

The Pittsburgh Legal Journal

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OCTOBER 23, 2024

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www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Allegheny County Health Department vs White-Kappler Justin, White-Kappler Carrie; GD-24-011316; Health Department Judgment; Notice of Judgment & Documents; 550.00; Atty(s): Cronin John

Allegheny County Health Department vs Svetz Joseph; GD-24-011317; Health Department Judgment; Notice of Judgment & Documents; 1350.00; Atty(s): Cronin John

Allegheny County Health Department vs Martello John, Martello Bobbi J.; GD-24-011318; Health Department Judgment; Notice of Judgment & Documents; 825.00; Atty(s): Cronin John, Willis Jason K.

Allegheny County Health Department vs Vaughn J Realty Company; GD-24-011319; Health Department Judgment; Notice of Judgment & Documents; 750.00; Atty(s): Cronin John

Allegheny County Health Department vs Vaughn J Realty Company LLC; GD-24-011320; Health Department Judgment; Notice of Judgment & Documents; 750.00; Atty(s): Cronin John, Willis Jason K.

Shaner Lance T. vs Pedersen Shaner Andrea Lee; GD-24-011321; DSB (for money commercial); Notice of Judgment & Documents; 3610548.49; Atty(s): Ross David W.

Allegheny County vs Downey Jr. Robert L.; GD-24-011322; Sci Fa sur Tax Lien; Certificate of Location; 2042.34; Atty(s): McCabe Michael G.

ROGEO Ltd. vs Pittsburgh Water and Sewer Authority, Edwards Pamela; GD-24-011323; Other Tort; Praeipce for Writ of Summons; Atty(s): Self-Represented

Avid Management Group LP vs Krill Melissa; GD-24-011324; MDJ Transcript; Notice of Judgment Mailed; 5430.00; Atty(s): Sklar Andrew

Allegheny County Health Department vs Mcknightpitts LLC; GD-24-011325; Health Department Judgment; Notice of Judgment & Documents; 787.50; Atty(s): Rubenstein Elizabeth

West Mifflin Sanitary Sewer Stormwater Authority vs Thompson Run LLC; GD-24-011326; Municipal Lien; Certificate of Location; 5136.96; Atty(s): Ries Jeffrey D

Allegheny County vs Tennyson Glenn W.; GD-24-011327; Contract - Debt Collection; Praeipce for Writ of Summons; Atty(s): Reavey Donald R.

Al Ani Ibrahim vs EAN Holdings LLC; GD-24-011328; Motor Vehicle Accident; Complaint; Atty(s): Reiter Marc J

Frew Inc. vs Guvenal Aysan; GD-24-011329; MDJ Transcript; Notice of Judgment Mailed; 3470.00; Atty(s): Perego Charles F

CIVIL DIVISION

Arbitration Awards

Jones vs Eddington, et al; AR-24-001022; P-atty: Rachel S. Riedel; D-atty: Kenneth G. Scholtz; Award for Defendant and against Plaintiff on all counts. Dated 10/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40648

Port Authority vs Pritts, et al; AR-24-001461; P-atty: Roger W. Foley, Jr.; D-atty: Mary E. Hancock; Award in favor of Plaintiff and against Defendant in the amount of \$4,865.38, which already reflects comparative negligent reduction. (Plaintiff was found 45% comparatively negligent.) By agreement of the parties and counsel the claim against Michael Pritts is dismissed. Dated 10/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40647

Antolik vs Goettel; AR-24-002884; P-atty: Pro Se; D-atty: Rodney D. Shepherd; Non Jury Verdict Dated 10/21/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Discover Bank vs Washington; AR-24-003277; P-atty: Michael F. McGuigan, Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$1,789.67. Defendant failed to appear at 10:35 a.m. Dated 10/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40650A

Discover Bank vs Hruska; AR-24-003284; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$33,364.49. Defendant failed to appear at 10:40 a.m. Dated 10/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40650A

Discover Bank vs Lavine; AR-24-003285; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$8,538.36. Defendant failed to appear at 10:45 a.m. Dated 10/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40650A

Westlake Services, LLC vs Ballow; AR-24-003309; P-atty: Ian M. Lauer; Non Jury Verdict Dated 10/21/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Longo vs Shadyside Presbyterian Church; AR-24-003311; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant Dated 10/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40650

ORPHANS' COURT

Petitions & Motions

Judge Hugh F. McGough
Thomas A. Smith: deceased; Order of court. Conference rescheduled to November 14, 2024 at 1:00 p.m.; Atty: B. E. Rende, B. S. Johns, G. J. Herne, W. Mariani; 689 of 2019.

George H. Kniss: power of attorney; Order of court; Atty: R. A. Crisanti; 4876 of 2024.

Edmund Reynolds: deceased; Order of court. Conference March 31, 2025 at 10:00 a.m.; Atty: C. R. McHenry, R. S. Jones; 4726 of 2019.

Delores M. Rucki: deceased; Consent order of court; Atty: N. G. Chatha, D. S. Lautner; 1018 of 2019.

Michael Koral, Jr.: deceased; Order of court. Conference October 30, 2024 at 11:00 a.m.; Atty: S. M. Farino, M. J. Bruzzese, T. Mazzocca; 7434 of 2018.

Judge Lawrence J. O'Toole

David L. Tarr: deceased; Motion and order to withdraw appearance; Atty: B. S. Gelman; 915 of 2014.

David L. Tarr: deceased; Motion and order to vacate petition; Atty: B. S. Gelman; 915 of 2014.

Frances Brumbach: deceased; Order of court. Conference continued to December 5, 2024 at 11:00 a.m.; Atty: B. McMorrow, P. Luciano, S. Pate; 6195 of 2021.

William D. Kushik: deceased; Petition and order for determination of title. Hearing November 24, 2024 at 10:30 a.m.; Atty: P. Lewis; 6241 of 2024.

Robert O. Garvin, II: deceased; Memorandum opinion and order of court; Atty: F. Kosir, Jr.; 3693 of 2023.

Edward Grieb, Sr.: power of attorney; Amended petition and order for citation to file account. Returnable November 4, 2024. Conference November 4, 2024 at 10:30 a.m.; Atty: J. R. Baker; 2091 of 2024.

William Koenemund: deceased; Petition and order for approval of settlement; Atty: K. D. Edwards; 6112 of 2024.

James Louis Kee: deceased; Consented motion to redact; Atty: M. J. Scanlon; 6702 of 2016.

Joanna M. Lancaster: deceased; Order of court; Atty: P. Lewis; 4609 of 2024.

Michael Janesko: deceased; Order of court. Hearing scheduled December 13, 2024 at 10:00 a.m.; Atty: T. J. Dempsey, Jr., E. DeLong; 4864 of 2022.

Helen E. Ford: deceased; Petition and order for determination of title. Hearing December 6, 2024 at 10:00 a.m.; Atty: P. Lewis; 4792 of 2020.

BANKRUPTCY COURT

Western District

Christina M. Fabiano Carlucci: ALLEGHENY-PA; 24-22440; Atty: Matthew M. Brennan; Chapter: 7; Filed 10/03/2024; Judge Melaragno

Kory James Boehm: ALLEGHENY-PA; 24-22441; Atty: Pro Se; Chapter: 13; Filed 10/03/2024; Judge Deller

Joseph A. Leone, Jr.: WASHINGTON-PA; 24-22442; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 10/03/2024; Judge Taddonio

Christina L. Smith: BEAVER-PA; 24-22443; Atty: Kenneth Steidl; Chapter: 7; Filed 10/03/2024; Judge Taddonio

Joshua J. Gebhardt and Victoria M. Gebhardt: BEAVER-PA; 24-22444; Atty: Edgardo D. Santillan; Chapter: 13; Filed 10/03/2024; Judge Bohm

Gary C. Webb and Christine L. Webb: BEAVER-PA; 24-22445; Atty: Michael C. Eisen; Chapter: 13; Filed 10/03/2024; Judge Taddonio

Jeffrey E. Leech and Dawn M. Leech: ALLEGHENY-PA; 24-22446; Atty: Kenneth Steidl; Chapter: 7; Filed 10/03/2024; Judge Bohm

Miriam Maletta: ALLEGHENY-PA; 24-22447; Atty: Shawn N. Wright; Chapter: 13; Filed 10/03/2024; Judge Taddonio

Mark E. Salac: ALLEGHENY-PA; 24-22448; Atty: Richard J. Bedford; Chapter: 13; Filed 10/03/2024; Judge Taddonio

Donna Lee Diehl: BUTLER-PA; 24-22449; Atty: Vicki Ann Piontek; Chapter: 7; Filed 10/03/2024; Judge Deller

Nancy L. Chappel: WARREN-PA; 24-10585; Atty: Brian C. Thompson; Chapter: 7; Filed 10/04/2024; Judge Melaragno

Seth E. Galbraith: ELK-PA; 24-10586; Atty: Kenneth P. Seitz; Chapter: 13; Filed 10/04/2024; Judge Melaragno

Richard M. McPeck: WASHINGTON-PA; 24-22450; Atty: David A. Rice, Scott R. Lowden; Chapter: 13; Filed 10/04/2024; Judge Deller

Gilwoode Jackson, Jr. and Allison Jackson: ALLEGHENY-PA; 24-22451; Atty: Brian C. Thompson; Chapter: 7; Filed 10/04/2024; Judge Bohm

Jackie D. Wright: WESTMORELAND-PA; 24-22452; Atty: Gino F. Peluso; Chapter: 7; Filed 10/04/2024; Judge Deller

Casey L. Harmon: WESTMORELAND-PA; 24-22453; Atty: Corey J. Sacca; Chapter: 7; Filed 10/04/2024; Judge Taddonio

William Ketterer: BUTLER-PA; 24-22454; Atty: Michael F. Fives; Chapter: 7; Filed 10/04/2024; Judge Bohm

Richard J. Filar and Maura K. Filar: ALLEGHENY-PA; 24-22455; Atty: Matthew M. Herron; Chapter: 13; Filed 10/04/2024; Judge Taddonio

Charles Gonzalez: ALLEGHENY-PA; 24-22456; Atty: Lawrence Willis; Chapter: 7; Filed 10/04/2024; Judge Taddonio

(Continued on Page 2, Column 1)

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CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

QAI Aviation Inc. vs Grandview Jets LLC; GD-24-011330; Mechanic's Lien; Certificate of Location; 50000.00; Atty(s): Fuchs David L

Commonwealth of PA Department of Labor & Industry vs Bunim Construction LLC; GD-24-102182; Unemployment Compensation Lien; Unemployment Compensation Lien; 1070.26

Commonwealth of PA Department of Labor & Industry vs Genesis Medical Systems LLC; GD-24-102183; Unemployment Compensation Lien; Unemployment Compensation Lien; 2111.02

Commonwealth of PA Department of Labor & Industry vs 50 Floor LLC; GD-24-102184; Unemployment Compensation Lien; Unemployment Compensation Lien; 1000.00

Commonwealth of PA Department of Labor & Industry vs Sportshaven Bowl Inc; GD-24-102185; Unemployment Compensation Lien; Unemployment Compensation Lien; 2614.75

Commonwealth of PA Department of Revenue vs Pan Lisa A; GD-24-102186; Commonwealth Tax Lien; Personal Income Tax; 5692.59

Commonwealth of PA Department of Revenue vs Knauer Joshua A., Knauer Kathleen L; GD-24-102187; Commonwealth Tax Lien; Personal Income Tax; 3767.01

Commonwealth of PA Department of Revenue vs Russell Montae, Russell Alexis; GD-24-102188; Commonwealth Tax Lien; Personal Income Tax; 3759.72

Commonwealth of PA Department of Revenue vs Ralph Brigitte A, Ralph Anthony L; GD-24-102189; Commonwealth Tax Lien; Personal Income Tax; 3347.44

Commonwealth of PA Department of Revenue vs Ralph Brigitte A; GD-24-102190; Commonwealth Tax Lien; Personal Income Tax; 465.38

Commonwealth of PA Department of Revenue vs Young Rachelle S; GD-24-102191; Commonwealth Tax Lien; Personal Income Tax; 3752.91

Citibank N.A. vs Onwugbenu Izuchukwu Louis, United States of America; MG-24-000762; Mortgage Foreclosure; Certificate of Location; 403707.57; Atty(s): Cirino Timothy A.

Fifth Third Bank National Association vs Wacker-Amon Judy D.; MG-24-000763; Mortgage Foreclosure; Certificate of Location; 313791.46; Atty(s): Schweiger Karin Baltimore

Federal Home Loan Mortgage Corporation vs Turner Bertha M.; MG-24-000764; Mortgage Foreclosure; Certificate of Location; 84610.93; Atty(s): Linn Geraldine M.

Carrington Mortgage Services LLC vs Onder Justin; MG-24-000765; Mortgage Foreclosure; Certificate of Location; 31350.75; Atty(s): Riloff Heather

Midfirst Bank vs Carlin Christy L.; MG-24-000766; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

Deutsche Bank National Trust Company vs Sandling Lorraine, Sandling Jr. William, Unknown Heirs of William E. Sandling Sr. aka William E. Sand; MG-24-000767; Mortgage Foreclosure; Certificate of Location; Atty(s): Fliakos Chrisovalante P

Peak Technical Services Inc. vs Prototype Development Specialists and CNC Machining Inc.; GD-24-011331; Contract - Other; Complaint; 67676.36; Atty(s): Berent James M

Ward-Green Tanika R, Owens William vs Oxford Development Company, Rycon Construction, Three Crossings 2.0-G LP; GD-24-011332; Against Property Owner; Complaint; Atty(s): Huntley David M

Wintrust Specialty Finance ETC vs Jr's Lawn & Trees LLC, Rich Jason M; GD-24-011333; Foreign Judgment; Notice of Judgment Mailed; 33514.04; Atty(s): McClure Shawn P

Styropek USA Inc, BVPV Styrenics LLC vs NOVA Chemicals Inc, NOVA Chemicals Corporation; GD-24-011334; Contract - Other; Praecepte for Writ of Summons; Atty(s): Pritchard Wesley A., Tea Melissa J., Celender Jacquelyn S., Scherer Christine G.

Williams Clint vs Breegle Marlene J.; GD-24-011335; Ejectment; Certificate of Location; Atty(s): Hasson C. Christopher

Reck Howard M., Robison Natalie R. vs Auto-Owners Insurance Company; GD-24-011336; Contract - Other; Praecepte for Writ of Summons; Atty(s): Killion Katie A., Kontos George M

Shook Michael vs Zink Linda E; GD-24-011337; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Inman Christopher C., Mengine Anthony C

Bruder Lee vs Derfler Yotam, Ashley Elie; GD-24-011338; Mechanic's Lien; Certificate of Location; 69000.00; Atty(s): Self-Represented

Goldstein Paul vs Connolly Michael; GD-24-011339; Motor Vehicle Accident; Complaint; 50000.00; Atty(s): Colarusso Michael J

Shoeman Colleen, Shoeman Thomas vs UPMC Altoona, University of Pittsburgh Medical Center; GD-24-011340; Medical/Hospital Liability; Complaint; Atty(s): Aussprung Leon

Welsh David vs Macson Construction Co. Inc., Macioce David A.; GD-24-011341; Employment Dispute - Other; Praecepte for Writ of Summons; Atty(s): Yurkovich Erik M., Steenland Kyle H.

University of Pittsburgh of the Commonwealth System of Higher Education vs Scalo Solar Solutions LLC; GD-24-011342; No Lien Agreement; Certificate of Location; Atty(s): Self-Represented

Goodling Dennis K., Goodling Shirley A. vs Deavor Jennica, Deavor Kelvin; GD-24-011343; Motor Vehicle Accident; Complaint; Atty(s): Killion Katie A.

Harvey Adam vs Tidemark Partners 1 LP, Minarik Brett; GD-24-011344; Contract - Other; Complaint; Atty(s): Gailey Matthew D.

Double D Express; GD-24-011345; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Montgomery Timothy A

Frazer Township vs Smolter Kevin R.; GD-24-011346; Sci Fa sur Tax Lien; Certificate of Location; 1728.03; Atty(s): McCabe Michael G.

Hampton Township School District vs Dulacy Jr. Stephen J., Dulacy Jean L.; GD-24-011347; Sci Fa sur Tax Lien; Certificate of Location; 4845.46; Atty(s): McCabe Michael G.

McKeesport Area School District, White Oak Borough vs Raiders Carl Anthony; GD-24-011348; Sci Fa sur Tax Lien; Certificate of Location; 4373.22; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Woodland Hills School District vs Golden Sr. John T, Golden Anna G; GD-24-011349; Sci Fa sur Tax Lien; Certificate of Location; 4000.42; Atty(s): McCabe Michael G.

Woodland Hills School District vs One Eleven Consulting Inc.; GD-24-011350; Sci Fa sur Tax Lien; Certificate of Location; 2400.89; Atty(s): McCabe Michael G.

Woodland Hills School District vs The Polish Club of Braddock; GD-24-011351; Sci Fa sur Tax Lien; Certificate of Location; 2340.53; Atty(s): McCabe Michael G.

Woodland Hills School District vs Tudoran Daniel; GD-24-011352; Sci Fa sur Tax Lien; Certificate of Location; 2519.46; Atty(s): McCabe Michael G.

Woodland Hills School District vs Wilco Investment Group LLC; GD-24-011353; Sci Fa sur Tax Lien; Certificate of Location; 4014.44; Atty(s): McCabe Michael G.

Woodland Hills School District vs Robinson Rodney W; GD-24-011354; Sci Fa sur Tax Lien; Certificate of Location; 3094.40; Atty(s): McCabe Michael G.

Tri Boro Federal Credit Union vs Estate of Bruce O. Curry Sr., All Unknown Heirs of the Estate of Bruce O. Curry Sr., Richardson Tangela, Hampton Tondalaya, Curry Jr. Brucy O.; GD-24-011355; Mortgage Foreclosure; Complaint; 146191.63; Atty(s): Gerlach Gregory, Lerman Rebecca

Woodland Hills School District vs Gallagher Brian E.; GD-24-011356; Sci Fa sur Tax Lien; Certificate of Location; 3482.52; Atty(s): McCabe Michael G.

Woodland Hills School District vs Brown Melinda; GD-24-011357; Sci Fa sur Tax Lien; Certificate of Location; 7558.58; Atty(s): McCabe Michael G.

Woodland Hills School District vs Zigarovich Matthew William, Zigarovich Kelly M; GD-24-011358; Sci Fa sur Tax Lien; Certificate of Location; 7664.29; Atty(s): McCabe Michael G.

Woodland Hills School District vs Knight Linda Rose; GD-24-011359; Sci Fa sur Tax Lien; Certificate of Location; 2888.31; Atty(s): McCabe Michael G.

Indiana Township vs Killian Jr. Paul J., Killian Jessica B.; GD-24-011360; Sci Fa sur Tax Lien; Certificate of Location; 5849.37; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Ellington Financial Reit vs 1411 W North Ave PA LLC; GD-24-011361; Equity; Certificate of Location; Atty(s): King Bradley Allen

Allegheny County vs Youngblood Clarence; GD-24-011362; Sci Fa sur Tax Lien; Certificate of Location; 2709.20; Atty(s): McCabe Michael G.

Allegheny County vs Amos Bryan, Amos Scot; GD-24-011363; Sci Fa sur Tax Lien; Certificate of Location; 1037.27; Atty(s): McCabe Michael G.

East Allegheny School District, East McKeesport Borough vs Beck Heather; GD-24-011364; Sci Fa sur Tax Lien; Certificate of Location; 10253.54; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

PennyMac Loan Services LLC vs Gigler Lisa M; GD-24-011365; Mortgage Foreclosure; Confidential Information Form; 166614.70; Atty(s): Reese Harry B.

Allegheny County Division of Elections; GD-24-011366; Miscellaneous Petition; Order of Court; Atty(s): Self-Represented

McKeesport Area School District, City of McKeesport vs Deep Oil Corporation; GD-24-011367; Township Tax; Complaint; 22057.50; Atty(s): Rutala Joseph

Lewis Carl vs Tran Richard; GD-24-011368; MDJ Transcript; Praecepte for Writ of Execution; 1426.75; Atty(s): Self-Represented

Alpen One LLC vs Salari-Lak Farhad, Salari-Lak Zahra; GD-24-011369; Ejectment; Certificate of Location; Atty(s): Tarasi Elizabeth M

Lane Darlene vs Rivera Thania, 725 Transportation Company, 725 Delivery Company, Maver Leasing LLC, Doe 1 John, Doe 2 John; GD-24-011370; Motor Vehicle Accident; Complaint; Atty(s): Delaney Michael Adam

Cleveland Brothers Equipment Co. vs Bailey Chris A, Nationwide Mutual Insurance Co.; GD-24-011371; Other Tort; Praecepte for Writ of Summons; Atty(s): Custer Paul A

Stetzer Joseph Donald; GD-24-011391; Petition for Change of Name; Order of Court; Atty(s): Uhrich Timothy G.

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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**

**APPELLATE COURT PROCEDURAL
RULES COMMITTEE**

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of Pa.R.A.P. 1925

The Appellate Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.A.P. 1925(c)(3) for the reasons set in the explanatory report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Karla M. Shultz, Deputy Chief Counsel
Appellate Court Procedural
Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
PO Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9551
appellaterules@pacourts.us**

All communications in reference to the proposal should be received by **December 31, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Appellate Court
Procedural Rules Committee,
Peter J. Gardner
Chair

To view the proposed rule change please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.
24-03795

**Pennsylvania
Supreme Court**

**APPELLATE COURT PROCEDURAL
RULES COMMITTEE**

NOTICE OF PROPOSED RULEMAKING

**Proposed Amendment of Pa.R.A.P.
341 and 904**

The Appellate Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.A.P. 341 and 904 for the reasons set in the explanatory report. Pursuant to Pa.R.J.A. 103(a)(1),

the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Karla M. Shultz, Deputy Chief Counsel
Appellate Court Procedural
Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
PO Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9551
appellaterules@pacourts.us**

All communications in reference to the proposal should be received by **December 31, 2024**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Appellate Court
Procedural Rules Committee,
Peter J. Gardner
Chair

To view the proposed rule changes please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.
24-03796

**Pennsylvania
Supreme Court**

**IN RE: AMENDMENT OF RULES 5.5,
7.1, 7.2, 7.3, 7.4, 7.5, and 7.7 OF
THE PENNSYLVANIA RULES OF
PROFESSIONAL CONDUCT**

**NO. 252
DISCIPLINARY RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 15th day of October, 2024, upon the recommendation of the Disciplinary Board of the Supreme Court of Pennsylvania; which followed the proposal to amend Pa.R.P.C. 5.5, 7.1, 7.2, 7.3, 7.4, 7.5, and 7.7 having been published for comment in the *Pennsylvania Bulletin*, 51 Pa.B. 891 (February 20, 2021)

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rules 5.5, 7.1, 7.2, 7.3, 7.4, 7.5, and 7.7 of the Pennsylvania Rules of Professional Conduct are 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 changes please visit <https://www.pacourts.us/courts/supreme-court/court-opinions/>.
24-03780

**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**

UPDATED 10/17/2024

**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 - Spurgeong, J. in Courtroom 424 at 10:00 AM
November 12 - Spurgeong, 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 10:00 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 10:00 AM

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 Spurgeong**

24-03708

COURT SCHEDULES

Criminal Division

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

**Monday
October 28, 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-0003540-24; Dajaun Austin; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0008613-23; Lateesmontae Cobbs; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0004160-24; David Kacsmar; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0001386-22; Duval Knight; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0003928-24; Brian D. Blotzer; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0003927-24; Brian D. Blotzer; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0008524-23; Amber Greene; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0006402-23; Martell Lynn Herriot; Possession Of Firearm Prohibited; ADA: **Kara Marie Rice**; D-atty: **Bruce A. Carsia**
CR-0003004-24; Tommie Jay Magwood; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0004754-24; Brandon Lee Steele; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0007262-23; Richard Worley; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

**Judge Kelly Bigley
Courtroom 525**

CR-0000757-24; Reginald Hurt Jr.; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

CR-0009382-23; Reginald Hurt Jr.; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

CR-0002697-24; John Albert Paustenbaugh II; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

**Judge Susan Evashavik Dilucente
Courtroom 530**

CR-0005134-24; Terrence James Bruce; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004414-23; Marques Andreinn Coffey; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0003615-24; Jamir Shaem Freeman; Institutional Sexual Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0002784-24; Jayona Maire Jordan; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachael C. Arianna Santoriella**

CR-0002795-24; Jayona Maire Jordan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachael C. Arianna Santoriella**

CR-0004923-24; Elton Schaeffer; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anthony John Christmas**

**Judge Thomas Flaherty
Courtroom 324**

CR-0005291-22; William R. Carter Jr.; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0003485-24; Jamai Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

CR-0004956-24; Jamai Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Thomassey**

CR-0004955-24; Richard Patterson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003122-24; Mary Susan Schott; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Michael Sherman**

CR-0009356-23; Brian Montell White; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Casey David White**

CR-0007367-23; Malik Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

CR-0007368-23; Maurice Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Marie Mancuso**

**Judge Elliot Howsie
Courtroom 533**

CR-0009092-23; David Robert Arlotta; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Antonio Alexander Bonnetty**

CR-0003464-24; Shawn Avant; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

CR-0003610-24; Brandin Julius Blair; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0003579-24; Brandin Julius Blair; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0011979-14; Wilfredo Simon Camacho Jr.; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Angela Rene Carsia**

CR-0003405-24; Darryl Chapman; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0003449-24; Keenan Crest; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0003455-24; Daniel Thomas Edwards; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002436-24; David Jablonsky; Possession Of Firearm Prohibited; ADA: **Daniel Nanovic**; D-atty: **Benjamin Nelson Zuckerman**

CR-0002700-24; Michael Jenesky; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Seth Zuckerman**
**Judge Beth A. Lazzara
Courtroom 306A**

CR-0001475-23; Eriq F. Collington; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jaime Marie Hickton**

CR-0001625-23; Eriq F. Collington; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jaime Marie Hickton**

CR-0008509-23; Joshua Oakley; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

**Judge Jill E. Rangos
Courtroom 327**

CR-0003214-24; Kahnye Farrow-Satterwhite; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0008923-23; Eric Givens; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Fred Gordon Rabner**

CR-0003933-24; Chad Griffie; Fail to Register with PSP; ADA: **Anne Marie Birdsong**; D-atty: **Carissa Ann Davenport**

CR-0002511-24; Kimberly F. Hackel; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

CR-0002508-24; Kimberly F. Hackel; Forgery - Alter Writing; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

CR-0008924-23; Darrel Mar Jr.; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kenneth Jay Haber**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0002783-24; Matthew Newell Ford; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Breene Levine**

CR-0007108-23; Matthew J. Geubtner; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Steven Anthony Tehovnik**

CR-0002162-24; Zachary Konopka; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

CR-0004380-24; Dawn Lewandowski; Obstruction; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **James L. Welsh III**

CR-0004004-24; Dawn Lewandowski; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **James L. Welsh III**

CR-0000728-21; Daniel Edward Link; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0002161-24; Allison Leigh Stinelli; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **H. Craig Hinkle**

CR-0001964-24; Laxman Wagley; Aggravated Assault By Vehicle While DUI; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jacob Wesley Wyland**

**Judge Jennifer Satler
Courtroom 527**

CR-0001260-24; Donald Hines; Evading Arrest or Detention on Foot; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Natalie Lynn Snyder**

CR-0002324-24; Gregory Hood; Indec Asslt-W/O Cons Of Other; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Melissa Ann Leech**

CR-0001982-24; Travis Keefe; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Melissa Ann Leech**

CR-0002081-24; James Donald Kraft; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin L. Morris**

CR-0002080-24; James Donald Kraft; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin L. Morris**

CR-0009156-23; Tariq Long; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Edward Waltman**

CR-0004122-23; Jaquan Steadman; Possession Of Firearm Prohibited; ADA: **Andrew Marco Belack**; D-atty: **Angela Rene Carsia**

CR-0004965-23; Jaquan Steadman; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Angela Rene Carsia**

**Judge Randal B. Todd
Courtroom 310**

CR-0011690-18; Louis Rushad Campbell; Assault By Prisoner; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Thomas Farrell**

CR-0011691-18; Louis Rushad Campbell; Assault By Prisoner; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Thomas Farrell**

CR-0003874-18; Louis Rushad Campbell; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Thomas Farrell**

CR-0008114-22; Louis Rushad Campbell; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Thomas Farrell**

CR-0004734-20; Louis Rushad Campbell; Aggravated Assault - Fear of Imminent SBI designated individuals; ADA: **Ryan Stephen Kiray**; D-atty: **Thomas Farrell**

Arbitration Trial List

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

**Monday
October 28, 2024**

AR-24-003601; Mascho, et al vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-24-003598; Voelker & Morris, LLC vs Dandridge; P-atty: **John F. Morris**; D-atty: **Pro Se**

AR-24-003592; Portfolio Recovery Associates, LLC vs Roman; P-atty: **Robert N. Polas, Jr.**

AR-24-003588; Portfolio Recovery Associates, LLC vs Hoffman; P-atty: **Robert N. Polas, Jr.;** D-atty: **Gregory T. Artim**

AR-24-003569; Citibank, N.A. vs Morales; P-atty: **Paul Klemm**

AR-24-003558; JPMorgan Chase Bank, N.A. vs Jeune; P-atty: **Ian M. Lauer**

AR-24-003555; Settlers Walk Homeowners Association vs Sehgal, et al; P-atty: **Fred C. Jug, Jr.**

AR-24-003533; Portfolio Recovery Associates, LLC vs Stojanoff; P-atty: **Robert N. Polas, Jr.**

AR-24-003522; Capital One, N.A. vs Durant; P-atty: **Michael Ratchford**

AR-24-003163; Lewis vs Estate of Richard J. Velan and Albin Development Company, Inc., et al; P-atty: **Pro Se;** D-atty: **Daniel J. Watson, LeeAnn G. Syme**

AR-24-002639; Cottingham Court Condominium Association vs Dink; P-atty: **Fred C. Jug, Jr.**

AR-23-006679; Bihler vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-20-005180; Columbia Gas of Pennsylvania vs Independent Enterprises, Inc.; P-atty: **William T. Molczan, Matthew W. Pomy;** D-atty: **John Linkosky**

AR-20-004222; Unifund CCR, LLC vs McCray; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Pro Se**

AR-19-005529; Capital One Bank USA, N.A. vs Davis; P-atty: **Robert L. Baroska, III;** D-atty: **Kevin J. Abramowicz**

AR-18-002962; Discover Bank vs Elber; P-atty: **Matthew Weston Pomy;** D-atty: **Todd W. Elliott**

AR-13-003910; Black vs Giant Eagle, et al; P-atty: **Wayne M. Chiurazzi;** D-atty: **James F. Rosenberg**

Department of Court Records

**Wills and Orphans' Court Division
Allegheny County,
Pennsylvania.
Frick Building, Fl. 17**

The following fiduciaries have filed their accounts in the Office of the Clerk of the Orphans' Court Division. The accounts will be presented to the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania, for confirmation nisi at

**9:30 a.m.
Monday
November 4, 2024**

Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Monday, November 18, 2024 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

7109-2023; Beeson, Raymond P.; Acct: Kelley Louise Beeson, Extrx.; Acct-atty: **Jeffrey A. Golvash**

2810-2023; Dorsey, Maxine; Acct: Jacqueline D. Bobo, Extrx.; Acct-atty: **Maureen P. Gluntz**

2315-2023; Evans, Elizabeth M.; Acct: Eleanor Phillips, Extrx.; Acct-atty: **Benjamin Scott Johns**

810-1991; Forringer, Arlene M.; Acct: Jewish Family & Children's Service, Guardian; Acct-atty: **Gary J. Gushard**

16-1995; Hart, Ida; Acct: Jewish Family & Children's Service, Guardian; Acct-atty: **Gary J. Gushard**

7004-2022; Held, Karen A.; Acct: Michael Kozar, Extrx.; Acct-atty: **Alan I. Farber**

2561-2023; Hildenbrand, Sr., Raymond; Acct: Michael Hildenbrand, Admr.; Acct-atty: **Robert E. Pendergast**

6937-2022; Hirschfeld, Dolores L.; Acct: Gerald R. Hirschfeld, Extrx.; Acct-atty: **Susan D. Livingston**

4131-2008; Mathew, Stephen J.; Acct: Robert L. Garber, Admr. d.b.n.c.t.a.; Acct-atty: **Robert L. Garber**

6848-2021; McCance, David R.; Acct: David R. McCance, Jr., Admr.; Acct-atty: **L. Dawn Haber**

4850-2023; Merecky, William John; Acct: Kenneth J. Meehan, Extrx.; Acct-atty: **F. Christopher Spina**

7555-2021; Ostrager, Chanah; Acct: Bernard S. Rubb, Extrx.; Acct-atty: **Thomas J. Dempsey, Jr.**

2366-2022; Van Dyke, Maurice Van Henry; Acct: Saundra M. Van Dyke, Extrx.; Acct-atty: **Edward J. Kress**

Deeds of Trust

4668-2012; Kappes, Charles M.; Acct: Kathryn Eck Goff, Trustee; Acct-atty: **Kathryn Eck Goff**

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:

Driscoll, Joan McDine a/k/a Joan Ida Driscoll, deceased, of O'Hara Township, PA. No. 06608 of 2024. Susan Lee Driscoll, Admr. c.t.a., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.

24-01964w Oct 23, 30; Nov 6, 2024

Ferraro, David N., deceased, of Wexford, PA. No. 04391 of 2024. David N. Ferraro, Jr., Extr., 190 Goodwill Road, Franklin, PA 16323.

24-03779 Oct 23, 30; Nov 6, 2024

Gallagher, Ruth D. a/k/a Ruth Diane Gallagher, deceased, of Whitehall, PA. No. 06526 of 2024. James P. Gallagher, Extr., 22 Santa Fe Drive, Bethel Park, PA 15102.

24-03775 Oct 23, 30; Nov 6, 2024

Gregurich, Marie, deceased, of Shaler, PA. No. 03471 of 2011. Ronald James Gregurich, Extr., 15 Short Street, Pittsburgh, PA 15223.

24-03778 Oct 23, 30; Nov 6, 2024

Griffin, Robin Marcella, deceased, of Penn Hills Township, PA. No. 06651 of 2024. Brianna Griffin, Co-Admr., 8046 Lincoln Road, Verona, PA 15147 and Kiara Griffin, Co-Admr., 6024 Bolte Drive, Verona, PA 15147 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-01962w Oct 23, 30; Nov 6, 2024

Kaplan, Tamar Ben Porat a/k/a Tamar B. Kaplan, deceased, of Forest Hills, PA. No. 06263 of 2024. Daniel H. Kaplan, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

24-01963w Oct 23, 30; Nov 6, 2024

Lavrich, Diane M. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 2/8/24. Will #022405545. Daniel P. Lavrich and David J. Lavrich, Executors, c/o Mark S. Danek, Esq., 1001 Conshohocken St. Rd., #1-210, W. Conshohocken, PA 19428; Mark S. Danek, Atty., Obermayer Rebmann Maxwell & Hippel LLP, 1001 Conshohocken St. Rd., #1-210, W. Conshohocken, PA 19428.

24-03814 Oct 23, 30; Nov 6, 2024

Less, Leonard M., deceased, of Bethel Park, PA. No. 05309 of 2024. David Case, Admr., c/o Christine Mathews Long, Esq., Anderson Leech & Long, LLC, 429 Fourth Avenue, Suite 1502, Pittsburgh, PA 15219.

24-03777 Oct 23, 30; Nov 6, 2024

Reese, Nancy a/k/a Nancy Alice Reese, deceased, of Pittsburgh, PA. No. 06530 of 2024. Jan Alan Wein, Extr., c/o Kay Stonemetz, Esq., Citron Alex PC, One Oxford Centre, 301 Grant Street, Ste. 1225, Pittsburgh, PA 15219.

24-01961w Oct 23, 30; Nov 6, 2024



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- SPECIAL/SUPPLEMENTAL NEEDS TRUSTS
- ESTATE ADMINISTRATION
- ESCROW AGENT

Harold Migias, JD
Senior Vice President
O: (724) 909-7055
M: (304) 312-4619

Drew Ecklund
Vice President
O: (724) 909-7314
M: (724) 244-8988



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Varley, Mary Jane, deceased, of West Homestead, PA. No. 07994 of 2022. Russell Varley, Admr., 3505 Valewood Drive, West Homestead, PA 15120 or to Gary A. Butler, Esq., Massa Butler Giglione & Dirlam, Two Gateway Center, Suite 300, 603 Stanwix Street, Pittsburgh, PA 15222.

24-01958w Oct 23, 30; Nov 6, 2024

Washington, Terry L. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 6/20/23. Will #022406236. Stephanie L. Washington, Administratrix, 1221 Lakewood St., Pittsburgh, PA 15220; Jennifer M. Merx, Atty., Mette, 3401 N. Front St., Harrisburg, PA 17110.

24-03813 Oct 23, 30; Nov 6, 2024

Werner, Marilyn (a/k/a Marilyn G. Werner) - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 5/26/24. Will #022405998. Robert A. Werner, Executor, 21 Bailey Ave., Darien, CT 06820; Angela Titus McEwan, Atty., Day Pitney LLP, 1 Jefferson Rd., Parsippany, NJ 07054.

24-03815 Oct 23, 30; Nov 6, 2024

Bentz, Maria, deceased, of Pittsburgh, PA. No. 06427 of 2024. James W. Bentz, Extr., c/o David J. Barton, Esq., Bentz Law Firm, P.C., 680 Washington Road, Suite 200, Pittsburgh, PA 15228.

24-01906w Oct 16, 23, 30, 2024

Blackwell, Robert E. a/k/a Robert Earl Blackwell, Sr., deceased, of Pittsburgh, PA. No. 06295 of 2024. Kia Blackwell, Extr., 5700 Centre Avenue, Apt. 815, Pittsburgh, PA 15206 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

24-03697 Oct 16, 23, 30, 2024

Broadright, William Francis, deceased, of West Mifflin, PA. No. 06169 of 2024. Gary Wayne Broadright, Admr., 241 Sterling Street, Pittsburgh, PA 15210.

24-03681 Oct 16, 23, 30, 2024

Culley, Joann a/k/a Jo Ann Culley, deceased, of Carnegie, PA. No. 5326 of 2024. Bernice Fischer, Extr., 815 Maplewood Drive, Pittsburgh, PA 15234 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

24-01911w Oct 16, 23, 30, 2024

Cunningham, Elizabeth L., deceased, of Pittsburgh, PA. No. 06311 of 2024. Jill M. Czajkowski, Extr., 104 Powell Road, New Brighton, PA 15066 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

24-03687 Oct 16, 23, 30, 2024

Fall, Keegan Earl a/k/a Keegan E. Fall, deceased, of Pittsburgh, PA. No. 03625 of 2024. Denise L. Fall, Extr., 1311 2nd St., Box 65, Midway, PA 15060 or to Natalie M. Ruschell, Esq., Ruschell & Associates, LLC, P.O. Box 577, 308 Eaton Street, Midway, PA 15060.

24-03680 Oct 16, 23, 30, 2024

Farrell, Michael J., deceased, of Pittsburgh, PA. No. 05813 of 2024. Glenmede Trust Company, N.A., Extr., c/o Samuel J. Goncz, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152.

24-03700 Oct 16, 23, 30, 2024

Grier, Sr., Robert W. a/k/a Robert W. Grier, deceased, of Wexford, PA. No. 04833 of 2024. Robert W. Grier, Jr., Extr., 201 Spruce Haven Drive, Wexford, PA 15090 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-03693 Oct 16, 23, 30, 2024

Haefner, Amber Rose, deceased, of Bethel Park, PA. No. 06215 of 2024. Justin Haefner, Admr., 6110 Brush Run Road, Bethel Park, PA 15102 or to Howard F. Murphy, Esq., Law

Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

24-03698 Oct 16, 23, 30, 2024

Hatfield, Dolores D., deceased, of Pittsburgh, PA. No. 05136 of 2024. Gregory P. Hatfield, Extr., 310 Stoneledge Drive, Pittsburgh, PA 15235 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

24-03699 Oct 16, 23, 30, 2024

Kelleher, James P., deceased, of Collier Township, PA. No. 06084 of 2024. James P. Kelleher, III, Extr., 19105 North 99th Street, Scottsdale, AZ 85255 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

24-03686 Oct 16, 23, 30, 2024

Kucera, Marlene Frances, deceased, of North Versailles, PA. No. 06218 of 2024. Jolene Marie Bogdan, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-03688 Oct 16, 23, 30, 2024

Mackowski, Matthew J., deceased, of Pittsburgh, PA. No. 06282 of 2024. Alexa J. Shupp, Admr., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

24-03692 Oct 16, 23, 30, 2024

Rowland, Donna S., deceased, of Bethel Park, PA. No. 6320 of 2024. Joseph E. Rowland, Extr., 6171 Boxer Drive, Bethel Park, PA 15102 or to Jonathan C. Voelker, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219.

24-01908w Oct 16, 23, 30, 2024

Sachko, Julie Lynn, deceased, of Baldwin, PA. No. 6501 of 2024. Keith J. Sachko, Admr., 5504 Keenan Drive, Pittsburgh, PA 15236 or to Jonathan C. Voelker, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219.

24-01907w Oct 16, 23, 30, 2024

Scheetz, Edward J. a/k/a Edward Joseph Scheetz, deceased, of McKeesport, PA. No. 06330 of 2024. Ryan L. Dansak, Extr. and Atty., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

24-03695 Oct 16, 23, 30, 2024

Sofis, John William, deceased, of Bridgeville, PA. No. 05204 of 2024. William Sofis, Extr., c/o Samuel J. Goncz, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152.

24-03701 Oct 16, 23, 30, 2024

Surgeon, James M. a/k/a James Surgeon a/k/a James M. Surgeon, Jr., deceased, of Port Vue, PA. No. 06329 of 2024. Carl James Surgeon, Extr., 605 River Ridge Road, McKeesport, PA 15133 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

24-03696 Oct 16, 23, 30, 2024

Thompson, Judith Dehonney, deceased, of Pittsburgh, PA. No. 5931 of 2024. Dawn Dehonney Tomlin, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

24-03689 Oct 16, 23, 30, 2024

Varoscak, John W. a/k/a John Varoscak, deceased, of Moon Township, PA. No. 05854 of 2024. David N. Green, Extr., 63 Fox Pointe Place, Pittsburgh, PA 15238.

24-03685 Oct 16, 23, 30, 2024

Vaux, Mary G., deceased, of Ross Township, PA. No. 06486 of 2024. Joseph Radziminski, Extr., 2509 Mt. Troy Rd., Pittsburgh, PA 15212 or to Claire Johnson Saenz, Esq., Strassburger McKenna Gutnick

& Gefsky, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

24-01910w Oct 16, 23, 30, 2024

Vogel, Charles, deceased, of Pittsburgh, PA. No. 06375 of 2024. Keith Vogel, Extr., 3431 W. Flatwoods Loop, Rathdrum, ID 83858.

24-01912w Oct 16, 23, 30, 2024

Weckerle, Mary Jane, deceased, of McKees Rocks, PA. No. 02153 of 2024. Carol A. Schetley, Extr., 1900 Bower Hill Road, Pittsburgh, PA 15243 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

24-03691 Oct 16, 23, 30, 2024

White, Ronald, deceased, of Harrison Township, PA. No. 6219 of 2024. Stephen K. White, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.

24-03682 Oct 16, 23, 30, 2024

Zemko, Jr., Edward, deceased, of Pittsburgh, PA. No. 03794 of 2024. Mari Cusma, Admr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

24-03679 Oct 16, 23, 30, 2024

Beardsley, Susann P., deceased, of Bethel Park, PA. No. 06154 of 2024. Kenneth Beardsley, Extr., 891 Fredericka Drive, Bethel Park, PA 15102 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-01879w Oct 9, 16, 23, 2024

Campbell, Dale H., deceased, of McKeesport, PA. No. 06157 of 2024. Leroy G. Small, Extr., c/o Eric E. Bononi, Esq., Bononi & Company, P.C., 20 N. Pennsylvania Ave., Greensburg, PA 15601.

24-01861w Oct 9, 16, 23, 2024

Dagen, Rose Mary, deceased, of Pittsburgh, PA. No. 05832 of 2024. Richard J. Frank, Extr., 194 Wellington Circle, Canonsburg, PA 15317 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-01865w Oct 9, 16, 23, 2024

Gasswint, Norman Scott, deceased, of Pittsburgh, PA. No. 05337 of 2024. Greta Gasswint, Admr., 240 N. 3rd St., Apt. 2B, Philadelphia, PA 19106.

24-01862w Oct 9, 16, 23, 2024

Gillie, Jean, deceased, of Moon Township, PA. No. 04814 of 2024. Scott J. Gillie, Admr., 7302 Green Meadow Drive, Imperial, PA 15126 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-01867w Oct 9, 16, 23, 2024

Kotekal, Nagaraj, deceased, of Oakdale, PA. No. 06390 of 2024. Jayalakshmi Nagaraj, Admr., 692 Gamble Road, Oakdale, PA 15071 or to Gustly Sunseri, Esq., 1290 Freepoint Road, Pittsburgh, PA 15238.

24-01869w Oct 9, 16, 23, 2024

Misko, Michael, deceased, of Pittsburgh, PA. No. 05395 of 2024. Michael H. Marks, Extr., 4231 Murray Avenue, Pittsburgh, PA 15217 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-01871w Oct 9, 16, 23, 2024

Mosovsky, Marguerite M. a/k/a Marguerite Mary Mosovsky, deceased, of Cheswick, PA. No. 06356 of 2024. David F. Mosovsky, Co-Extr., 21 Robinson Street, New Kensington, PA 15068 and Thomas E. Mosovsky, Co-Extr., 231 Brinton Street, Monroeville, PA 15146 or to Kenneth Ficerai, Esq., Mears, Smith, Houser & Boyle, P.C., 127 N. Main St., Greensburg, PA 15601.

24-01870w Oct 9, 16, 23, 2024

Nye, Lynn M., deceased, of Pittsburgh, PA. No. 06048 of 2024. Michael A. Nye, Admr., 1326 South Side Ave., Pittsburgh, PA 15212 or to Julie C. Anderson, Esq., Trinity Elder Law & Estate Planning, LLC, PO Box 154, Renfrew, PA 16053.

24-01842w Oct 9, 16, 23, 2024

Thompson-Volpe, Julia L. a/k/a Julia Lee Thompson-Volpe, deceased, of Plum Borough, PA. No. 06279 of 2024. Nancy T. Geary, Extr., 435 Forest Ridge Road, Indiana, PA 15701 or to Simpson, Kablack & Rivoecchi, P.C., Esq., 834 Philadelphia Street, Indiana, PA 15701.

24-03625 Oct 9, 16, 23, 2024

Turner, Donald N., deceased, of Pittsburgh, PA. No. 2918 of 2023. Jerome Turner, Extr., 7721 Mark Drive, Verona, PA 15147 or to Christina McKaveney-Malkin, Esq., Malkin Law Offices, PO Box 353, Ingomar, PA 15127.

24-01868w Oct 9, 16, 23, 2024

Wollenweber, Connie Lee, deceased, of Moon Township, PA. No. 5634 of 2024. Marcus Wollenweber, Admr., 146 Rivercrest Drive, Coraopolis, PA 15108 or to Christina McKaveney-Malkin, Esq., Malkin Law Offices, PO Box 353, Ingomar, PA 15127.

24-01864w Oct 9, 16, 23, 2024

Wollenweber, Guenter, deceased, of Kennedy Township, PA. No. 4283 of 2024. Marcus Wollenweber, Extr., 146 Rivercrest Drive, Coraopolis, PA 15108 or to Christina McKaveney-Malkin, Esq., Malkin Law Offices, PO Box 353, Ingomar, PA 15127.

24-01866w Oct 9, 16, 23, 2024

Articles of Incorporation Business Corporation

John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is 3rep, Inc.

24-01954w Oct 23, 2024

Articles of Incorporation Business Corporation

John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is 3rep AV, Inc.

24-01955w Oct 23, 2024

Articles of Incorporation Business Corporation

John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is 3rep Audio Visual, Inc.

24-01956w Oct 23, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-010151. In re: Petition of Randall Lee Smith, for change of name to Ethan Sikora. To all persons interested: Notice is hereby given

that an order of said Court authorized the filing of said petition and fixed Wednesday, November 20, 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. Kari Panza, Panza Legal Services, 454 Perry Highway, Pittsburgh, PA 15229, Ph: 412-850-4100, Attorney for Petitioner.

24-01959w Oct 23, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-009916. In re: Petition of Barbara Ann Molitaris, for change of name to Barbara Ann O'Brien. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 20, 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.

24-03794 Oct 23, 2024

Notice of Revocable Trust Pursuant to 20 Pa.C.S. § 7755(c)

Notice is hereby given of the administration of the Lillian B. Schreiber Trust dated August 9, 1990 most recently amended on August 3, 2006. Lillian B. Schreiber, grantor of the trust, of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania, died July 2, 2024. All persons having claims against Lillian B. Schreiber are requested to make known the same to the trustees or attorney named below. All persons indebted to Lillian B. Schreiber are requested to make payment without delay to the trustee or attorney named.

Celia A. Schreiber, Trustee
6505 Kingscote Ct.
Raleigh, NC 27617
or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, Attys., 2212 Murray Avenue, Pittsburgh, PA 15217.

24-03776 Oct 23, 30; Nov 6, 2024

Notice

Court of Common Pleas
Allegheny County
Case No. MG-22-000096

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff

vs.
Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barry P. Gidel, deceased; Bethany Neal, Known Heir of Barry P. Gidel, deceased; Ryan Gidel, Known Heir of Barry P. Gidel, deceased, Defendants

Notice Of Sheriffs Sale Of Real Property
To: Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barry P. Gidel, deceased
431 Stoneybrook Drive
Elizabeth, PA 15037

This Firm Is A Debt Collector Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. If You Have Previously Received A Discharge In Bankruptcy, This Is Not And Should Not Be Construed To Be An Attempt To Collect A Debt, But Only Enforcement Of A Lien Against Property.

Your house (real estate) at: 431 Stoneybrook Drive, Elizabeth, PA 15037 is scheduled to be sold at Sheriff's Sale on December 2, 2024 at 9:00 a.m., in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the

court judgment of \$117,340.52 obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$122,683.57.

Notice Of Owner's Rights

You May Be Able To Prevent This Sheriff's Sale

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to the mortgagee the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

Please Note a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

24-03807 Oct 23, 2024

Notice

Court of Common Pleas
Civil Division
Allegheny County
NO: MG-23-000946

Carrington Mortgage Services LLC, Plaintiff

VS.
Daniel C. Marston, known Heir of Ruth F. Marston, deceased and Michael J. Marston, known Heir of Ruth F. Marston, deceased and Charles E. Marston, known Heir of Ruth F. Marston, deceased and Mark W. Marston, known Heir of Ruth F. Marston, deceased and James D. Marston, known Heir of Ruth F. Marston, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ruth F. Marston, deceased, Defendants

Notice of Sheriff's Sale of Real Property
TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ruth F. Marston, deceased
927 Brinton Avenue
Pitcairn, PA 15140
Your house (real estate) at:
927 Brinton Avenue, Pitcairn, PA 15140
0746-L-00375-0000-00

is scheduled to be sold at Sheriff's Sale at Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA on December 2, 2024 at 9:00 a.m. to enforce the court judgment of \$63,218.44 obtained by Carrington Mortgage Services LLC against you.

Notice Of Owner's Rights

You May Be Able To Prevent This Sheriff's Sale

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Carrington Mortgage Services LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

Please Note a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

24-03812 Oct 23, 2024

Notice of Trust Administration

Notice is hereby given of the administration of The Michael I. Mallinger Revocable Trust dated August 16, 2012.

Michael I. Mallinger, Settlor of the Trust, of Pittsburgh, Allegheny County, Pennsylvania, died on April 22, 2022. All persons having claims against said Trust are

requested to make the same known to Nancy S. Mallinger and Robert D. Mallinger, successor Co-Trustees. All persons indebted to the Trust are requested to make payment without delay to Nancy S. Mallinger and Robert D. Mallinger, successor Co-Trustees.

Nancy S. Mallinger and Robert D. Mallinger, successor Co-Trustees, c/o John W. Ament, Esquire, Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668, (724) 765-0440, jwa@ament.law.

24-03694 Oct 16, 23, 30, 2024

Notice of Action in Mortgage Foreclosure

Allegheny County
Court of Common Pleas
Number: GD-24-007214

Citizens Bank, N.A., Plaintiff v. Diane Bobnes a/k/a Diane Gamble, Known Surviving Heir of Denise M. George and Unknown Surviving Heirs of Denise George, Defendants

TO: Unknown Surviving Heirs of Denise George. Premises subject to foreclosure: 792 Beechland St., Homestead, Pennsylvania 15120. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service, Allegheny County Bar Association, 400 Koppers Building, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219, (412) 261-5555. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010.

24-03809 Oct 23, 2024

ORPHANS' COURT

Petitions & Motions

(Continued from Page 1, Column 3)

Ralph T. DeStefano: trust; Petition and order for appointment of successor trustee; Atty: A. G. Anderson; 7898 of 2021.

Leonard A. Stagon: deceased; Motion and order to extend discovery deadline withdrawn, case settled; Atty: D. A. Seibel; 3079 of 2023.

Wilhelmina L. Trappen: deceased; Petition and order for small estate; Atty: E. J. Randolph; 3079 of 2024.

Robin T. Weir: deceased; Petition and order for small estate; Atty: L. E. Bolind, Jr.; 700 of 2024.

Helmut Zeuner: deceased; Petition for rule denied without prejudice; Atty: T. J. Dempsey, Jr.; 6217 of 2024.

Judge Michael F. Marmo

Margaret Marie Hardy: deceased; Order of court. Conference December 12, 2024 at 10:30 a.m.; Atty: S. Novak, A. McMillen; 2661 of 2024.

Janet White Klixbull: deceased; Order of court. Conference December 4, 2024 at 1:30 p.m.; Atty: K. L. Hopper, R. J. Klixbull; 3111 of 2021.

Stacey R. Elinoff: deceased; Petition and order for small estate; Atty: I. B. Wedner; 3359 of 2024.

Patricia Ann Gaylik: deceased; Petition and order for small estate; Atty: E. R. Pecori, III; 6327 of 2024.

J. Walter Watson: trust; Order of court; Atty: S. Gagliardo; 1783 of 1959.

Prescinda Thomas: deceased; Order of court. Conference November 21, 2024 at 1:30 p.m.; Atty: T. Sease, K. Brett; 2588 of 2024.

Cecile Silberstein: trust; Order of court; Atty: J. R. Hagerman; 1463 of 1966.

Edward J. Spahr, III: power of attorney; Order of court. Review conference November 14, 2024 at 11:30 a.m.; Atty: J. Voelker, E. J. Strassburger; 5025 of 2024.

Anna Marie Fiori: deceased; Order of court. Conference November 12, 2024 at 11:30 a.m.; Atty: J. P. Donovan, Pro Se; 6469 of 2018.

Restland Memorial Park, Inc.: non-profit; Order of court. Conference November 19, 2024 at 11:30 a.m.; Atty: K. McCann, T. Mazzocca; 1554 of 1971.

James W. Porter, Jr.: deceased; Order of court. Conference December 13, 2024 at 1:30 p.m.; Atty: C. S. Gross, P. Ellis; 3532 of 2024.

Leddie Claire Emery: deceased; Emergency motion and order to discharge surety; Atty: B. S. Johns; 4237 of 2018.

Douglas M. Barabas: deceased; Petition and order to set bond; Atty: Pro Se; 5844 of 2024.

William J. Salerno: deceased; Order of court; Atty: J. R. Hagerman; 1849 of 2023.

Judge Michael E. McCarthy

Nicholas H. Rescher: deceased; Amendment to order and citation. Returnable December 3, 2024. Conference December 3, 2024 at 10:00 a.m.; Atty: D. A. Seibel; 393 of 2024.

Nicholas H. Rescher: deceased; Amended petition; Atty: D. A. Seibel; 393 of 2024.

Dean C. Shuck: deceased; Order of court; Atty: M. L. Shields, III, T. J. Dempsey, Jr.; 2226 of 2022.

Donald J. Wood: power of attorney; Order of court; Atty: B. B. McMorro, D. Deibel, G. Gushard; 4583 of 2022.

Marita A. Madsen: deceased; Order of court; Atty: J. M. Marquette, M. Marquette, L. R. Vuono, G. M. Pocrass; 4572 of 2018.

Anthony B. Hervet: trust; Motion and order to continue conference to October 29, 2024 at 11:00 a.m.; Atty: J. L. Welsh, III, C. A. Merchant, H. F. Murphy; 994 of 2023.

Judge Hugh F. McGough

Barbara T. Ferguson: deceased; Consent motion and order to set aside citation as moot; Atty: J. Benedek; 6952 of 2022.

Delores M. Rucki: deceased; Order of court; Atty: D. S. Lautner; 1018 of 2019.

Mary Elizabeth Flanagan: deceased; Order of court; Atty: C. A. McKelvey, B. Dillon; 1539 of 2021.

Charles Oliver: trust; Order of court. Conference November 12, 2024 at 11:00 a.m.; Atty: S. Goncz; 1072 of 1957.

Ulko Camlibel: deceased; Order of court. Argument November 4, 2024 at 11:00 a.m.; Atty: T. Echard; 6730 of 2016.

Sean A. Ritts: deceased; Petition and order for rule to show cause why letter should not be revoked. Returnable December 11, 2024. Conference December 11, 2024 at 10:00 a.m.; Atty: D. A. Seibel; 2930 of 2024.

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