor III**

CR-0002879-24; Myles Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**

CR-0003211-24; Robere King; Assault by Prisoner on Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0002809-24; Breanna Lyn Lewandowski; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jan Ira Medoff**

CR-0004170-24; Andrew McCombs; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0004223-24; Anthony Frederick Moran; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006747-23; Bradin Saluga; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **T. Brent McCune**

CR-0006749-23; Bradin Saluga; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **T. Brent McCune**

CR-0001870-24; Bradin Saluga; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

CR-0002878-24; Bradin Saluga; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

CR-0002828-24; Rashawn Ward; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

**Judge Beth A. Lazzara
Courtroom 306A**

CR-0007934-23; Ryan Andrew Casale; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**Judge Jill E. Rangos
Courtroom 327**

CR-0001311-24; Birendra Kumar Jha; False/Fraud/Incomp Insurance Claim; D-atty: **Patrick J. Thomassey**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0000334-24; Daneisha Shanea Allison; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0003834-24; Oleg Hartman; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert G. Delgreco Jr.**

CR-0000546-24; Maurice N. Livingston; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

**Judge Jennifer Satler
Courtroom 527**

CR-0004486-22; Von Eric McMillan; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0003718-24; Terry Scott; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0004207-24; Robert W. Veith; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert G. Delgreco Jr.**

**Judge Randal B. Todd
Courtroom 310**

CR-0004218-24; Isaiah Beatty; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0000049-23; Lawrence J. Brock; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Connor Joseph Adair;** D-atty: **Patrick J. Thomassey**

CR-0001813-24; Tyler Darrell Carter; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0002520-24; Sean Michael Doris; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0002196-21; Michelle Darnay Pamplin; Theft By Decep-False Impression; ADA: **Dennis Allen Kistler;** D-atty: **Joseph Wayne Turman**

CR-0008314-22; Dremajjae Reddix; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

CR-0001775-24; Dremajjae Reddix; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0007599-22; Dremajjae Reddix; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0001677-24; Scott Lamont Rhodes; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

CR-0002309-24; Azad A. Smith; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0001022-24; Marcus Milek Smith; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009420-23; Simon Woodard; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **T. Brent McCune**

CR-0008800-23; Leonard Young; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

Arbitration Trial List

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

**Tuesday
October 22, 2024**

GD-24-005922; Kowalewski vs American Heritage Life Insurance; P-atty: **C. William Kenny**

GD-22-011482; Szulc vs Snyder; P-atty: **Tyler Joseph Wilk;** D-atty: **Joseph Vincent Lesinski**

GD-21-012591; Pitts, et ux vs Niemczyk; P-atty: **Patrick W. Murray;** D-atty: **R. Douglass Klaber, Jr., Diana M. O'Connell**

AR-24-003404; Rodgers, III vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

AR-24-003397; Daria vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

AR-24-003394; Mossy Oak Properties vs Pascotti, et al; P-atty: **Paul J. Staub, Jr.;** D-atty: **Natalie Piscione**

AR-24-003393; Sickler vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

AR-24-003391; Beck, et al vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

AR-24-003388; Portfolio Recovery Associates, LLC vs Oconnor; P-atty: **Robert N. Polas, Jr.**

AR-24-003384; Portfolio Recovery Associates, LLC vs Cimino; P-atty: **Robert N. Polas, Jr.**

AR-24-003378; Perhac vs Devey, et al; P-atty: **Mark A. Smith;** D-atty: **Katherine P. Berquist**

AR-24-003373; Baumiller vs Commonwealth of PA Department of Transportation; P-atty: **Lawrence H. Baumiller;** D-atty: **Henry Salvi**

AR-24-003367; Progressive Select Insurance Company vs Sante, et al; P-atty: **Michael J. Dougherty;** D-atty: **Paul A. Custer**

AR-24-003361; Simmons vs Fellini Auto Sales & Services, LLC; P-atty: **Pro Se**

AR-24-003360; State Farm Mutual Automobile Insurance Company vs Miller; P-atty: **Robert W. Allen**

AR-24-003359; First Commonwealth Bank vs Davis; P-atty: **Bethany Bauer**

AR-24-003358; First Commonwealth Bank vs Clear Choice Transcription, LLC; P-atty: **Bethany Bauer**

AR-24-003356; Blatnik vs Shaughnessy; P-atty: **Ryan R. Smith;** D-atty: **Thomas A. McDonnell**

AR-24-003354; Portfolio Recovery Associates, LLC vs Straughters; P-atty: **Robert N. Polas, Jr.;** D-atty: **Brian J. Fenters**

Summary Appeals Branch

Judge Thomas Flaherty
City-County Building
Room 313

**Tuesday
October 22, 2024**

Hearings

SA-0000902-24; Comm. of PA vs Muthanna Mokhtar Dadhi Ali; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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LEGAL ADS

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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:

Anderson, Dale H., deceased, of Pittsburgh, PA. No. 06466 of 2024. Gary Anderson, Admr., 312 Amsler Road, Sewickley, PA 15143 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
24-01926w Oct 17, 24, 31, 2024

Backoefer, Alice May, deceased, of Penn Hills, PA. No. 06333 of 2024. Daniel R. Backoefer, Extr., 550 Brittany Ct., Irwin, PA 15642 or to Peggy Hooker, Esq., Law Office of Peggy Hooker, P.O. Box 82517, Pittsburgh, PA 15218.
24-01924w Oct 17, 24, 31, 2024

Cehula, Joseph Anthony, deceased, of McKees Rocks, PA. No. 06554 of 2024. Colin B. May, Admr. c.t.a. and Atty., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.
24-01918w Oct 17, 24, 31, 2024

Gaetano, Janice B., deceased, of Pittsburgh, PA. No. 02418 of 2024. Anthony Gaetano, Extr., 3212 Edinburg Dr. NW, Wilson, NC 27896.
24-01914w Oct 17, 24, 31, 2024

Haser, Edward L., deceased, of Pittsburgh, PA. No. 06145 of 2024. Deborah A. Kawalich, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
24-01929w Oct 17, 24, 31, 2024

Kramer, Raymond, deceased, of Pittsburgh, PA. No. 01651 of 2024. Lisa Kramer, Co-Extr. and Pamela Kramer, Co-Extr., 1020 Jancey Street, Pittsburgh, PA 15206, Raymond E. Kramer, Jr., Co-Extr., 100 Kennedy Drive, Apt. 308, Sayreville, NJ 08872 and Linda A. McCullough, Co-Extr., 6606 Premo Street, Pittsburgh, PA 15206 or to James B. Campese, Esq., 200 Capital Drive, Aliquippa, PA 15001.
24-01928w Oct 17, 24, 31, 2024

Lang, Teckla B., deceased, of Pittsburgh, PA. No. 06405 of 2024. Lisa Carvajal, Extr., 1518 Homer Street, Pittsburgh, PA 15212.
24-01915w Oct 17, 24, 31, 2024

McKee, William C., deceased, of Robinson Township, PA. No. 05684 of 2024. Denise Hrubes, Extr., 1116 Algonquin Drive, Pittsburgh, PA 15205 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
24-01916w Oct 17, 24, 31, 2024

McSweeny, Madolyn A., deceased, of Verona, PA. No. 05756 of 2024. Robert F. Patterson, Extr., 1132 Powers Run Road, Pittsburgh, PA 15238.
24-01925w Oct 17, 24, 31, 2024

Michaelson, Ruth S., deceased, of Pittsburgh, PA. No. 06116 of 2024. Edmund J. Michaelson, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
24-01921w Oct 17, 24, 31, 2024

Neil, Helen L. a/k/a Helen Louise Neil, deceased, of Whitehall, PA. No. 05935 of 2024. Linda Lee Gardner, Extr., 3037 Brookstone Drive, Canonsburg, PA 15317 or to Peter A. Smith, Esq., Smith & Smith, 103 Scarborough Lane, McMurray, PA 15317.
24-03709 Oct 17, 24, 31, 2024

Barnett, Dorothy J., deceased, of Pittsburgh, PA. No. 01688 of 2024. Rex A. Barnett, Admr., c/o Jacob M. Fabian, Esq., Coulter & May, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.
24-01880w Oct 10, 17, 24, 2024

LaValle, Denis A., deceased, of Clairton, PA. No. 06253 of 2024. Denise LaValle-Bandini, Extr., 1081 Highfield Road, Bethel Park, PA 15102 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.
24-03636 Oct 10, 17, 24, 2024

Leonardi, Jr., Lawrence J., deceased, of Pittsburgh, PA. No. 06254 of 2024. Anthony L. Leonardi, Admr., 1360 Preston Street, Pittsburgh, PA 15205 or to Kevin M. Hanley, Esq., 367 Indian Ridge Drive, Moon Township, PA 15108.
24-03631 Oct 10, 17, 24, 2024

Manuel, Alfreda, deceased, of Pittsburgh, PA. No. 06367 of 2024. Mia Goodwin, Admr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.
24-01881w Oct 10, 17, 24, 2024

Munizza, Belva Ann, deceased, of Pittsburgh, PA. No. 06277 of 2024. Diana Lee Munizza, Extr., 1137 Chelton Avenue, Pittsburgh, PA 15226 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
24-01885w Oct 10, 17, 24, 2024

Noll, Constance B. a/k/a Constance Noll, deceased, of White Oak, PA. No. 06077 of 2024. Amy M. Burch, Extr., 329 Eagle Drive, Cranberry Twp., PA 16066 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
24-03638 Oct 10, 17, 24, 2024

Polens, Catherine, deceased, of Penn Hills, PA. No. 06368 of 2024. Darlene Polens, Admr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.
24-01882w Oct 10, 17, 24, 2024

Saffin, Joseph, deceased, of Oakmont, PA. No. 03661 of 2024. Josephine Zischkau, Extr., 335 Archie Street, Oakmont, PA 15139 or to Patti Collins Lerda, Esq., Martin & Lerda, 2002 Noble St., Pittsburgh, PA 15218.
24-03629 Oct 10, 17, 24, 2024

Simeoni, Lucy A., deceased, of Pittsburgh, PA. No. 9265 of 2021. Thomas P. McDermott, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.
24-03639 Oct 10, 17, 24, 2024

Stecklein, John Steven, deceased, of McCandless Township, PA. No. 05660 of 2024. John A. Stecklein, Admr., c/o Mark Stadler, Esq., Burns White, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.
24-03632 Oct 10, 17, 24, 2024

Wapinsky, Claire T., deceased, of South Fayette, PA. No. 05915 of 2024. Alexa Marshall Marks, Extr., 237 Portman Lane, Bridgeville, PA 15017 or to Kevin F. Israel, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222.
24-03637 Oct 10, 17, 24, 2024

Aitken, Jack, deceased, of Pittsburgh, PA. No. 05184 of 2024. Amanda Kate Lataille, Extr., 2044 Stagecoach Drive, South Park, PA 15129.
24-01817w Oct 3, 10, 17, 2024

Battle, Debra Lynn, deceased, of McKeesport, PA. No. 05848 of 2024. Dana M. Harper, Admr., 2014 Allison Street, McKeesport, PA 15132.
24-01827w Oct 3, 10, 17, 2024

Beres, Elaine Angela, deceased, of Oakdale, PA. No. 06251 of 2024. Cheryl L. Jackson, Admr., 2602 Hilltop Road, Oakdale, PA 15071 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
24-01823w Oct 3, 10, 17, 2024

Brown, Susan M., deceased, of Pleasant Hills, PA. No. 6249 of 2024. Melissa A. Powell, Extr., 610 Setter Lane, Jefferson Hills, PA 15025 or to Charles P. Voelker, Esq., Voelker & Morris, LLC, Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.
24-01824w Oct 3, 10, 17, 2024

Castor, Marcella J., deceased, of Bethel Park, PA. No. 05920 of 2024. Ronald J. Castor, Co-Admr., 2406 Longcrest Ave., Bethel Park, PA 15102 and Linda E. Castor, Co-Admr., 5246 Ranchview Dr., Pittsburgh, PA 15236 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
24-03513 Oct 3, 10, 17, 2024

Checkeye, John F. a/k/a John Checkeye, deceased, of Pittsburgh, PA. No. 06075 of 2024. Daniel J. Checkeye, Admr., 306 St. Marks Road, Mechanicsburg, PA 17050 or to David J. Slesnick, Esq., Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.
24-03512 Oct 3, 10, 17, 2024

Collier, Joshua, deceased, of Pittsburgh, PA. No. 06216 of 2024. Rebecca L. Collier, Admr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.
24-01818w Oct 3, 10, 17, 2024

Grimm, Donna M., deceased, of Elizabeth, PA. No. 08591 of 2023. Marie Grimm, Admr., 930 Collinsburg Road, West Newton, PA 15089 or to Grey Douglas Pratt, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.
24-01825w Oct 3, 10, 17, 2024

Hartley, Marilyn Joan, deceased, of Monroeville, PA. No. 05996 of 2024. Linda Gurgiolo, Extr., 514 Gilmore Avenue, Trafford, PA 15085.
24-01826w Oct 3, 10, 17, 2024

McArdle, Linda L., deceased, of Imperial, PA. No. 05558 of 2024. Robert M. McArdle, Extr., 400 Chelsea Drive, Imperial, PA 15126 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
24-01820w Oct 3, 10, 17, 2024

Mott, Sarah Elise, deceased, of Pittsburgh, PA. No. 06046 of 2024. Richard N. Mott, Admr., 5719 Third Street South, Arlington, VA 22204.
24-01819w Oct 3, 10, 17, 2024

Schrecengost, Diane L., deceased, of Natrona Heights, PA. No. 06100 of 2024. Sue A. Schrecengost, Extr., 2734 Kingston Drive, Natrona Heights, PA 15065 or to

Richard J. Bosco, Esq., 512 Market Street,
P.O. Box 309, Freeport, PA 16229.

24-01821w Oct 3, 10, 17, 2024

Smith, Michael, deceased, of Pittsburgh,
PA. No. 06230 of 2024. Benjamin J. Kosek,
Admr., 435 Sunset Dr., Belle Vernon, PA
15012.

24-01828w Oct 3, 10, 17, 2024

Urias, Karen F. a/k/a Karen A. Urias,
deceased, of Pittsburgh, PA. No. 06085 of
2024. Cathie Pearson, Extrx., 116 Ninth
Avenue, Pittsburgh, PA 15229 or Cynthia
A. Howell, Esq., Myers Law Group, LLC,
17025 Perry Highway, Warrendale, PA 15086.

24-03511 Oct 3, 10, 17, 2024

Articles of Incorporation Nonprofit Corporation

Jay Arthur Gilmer, Esq., 7246 Campania
Avenue, Pittsburgh, PA 15206. Notice is
hereby given that Articles of Incorporation
were filed with the Department of State of
the Commonwealth of Pennsylvania, on July
18, 2024, with respect to a nonprofit
corporation, GROTT, which has been
incorporated under the Nonprofit
Corporation Law of 1988.

24-01922w Oct 17, 2024

Articles of Incorporation Nonprofit Corporation

Jay Arthur Gilmer, Esq., 7246 Campania
Avenue, Pittsburgh, PA 15206. 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, The PPL of 412, which has been
incorporated under the Nonprofit
Corporation Law of 1988.

24-01923w Oct 17, 2024

Bankruptcy Sale

Sale Date: December 5, 2024 at 10:30 AM
In re: Bridget Wilson
Case No. 21-21318-GLT
Property to be Sold: 131 Hillson Avenue,
Pittsburgh, PA 15227

For additional information:
www.pawb.uscourts.gov/easi.htm

24-03710 Oct 17, 2024

Change of Name

In the Court of Common Pleas of
Allegheny County, Pennsylvania: GD-24-
010285. In re: Petition of Stenzzeeah
Menakruzz, for change of name to
Stensseeah Menakrren. To all persons
interested: Notice is hereby given that an
order of said Court authorized the filing of
said petition and fixed Wednesday,
November 6, 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.

24-01901w Oct 17, 2024

Change of Name

In the Court of Common Pleas of
Allegheny County, Pennsylvania: GD-24-
11163. In re: Petition of Vanessa Blinn,
parent(s) and Legal guardian(s) of
Christopher Michael Patterson for change of
name to Christopher Michael Blinn-
Guenther. To all persons interested: Notice is
hereby given that an order of said Court
authorized the filing of said petition and
fixed Wednesday, November 13, 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.

24-01919w Oct 17, 2024

Change of Name

In the Court of Common Pleas of
Allegheny County, Pennsylvania: GD-20-
003287. In re: Petition of Eithne Grattan
Maro, for change of name to Eithne Grattan
Hartnett. To all persons interested: Notice is
hereby given that an order of said Court
authorized the filing of said petition and
fixed Wednesday, October 23, 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.

24-03771 Oct 17, 2024

Fictitious Name Registration

Gregory Teufel, Esq., OGC Law, LLC,
1575 McFarland Road, Suite 201, Pittsburgh,
PA 15216. 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 Boga Taco, with its principal office
or place of business at 1575 McFarland
Road, Suite 200, Pittsburgh, PA 15216. The
names and addresses of all persons who are
parties to the registration are: Guadalupe
Orsorno Cruz, 335 Locust Street,
Canonsburg, PA 15317.

24-01920w Oct 17, 2024

Notice

In the Court of Common Pleas of
Allegheny County, Pennsylvania: No. GD-22-
012839. Notice is hereby given to Michael B.
Florentine, All unknown heirs of Albert M.
Florentine and Charlene D. Florentine,
deceased, and all other parties of interest,
that a tax sale scheduled for November 4,
2024 has been continued to December 2,
2024 at 9:00 a.m. in Room 410 of the
Allegheny County Courthouse, via virtual
technology, for the property located at 18
Oak Street, Russellton, Allegheny County,
Pennsylvania 15076, known as lot/block
1361-M-257. This notice acts as service of
the Rule 3129.3 pursuant to the April 25,
2023 Order of Court.

24-03713 Oct 17, 2024

Notice of Action in Mortgage Foreclosure

Civil Action
Court of Common Pleas
Allegheny County, PA
Civil Action-Law
NO. GD-24-002352

Wells Fargo Bank, National Association, as
Trustee For Mastr Asset Backed Securities
Trust 2004-OPT1, Mortgage Pass-Through
Certificates, Series 2004-OPT1, Plaintiff
v.

Cindy Springel, in Her Capacity as Heir of
Wilbert M. Springel, Deceased Heir of Diane
West a/k/a Diane Springel; et al.,
Defendants

To: Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations,
Claiming Right, Title, or Interest, From or
Under Diane West a/k/a Diane Springel and
Unknown Heirs, Successors, Assigns, and
All Persons, Firms, or Associations, Claiming
Right, Title, or Interest, From or Under
Wilbert M. Springel, Deceased Heir of Diane
West a/k/a Diane Springel Defendant(s), 6
S. Spring St., Pittsburgh, PA 15223

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff,
Wells Fargo Bank, National Association, as
Trustee For Mastr Asset Backed Securities
Trust 2004-OPT1, Mortgage Pass-Through
Certificates, Series 2004-OPT1, has filed a
Mortgage Foreclosure Complaint endorsed
with a Notice to Defend, against you in the

Court of Common Pleas of Allegheny
County, PA, docketed to No. GD-24-002352,
seeking to foreclose the mortgage secured on
your property located, 6 S. Spring St.,
Pittsburgh, PA 15223.

Notice

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

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

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

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue, Pittsburgh PA, 15219
412-261-5555

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC, A Florida professional
limited liability company, Attorneys For
Plaintiff, Troy Freedman, Esq. ID No. 85165,
133 Gaither Drive, Suite F, Mt. Laurel, NJ
08054, 855-225-6906.

24-03633 Oct 17, 2024

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny
County, Pennsylvania
Civil Action-Law
NO.: GD-24-008946

PNC Bank, National Association, Plaintiff
vs.

Adam Mikesell, as believed Heir to the
Estate of Allan M. Mikesell a/k/a Allan M.
Mikesell, Jr.; Brian Mikesell, as believed Heir
to the Estate of Allan M. Mikesell a/k/a
Allan M. Mikesell, Jr.; Unknown Heirs, to
the Estate of Allan M. Mikesell a/k/a Allan
M. Mikesell, Jr.; Unknown Administrators,
to the Estate of Allan M. Mikesell a/k/a Allan
M. Mikesell, Jr., Defendants

TO: Brian Mikesell, as believed Heir to the
Estate of Allan M. Mikesell a/k/a Allan M.
Mikesell, Jr.; Brian Mikesell, as believed Heir
to the Estate of Allan M. Mikesell a/k/a
Allan M. Mikesell, Jr.; Unknown Heirs, to
the Estate of Allan M. Mikesell a/k/a Allan
M. Mikesell, Jr.; Unknown Heirs, to the
Estate of Allan M. Mikesell a/k/a Allan M.
Mikesell, Jr.; Unknown Administrators,
to the Estate of Allan M. Mikesell a/k/a Allan
M. Mikesell, Jr., Defendants

You are hereby notified that Plaintiff, PNC
Bank, National Association, filed an Action
in Mortgage Foreclosure endorsed with a
Notice to Defend, in the Court of Common
Pleas of Allegheny County, Pennsylvania,
docketed to No. GD-24-008946, seeking to
foreclose the mortgage secured by the real
estate located at 140 Harvard Drive,
Pittsburgh, PA 15235.

A copy of the Action in Mortgage
Foreclosure will be sent to you upon request
to the Attorney for the Plaintiff, MDK Legal,
P. O. Box 165028, Columbus, OH 43216-
5028. Phone 614-220-5611.

You have been sued in court. If you wish
to defend against the claims in this notice,
you must take action within twenty (20)
days after this publication, by entering a
written appearance personally or by attorney
and filing in writing with the court your
defenses or objections to the claims set forth
against you. You are warned that if you fail
to do so the case may proceed without you
and a judgment may be entered against you
by the court without further notice for any
money claimed in the complaint or for any
other claim or relief requested by the
plaintiff. You may lose money or property or
other rights important to you.

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

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

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

24-03634 Oct 17, 2024

Notice of Action in Mortgage Foreclosure

Civil Action
Court of Common Pleas
Allegheny County, PA
Civil Action-Law
NO. GD-24-005816

CSMC 2021-RPL8 Trust, Plaintiff
v.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest From or Under Emma
J. Pauley; Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest
From or Under Cheryl Ann Pauley,
Defendants

To: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under Emma J. Pauley and Unknown Heirs,
Successors, Assigns and All Persons, Firms
or Associations Claiming Right, Title or
Interest From or Under Cheryl Ann Pauley
Defendant(s), 4142 Steiger Street,
Pittsburgh, PA 15234

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff,
CSMC 2021-RPL8 Trust, has filed a Mortgage
Foreclosure Complaint endorsed with a
Notice to Defend, against you in the Court of
Common Pleas of Allegheny County, PA,
docketed to No. GD-24-005816, seeking to
foreclose the mortgage secured on your
property located, 4142 Steiger Street,
Pittsburgh, PA 15234.

Notice

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

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER, TELEPHONE THE
OFFICE SET FORTH BELOW. THIS OFFICE

CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue, Pittsburgh PA, 15219
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Troy Freedman, Esq. ID No. 85165, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

24-03640 Oct 17, 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 Whitaker, Tarentum, Millvale, Wilksburg, and Homestead, the Townships of Leet and, Penn Hills, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-24-010924

Estate of Beatrice Sandburg, 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 Whitaker, Allegheny County, PA, located at Pine Street, Being designated as Block and Lot No. 180-M-27 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-010921

Lewis Allen and Elizabeth Allen, 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 Homestead, Allegheny County, PA, located at W. 15th Ave., Being designated as Block and Lot No. 131-F-132 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-010923

Roy A. Jones and Alice Jones, 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 Wilksburg, Allegheny County, PA, located at 523 Holmes St., Being designated as Block and Lot No. 175-M-206 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-010926

Bruno A. Montileone and Selma R. Montileone, 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 Millvale, Allegheny County, PA, located at 527 Spruce St., Being designated as Block and Lot No. 118-L-36 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-010925

William J. Dugan and Maureen Dugan, 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 Lock St., Being designated as Block and Lot No. 1223-S-51 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-010922

Lawrence Stemberski and Norma Stemberski, 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 Township of Leet, Allegheny County, PA, located at Lunake Dr., Being designated as Block and Lot No. 934-G-184 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-010932

T.J. Petty, 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 Nelbon Ave., Being designated as Block and Lot No. 369-K-351 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 2nd day of October, 2024, for Docket Nos. GD-24-010924, GD-24-010921, GD-24-010923, GD-24-010926, GD-24-010925, GD-24-010922, GD-24-010932, 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 16th day of November, 2023, condemned the property referred to above at GD-24-010932, in the Township of Penn Hills; and by Resolution duly adopted on the 27th day of June, 2024, condemned the property referred to above at, GD-24-010926, GD-24-010924 and GD-24-010921; in the Borough of Millvale, Whitaker and Homestead; and by Resolution duly adopted on the 25th day of July, 2024, condemned the property referred to above at, GD-24-010921, GD-24-010922, and GD-24-010925; in the Borough of Wilksburg, in the Township of Leet, and the Borough of Tarentum; 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 Whitaker, Tarentum, Millvale, Wilksburg, and Homestead and the Townships of Leet 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
24-03712 Oct 17, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

JAR Building vs Blanchard; LT-24-001137; P-atty: Brian P. Cavanaugh; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Plaintiff's claim for possession. Award for Plaintiff for damages in the amount of \$2,359.63 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 10/10/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40639

Marvel Homes, LLC vs McCullum; LT-24-001133; P-atty: Albert G. Reese, Jr.; D-atty: Adam DiBuo; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$4,800.00 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 10/10/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40637

Dolgoshev vs Potter; LT-24-001138; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$925.00 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 10/10/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40638

Remich vs Chojnicki, et al; LT-24-001139; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 10/10/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$16,050.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2320 Cobden St., Apt. 3, Pittsburgh, PA 15203. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Marvel Homes, LLC vs Scott; LT-24-000289; P-atty: Albert G. Reese, Jr.; D-atty: Charles Roy Terwilliger; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$2,002.00 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 10/10/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40639

Charter Oaks MHC- Castle Park Management - Clear View Communities vs Long; LT-24-000913; P-atty: James McNally; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,838.00-\$2,838.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$2,000.00 atty fees. Dated 10/10/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40637

Barron Properties vs Harris; LT-24-001200; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$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 10/10/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40638

Larimer/East Liberty Phase II, LP vs Holt; LT-24-001203; P-atty: Jason M. Plakosh; Award for Plaintiff on claim for possession based on breach of lease condition, other than non-payment of rent. Dated 10/10/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40639

Lumos Real Estate, LLC vs Williamson; LT-24-001195; P-atty: Pro Se; D-atty: Sonja Kent; Award for Plaintiff Claim for possession is denied. The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability. Award for Plaintiff for damages in the amount of \$2,700.00 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 10/10/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40637

Chon vs Terry; LT-24-001198; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 10/10/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$12,000.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 27 Highland Ave., Pittsburgh, PA 15223. 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.

Brock Associates, LLC vs Bryn Enterprises, LLC; AR-24-003139; P-atty: Mark F. McKenna; Non Jury Verdict Dated 10/15/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,181.07 inclusive of costs. Defendant not appearing. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Need temporary office space or conference room facilities downtown?

Practice in the suburbs but have an occasional need for a client meeting downtown?

ACBA members can rent office space and/or conference rooms depending on availability in the Koppers Building on a daily or short-term basis.



Several room size and connectivity options plus discounted rates for ACBA members.

Visit [ACBA.org/offices](https://www.acba.org/offices) for more.