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WEDNESDAY

FEBRUARY 28, 2024

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CIVIL DIVISION

General Docket

Capital One N.A. vs Majewski Leah N.; GD-24-001664; MDJ Transcript; Notice of Judgment Mailed; 1975.06; Atty(s): Ratchford Michael

Capital One N.A. vs Tursunov Dilmurod; GD-24-001665; MDJ Transcript; Notice of Judgment Mailed; 4368.68; Atty(s): Ratchford Michael

Capital One N.A. vs Baldis Stephanie A.; GD-24-001666; MDJ Transcript; Notice of Judgment Mailed; 3502.04; Atty(s): Ratchford Michael

Capital One N.A. vs Weber Thomas E; GD-24-001667; MDJ Transcript; Notice of Judgment Mailed; 8275.43; Atty(s): Ratchford Michael

Commonwealth of PA Department of Transportation vs McGough Hugh F.; GD-24-001668; Appointment of Viewers; Petition Initiating Case; Atty(s): Bresnahan William P., Bresnahan II William P

Capital One N.A. vs Beitel Cheryl Ann; GD-24-001669; MDJ Transcript; Notice of Judgment Mailed; 2895.44; Atty(s): Ratchford Michael

Elizabeth Forward School District vs Cherepko Jr. Edward R.; GD-24-001670; Sci Fa sur Tax Lien; Certificate of Location; 3462.06; Atty(s): Cerce Jennifer L.

Allegheny County vs 900 5th Avenue LLC; GD-24-001671; Sci Fa sur Tax Lien; Certificate of Location; 1518.21; Atty(s): McCabe Michael G.

Capital One N.A. vs Barnes Michael; GD-24-001672; MDJ Transcript; Notice of Judgment Mailed; 2043.54; Atty(s): Ratchford Michael

Allegheny County vs 48 LLC; GD-24-001673; Sci Fa sur Tax Lien; Certificate of Location; 1077.46; Atty(s): McCabe Michael G.

Freedom Mortgage Corporation vs Frenak Kathleen C, Occupants; GD-24-001674; Ejectment; Complaint; Atty(s): Calcagno Jeffrey Vincent

Allegheny County vs 3734 Library Road LLC; GD-24-001675; Sci Fa sur Tax Lien; Certificate of Location; 1637.84; Atty(s): McCabe Michael G.

Allegheny County vs Donahue Kevin, Donahue Jessica; GD-24-001676; Sci Fa sur Tax Lien; Certificate of Location; 1773.08; Atty(s): McCabe Michael G.

Allegheny County vs Hoffman Cody Mathew; GD-24-001677; Sci Fa sur Tax Lien; Certificate of Location; 1932.01; Atty(s): McCabe Michael G.

Allegheny County vs Little Ivys LLC; GD-24-001678; Sci Fa sur Tax Lien; Certificate of Location; 2554.31; Atty(s): McCabe Michael G.

CIVIL DIVISION

Arbitration Awards

Lee vs Barnett; LT-23-000241; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 02/22/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,671.68 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2517 Woodstock Avenue, Pittsburgh, PA 15218. The award of possession is not based solely on the failure to pay rent. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Mifflin Estates vs Winstead; LT-23-001174; P-atty: Ashley Nicole Wingard; D-atty: Pro Se; Non Jury Verdict Dated 02/22/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$649.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 11A Drive, West Mifflin, PA 15122. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Sweeney vs Kelley; LT-23-001202; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 02/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40370

A.R. Building Company vs Egamova; LT-23-001256; P-atty: Brian P. Cavanaugh; D-atty: Pro Se; Award for Plaintiff as against both Defendants on claims: for possession based on non-payment of rent, for damages in the amount of \$12,425.00 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 02/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40370

Esperanza Homewood, LLC vs Little; LT-23-001407; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 02/22/24, a verdict is entered in favor of Plaintiff and against Defendant. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 402 N. Aiken Avenue, Pittsburgh, PA 15206. The award of possession is not based solely on the failure to pay rent. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

ORPHANS' COURT

Petitions & Motions

Judge Lawrence J. O'Toole
Rae G. Snitzer: deceased; Emergency motion to continue hearing and order. Hearing continued to April 10 and 11, 2024 at 10:00 a.m.; Atty: A. G. Anderson; 3246 of 2023.

Vincent J. Morante, Sr.: deceased; Motion and order to extend deadline to file; Atty: N. G. Chatha; 6227 of 2020.

Mark L. Conn Trust: trust; Order of court. Argument March 26, 2024 at 11:00 a.m.; Atty: N. G. Chatha, J. Talarico, C. S. O'Connor, T. J. Dempsey, Jr.; 7547 of 2023.

Terry A. Mohler: deceased; Order of court; Atty: D. L. Istik, C. M. Mague; 5565 of 2022.

Lois Y. Deaton: deceased; Order of court; Atty: P. C. Koehler, M. S. Attisano, D. A. Seibel; 3482 of 2021.

Judge Joseph K. Williams, III
Frances Kisick: deceased; Order of court establishing a conference at a later date; Atty: T. J. Dempsey, Jr.; 4400 of 2019.

Judge Michael F. Marmo
Clara Romeo: deceased; Petition and order to withdraw as counsel; Atty: K. Ficerai; 319 of 2024.

Ruth M. Grant: trust; Order of court to consolidate action; Atty: A. R. Viola; 4051 of 2023.

Louis A. Grant and Ruth M. Grant: trust; Order of court to consolidate action; Atty: A. R. Viola; 1644 of 2023.

Louis A. Grant and Ruth M. Grant: trust; Order of court to withdraw as counsel; Atty: B. T. Must; 1644 of 2023.

Ruth M. Grant: trust; Order of court. Emergency motion for stay denied; Atty: T. C. Marshall; 4051 of 2023.

Ruth M. Grant: trust; Order of court. Trial continued to April 24 and 26, 2024 at 10:00 a.m.; Atty: T. C. Marshall; 4051 of 2023.

Peggy Page Sepcic: deceased; Order of court; Atty: Pro Se, T. J. Dempsey, Jr.; 383 of 2020.

Hydin Road Trust: trust; Motion and order to dismiss petition for citation; Atty: F. A. Muscante, II; 4664 of 2023.

William G. Cumber: deceased; Petition and order to remove administrator; Atty: W. F. Dannhardt; 533 of 2023.

John A. Caputo: deceased; Petition and order for approval of executor to purchase real estate; Atty: M. M. Cromer; 2546 of 2023.

Gary R. Gledhill: deceased; Petition and order to strike and void disclaimer; Atty: C. P. Mullen; 6918 of 2004.

Leddie Claire Emery: deceased; Motion and order to waive bond; Atty: B. S. Johns; 4237 of 2018.

BANKRUPTCY COURT

Western District

David D. Daley and Danielle M. Daley; ALLEGHENY-PA; 24-20315; Atty: Mary Bower Sheats; Chapter: 7; Filed 02/09/2024; Judge Taddonio

Robert L. Rousseau and Susan M. Rousseau; WASHINGTON-PA; 24-20316; Atty: Lawrence W. Willis; Chapter: 7; Filed 02/09/2024; Judge Bohm

Rhonda Sue Ball; BUTLER-PA; 24-20317; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 02/09/2024; Judge Deller

Magna Service Agency, Inc.; ALLEGHENY-PA; 24-20318; Atty: Corey J. Sacca; Chapter: 11; Filed 02/09/2024; Judge Taddonio

Michele E. Walls; ALLEGHENY-PA; 24-20319; Atty: Rodger J. Blissman; Chapter: 7; Filed 02/09/2024; Judge Taddonio

Theodore J. Kubala, Jr. and Marilyn Kubala; FAYETTE-PA; 24-20320; Atty: Daniel R. White; Chapter: 13; Filed 02/09/2024; Judge Taddonio

JoAnna Martin; ALLEGHENY-PA; 24-20321; Atty: Paul William Bercik; Chapter: 7; Filed 02/09/2024; Judge Bohm

Melissa Renee Moyer; BUTLER-PA; 24-20322; Atty: Daniel J. Boger; Chapter: 7; Filed 02/09/2024; Judge Bohm

John P. Motel and Christy M. Motel; CAMBRIA-PA; 24-70041; Atty: Kenneth P. Seitz; Chapter: 13; Filed 02/09/2024; Judge Deller

Buffy M. Kruis; CLEARFIELD-PA; 24-70042; Atty: Kenneth P. Seitz; Chapter: 7; Filed 02/09/2024; Judge Deller

Matthew C. Barr and Michele J. Barr; BLAIR-PA; 24-70043; Atty: Lawrence W. Willis; Chapter: 13; Filed 02/09/2024; Judge Deller

Chase B. Laughard; INDIANA-PA; 24-70044; Atty: Lawrence W. Willis; Chapter: 7; Filed 02/09/2024; Judge Deller

Christopher M. Scanlon; CAMBRIA-PA; 24-70045; Atty: Richard G. Allen; Chapter: 13; Filed 02/09/2024; Judge Deller

Kenneth R. Watson; ALLEGHENY-PA; 24-20323; Atty: Shawn N. Wright; Chapter: 13; Filed 02/10/2024; Judge Deller

William J. Cunningham; WEST-MORELAND-PA; 24-20324; Atty: Dennis J. Spyra; Chapter: 7; Filed 02/11/2024; Judge Taddonio

Lucille M. Braymiller; ERIE-PA; 24-10072; Atty: Rebeka Seelinger; Chapter: 7; Filed 02/12/2024; Judge Melaragno

Yvette L. Cavallo; BEAVER-PA; 24-20325; Atty: Bryan P. Keenan; Chapter: 7; Filed 02/12/2024; Judge Taddonio

Angelique E. Lopes; ALLEGHENY-PA; 24-20326; Atty: Kenneth Steidl; Chapter: 13; Filed 02/12/2024; Judge Bohm

Tonya D. Davis; BEAVER-PA; 24-20327; Atty: Stacy Harris Slater; Chapter: 13; Filed 02/12/2024; Judge Deller

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CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Allegheny County vs Los Payasos LLC; GD-24-001679; Sci Fa sur Tax Lien; Certificate of Location; 4828.93; Atty(s): McCabe Michael G.

Allegheny County vs McCarthy William B; GD-24-001680; Sci Fa sur Tax Lien; Certificate of Location; 1700.26; Atty(s): McCabe Michael G.

Caterpillar Financial Services Corporation vs R & A Motors LLC, Dukes Raymond; GD-24-001681; Contract - Other; Complaint; 468662.99; Atty(s): Ariosto Kelly Marie

McKeesport Area School District, City of McKeesport vs Thomas Julian, Thomas Stephanie; GD-24-001682; Sci Fa sur Tax Lien; Certificate of Location; 13465.14; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Allegheny County vs Egan Sorg Properties LLC; GD-24-001683; Sci Fa sur Tax Lien; Certificate of Location; 1053.02; Atty(s): McCabe Michael G.

Pittsburgh East Real Estate Service LLC vs Walker Tionna A.; GD-24-001684; MDJ Transcript; Notice of Judgment Mailed; 7613.11; Atty(s): Self-Represented

Allegheny County vs Brandl Todd; GD-24-001685; Sci Fa sur Tax Lien; Certificate of Location; 3196.73; Atty(s): McCabe Michael G.

Allegheny County vs Diallo Mamoudou; GD-24-001686; Sci Fa sur Tax Lien; Certificate of Location; 3683.40; Atty(s): McCabe Michael G.

Allegheny County vs Diallo Mamoudou; GD-24-001687; Sci Fa sur Tax Lien; Certificate of Location; 1703.19; Atty(s): McCabe Michael G.

Pittsburgh East Realty Estate Service LLC vs Freeman Camille R.; GD-24-001688; MDJ Transcript; Notice of Judgment Mailed; 1848.89; Atty(s): Self-Represented

Allegheny County vs Pankiewicz Jeffrey Jude; GD-24-001689; Sci Fa sur Tax Lien; Certificate of Location; 7565.44; Atty(s): McCabe Michael G.

Pittsburgh East Real Estate Service LLC vs Nichols Lamont; GD-24-001690; MDJ Transcript; Notice of Judgment Mailed; 5033.40; Atty(s): Self-Represented

Fehl Shawn, King Holly vs American Eagle; GD-24-001691; MDJ Transcript; Praeprice for Writ of Execution; 12180.07; Atty(s): Self-Represented

Huntington National Bank vs Allegheny Diamond Services Inc., Hoffman Matthew; GD-24-001692; DSB (for money commercial); Notice of Judgment & Documents; 198752.49; Atty(s): Schueller Christopher P

Goodson Katherine L. vs Kurtanic Eric; GD-24-001693; MDJ Transcript; Notice of Judgment Mailed; 8054.60; Atty(s): Self-Represented

Monroeville Municipal Authority vs Phillips Marvin C, Phillips Emma C; GD-24-001694; Municipal Lien; Certificate of Location; 6301.13; Atty(s): Wratcher Robert J

Monroeville Municipal Authority vs Edmundson Audrey M.; GD-24-001695; Municipal Lien; Certificate of Location; 4627.01; Atty(s): Wratcher Robert J

Win-Win Funding Solutions LLC vs Bautista Construction LLC, Bautista Maynor, Clinkscale Jantz Sterling; GD-24-001696; DSB (for money commercial); Notice of Judgment & Documents; 113914.50; Atty(s): Brangard Jacqueline H.

Alabez LLC vs Bivins Jvonn, Carter Quintine; GD-24-001697; MDJ Transcript; Notice of Judgment Mailed; 1349.54; Atty(s): Goldman Robert A

Monroeville Municipal Authority vs Balogh Jr. John F, Balogh Mary L; GD-24-001698; Municipal Lien; Certificate of Location; 3720.21; Atty(s): Wratcher Robert J

Monroeville Municipal Authority vs Lockwich Paul P, Lockwich Anna M; GD-24-001699; Municipal Lien; Certificate of Location; 4712.69; Atty(s): Wratcher Robert J

Monroeville Municipal Authority vs Mays Clarence F; GD-24-001700; Municipal Lien; Certificate of Location; 4288.33; Atty(s): Wratcher Robert J

Copeland Corporation LLC vs Travelers Casualty and Surety Company, Century Indemnity Company, Hartford Accident and Indemnity Company, Continental Casualty Company, First State

Insurance Company, North River Insurance Company, Munich Reinsurance America Inc., Interstate Fire & Casualty Insurance Company, Pacific Employers Insurance Company, American Insurance Company, Liberty Mutual Insurance Company; GD-24-001701; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Winters Patrick E.

PNC Bank National Association vs Galata Sarah M., Delisle Rachel, Slocumb Mindy, Unknown Heirs of Alan A. Galata; GD-24-001702; Mortgage Foreclosure; Praeprice for Appearance; 14839.16; Atty(s): Hunsberger Adrianna

Monroeville Municipal Authority vs McDine Patricia M; GD-24-001703; Municipal Lien; Certificate of Location; 3996.25; Atty(s): Wratcher Robert J

Monroeville Municipal Authority vs Thiel Shyla, Mack II Joseph Richard; GD-24-001704; Municipal Lien; Certificate of Location; 3090.90; Atty(s): Wratcher Robert J

West Mifflin Sanitary Sewer Municipal Authority vs Demeri John S; GD-24-001705; Municipal Lien; Certificate of Location; 2270.92; Atty(s): Ries Jeffrey D

Siulborski Jeffrey vs Perri M.D. Jeffrey A., Perri Surgical Associates P.C., Valley Ambulance Authority, Valley Medical Facilities Inc., Heritage Valley Multispecialty Group; GD-24-001706; Medical/Hospital Liability; Complaint; Atty(s): McClelland Regis M

Siulborski Jeffrey vs Makinen M.D. James M.; GD-24-001707; Medical/Hospital Liability; Praeprice for Writ of Summons; Atty(s): McClelland Regis M

Randolph Stewart Arieonna vs Ashley Christopher; GD-24-001708; Motor Vehicle Accident; Praeprice for Writ of Summons; Atty(s): Pribanic Jeffrey A

Penn Hills School District, Municipality of Penn Hills vs Scott Carlos J; GD-24-001709; Sci Fa sur Tax Lien; Certificate of Location; 16527.15; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Solomon Paul, Solomon Tammy Ann vs Cemline Corporation, Dravo 2018 Inc., M.S. Jacobs & Associates Inc., S.P. Kinney Engineers Inc., Swindell-Dressler International Company, Tenova Core Inc., A.O. Smith Corporation, A.R. Wilfley & Sons Inc., Ace Hardware Corporation, AFC-Holcroft LLC, Alfa Laval Inc., Allied Glove Corporation, American Gage & Machine Company, American Optical Corporation, Armstrong International Inc., Armstrong Pumps Inc., Atwood & Morrill Company Inc., Bloom Engineering Company Inc., BW/IP International Inc., Carlisle Industrial Brake & Friction Inc., Carmeuse Lime Inc., Carmeuse Lime and Stone, Carrier Corporation, Cashco Inc., Champlain Cable Corporation, Clark-Reliance Corporation, Clayton Industries, Cleaver-Brooks Inc., Clyde Union Inc., Columbus McKinnon, Corbesco Inc., Danser Inc., Dezurik Inc., Domtar Corporation, Donald McKay Smith Inc., Durametall Corporation, Eaton Corporation, EFCO Inc., Eichleay Corporation, Ferro Corporation, Flsmidth Dorr-Oliver Eimco Inc., Flsmidth Inc., Ford Motor Company, FMC Corporation, Gardner Denver Inc., Genuine Parts Company, Goulds Pumps Inc., Greene Tweed & Company, Grinnell LLC, Hammond Valve Company, Harrop Industries Inc., Hauck Manufacturing Company, Honeywell Inc., I.U. North America Inc., IMO Industries

Inc., ITT Corporation, Inductotherm Corporation, Industrial Holdings Corporation, John Wood Company LLC, Joy Global Underground Mining LLC, M Glosser & Sons Inc., Mahoning Valley Supply Company, McCarls Inc., McMaster-Carr, Milwaukee Valve Company, Mine Safety Appliance Company, Minnotte Contracting Corporation, Morgan Engineering, Morse Tec LLC, Nagle Pumps Inc., Nooter Construction Company, North American Manufacturing Company, Paramount Global, Pollock Research & Design Inc., Powell Valve Company, Power Piping, Premier Refractories Inc., Reunion Industries, Robinson Fans Inc., Rockwell Automation Inc., Rust Engineering & Construction Inc., Saint-Gobain Abrasives Inc., Seco/Warwick, Spirax Sarco Inc., Square D Company, Sunbeam Products Inc., Surface Combustion Inc., Union Carbide Corporation, Warren Pumps LLC, Washington Group International, Weyerhaeuser Company, Wheelabrator Air Pollution Control Inc., WT/HRC Corporation, Zurn Industries Inc.; GD-24-001710; Asbestos Silicas; Complaint; Atty(s): Gallucci Michael J

Sakrudkar Michael Rajendra; GD-24-001711; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Penn Hills School District, Municipality of Penn Hills vs Tamonoche Alain; GD-24-001712; Sci Fa sur Tax Lien; Certificate of Location; 7163.44; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Penn Hills School District, Municipality of Penn Hills vs United States of America, Robinson Brian; GD-24-001713; Sci Fa sur Tax Lien; Certificate of Location; 7363.17; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Moscattello Antonio vs Community Human Services Corporation, Whitehead Marcus Jamal, Kelvin D. Ferguson & Sons LLC; GD-24-001714; Intentional Tort; Complaint; Atty(s): Mallery Nathaniel S., Montgomery David J

Penn Hills School District, Municipality of Penn Hills vs Pratt Theresa; GD-24-001715; Sci Fa sur Tax Lien; Certificate of Location; 7514.52; Atty(s): Cerce Jennifer L.

Keystone Oaks School District vs Titchworth Lawrence; GD-24-001716; Sci Fa sur Tax Lien; Praeprice - Sci Fa sur Tax Lien; 3696.14; Atty(s): Cerce Jennifer L.

North Allegheny School District vs Wheeler Bernard D.; GD-24-001717; Sci Fa sur Tax Lien; Praeprice - Sci Fa sur Tax Lien; 5778.90; Atty(s): Cerce Jennifer L.

Citizens Bank N.A. vs Shaughnessy Anita F.; GD-24-001718; Mortgage Foreclosure; Complaint; 205235.61; Atty(s): Javardian Gregory, Kennedy Mary F., Milewski Michael C.

North Allegheny School District vs Parepally Haranath, Parepally Shailaja; GD-24-001719; Sci Fa sur Tax Lien; Certificate of Location; 8279.12; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Port Vue Borough vs Neel Thomas Prefix M.; GD-24-001720; Municipal Lien; Certificate of Location; 5850.00; Atty(s): Muscante Falco A

Healthcare Management Advisors Inc. vs Shreckengost Bethany L.; GD-24-001721; Contract - Other; Complaint; Atty(s): Fardo Noah P, Rogel William F.

Commonwealth of PA Department of Labor & Industry vs Samovar LLC; GD-24-100369; Unemployment Compensation Lien; Unemployment Compensation Lien; 1695.29

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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

**Court of Common Pleas
of Allegheny County**

**Orphans' Court Judges Motions
Schedule for the Month of March 2024**

Week of

March 4 - Judge Marmo
 March 11 - Judge O'Toole
 March 18 - Judge Williams
 March 25 - Judge McCarthy
 24-00465

**Court of Common Pleas
of Allegheny County**

**JUVENILE COURT
MOTIONS SCHEDULE**

March 2024

March 1 - Judge Spurgeon
 March 4 - Judge McCrady
 March 5 - Judge McCrady
 March 6 - Judge McCrady
 March 7 - Judge McCrady
 March 8 - Judge McCrady
 March 11 - Judge Sizemore
 March 12 - Judge Sizemore
 March 13 - Judge Sizemore
 March 14 - Judge Sizemore
 March 15 - Judge Sizemore
 March 18 - Judge Middleman
 March 19 - Judge Middleman
 March 20 - Judge Middleman
 March 21 - Judge Middleman
 March 22 - Judge Middleman
 March 25 - Judge Cozza
 March 26 - Judge Cozza
 March 27 - Judge Cozza
 March 28 - Judge Cozza
 March 29 - Holiday
 24-00455

**Court of Common Pleas
of Allegheny County**

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

March 2024

March 1 - No Motions
 March 4 - McCrady, J. in Courtroom
 320 at 9:30 AM and Eaton, J. in 814
 City-County Building at 2:00 PM
 24-00504

March 5 - Spurgeon, J. in Courtroom
 320 at 10:00 AM and Costa, J. in Court-
 room 425 at 2:00 PM
 March 6 - Cozza, J. in Courtroom 320
 at 9:30 AM; Hens-Greco, J. in Court-
 room 500 at 10:00 AM and McGough, J.
 in Courtroom 425 at 2:00 PM
 March 7 - Henry-Taylor, J. in Court-
 room 425 at 2:00 PM
 March 8 - No Motions
 March 11 - Sweeney, J. in Courtroom
 425 at 2:00 PM
 March 12 - Middleman, J. in Court-
 room 320 at 9:30 AM and Bubash, J. in
 Courtroom 425 at 2:00 PM
 March 13 - Korbelt, J. in Courtroom
 425 at 2:00 PM
 March 14 - Woodruff, J. in Courtroom
 425 at 9:30 AM and Eaton, J. in 814
 City-County Building at 2:00 PM
 March 15 - No Motions
 March 18 - Costa, J. in Courtroom
 425 at 2:00 PM
 March 19 - Henry-Taylor, J. in Court-
 room 425 at 2:00 PM
 March 20 - McGough, J. in Courtroom
 425 at 2:00 PM
 March 21 - Sweeney, J. in Courtroom
 425 at 2:00 PM
 March 22 - No Motions
 March 25 - Eaton, J. in 814 City-County
 Building at 2:00 PM
 March 26 - Bubash, J. in Courtroom
 425 at 2:00 PM
 March 27 - Bush, J. in Courtroom 320
 at 10:00 AM and Korbelt, J. in Court-
 room 425 at 2:00 PM
 March 28 - Sizemore, J. in Courtroom
 320 at 9:30 AM and Henry-Taylor, J. in
 Courtroom 425 at 2:00 PM
 000 Senior Judge Mulligan, 001
 Judge Bush, 002 Judge Costa, 003
 Judge Cozza, 004 Judge Hens-Greco,
 005 Judge McGough, 006
 Administrative Judge Eaton, 007
 Judge Henry-Taylor, 008 Judge
 Bubash, 009 Judge Korbelt, 010
 President Judge Clark, 011 Judge
 Tranquilli, 012 Judge Middleman,
 014 Judge Sizemore, 015 Judge
 Woodruff, 016 Judge Walko, Jr., 017
 Judge Sweeney, 018 Judge McCrady,
 019 Judge Spurgeon

COURT SCHEDULES

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

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

**Thursday
February 29, 2024**

Jury Trials

(43A) 204809 GD-22-13335
 Patricia G. Greiner vs A. R. Wilfley & Sons,
 Inc., et al; P-Atty: Leif J. Ocheltree;
 D-Atty: Concetta Angela Silvaggio; 1x

(43B) 203605 GD-20-3778
 Lisa J. Talarico, et al vs Shaare
 Torah Congregation, et al; P-Atty:
 Andrew D. Venturella; D-Atty: Stuart
 Howard Sostmann; 1x

Non-Jury Trials

(45) AR-22-2053
 UHG vs Pete Sloma; P-Atty: Matthew
 W. Pomy; D-Atty: Travis A. Gordon; 1x

Criminal Division

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

**Monday
March 4, 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-0006997-23; Joseph William
 Betha; Accidents Involving Death Or
 Personal Injury; ADA: **Criminal
 Division Allegheny County District
 Attorney's Office**; D-atty: Benjamin
 Matthew Jackson

CR-0009179-22; Sameria R. Booze;
 Forgery - Utters Forged Writing; ADA:
**Criminal Division Allegheny County
 District Attorney's Office**; D-atty:
 Brandon Michael Herring

CR-0007372-22; Sameria R. Booze;
 Theft By Deception-Fail To Correct;
 ADA: **Criminal Division Allegheny
 County District Attorney's Office**;
 D-atty: Brandon Michael Herring

CR-0005036-23; Jayvon Ellis;
 Strangulation - Applying Pressure to
 Throat or Neck; ADA: **Criminal
 Division Allegheny County District
 Attorney's Office**; D-atty: Amita Maram

CR-0008662-22; Jaylone Deondre
 Hines; Criminal Homicide; ADA:
**Criminal Division Allegheny County
 District Attorney's Office**; D-atty:
 Adam Michael Bishop

CR-0004740-23; Daquan Tyrek Holly;
 Manufacture, Delivery, or Possession
 With Intent to Manufacture or Deliver;
 ADA: **Criminal Division Allegheny
 County District Attorney's Office**;
 D-atty: Max James Iverson

CR-0001480-23; Sean Randall
 McCormick; Access Device Used To Obt
 Or Att Obt Prop/Service; ADA:
**Criminal Division Allegheny County
 District Attorney's Office**; D-atty:
 Brandon Michael Herring

CR-0000554-23; Charron Troutman; Crim-
 inal Homicide; ADA: **Criminal Division
 Allegheny County District Attorney's
 Office**; D-atty: Christopher M. Capozzi

CR-0000556-23; Charron Troutman;
 Possession Of Firearm Prohibited; ADA:
**Criminal Division Allegheny County
 District Attorney's Office**

CR-0006079-23; Wesley Wallace-
 Watson; Criminal Homicide; ADA:
**Criminal Division Allegheny County
 District Attorney's Office**; D-atty:
 Patrick J. Thomassey

**Judge Alexander P. Bicket
Courtroom 321**

CR-0000289-21; William Otis Johnson;
 Possession Of Firearm Prohibited; ADA:
**Criminal Division Allegheny County
 District Attorney's Office**; D-atty:
 Melissa Ann Leech

CR-0006557-23; William P. McDowell
 Jr.; Indecent Exposure; ADA: **Criminal
 Division Allegheny County District
 Attorney's Office**; D-atty: Thomas
 Peter Agrafiotis

**Judge Kelly Bigley
Courtroom 525**

CR-0001643-21; Nickolas Kemerer;
 DUI: Highest Rte of Alc (BAC .16 +) 1st
 Off; ADA: **Criminal Division Allegheny
 County District Attorney's Office**;
 D-atty: Nicholas Clark Weltz

CR-0006939-22; Lukas Kislak; DUI:
 Controlled Substance or Metabolite 1st
 Offense; ADA: **Criminal Division
 Allegheny County District Attorney's
 Office**; D-atty: Jonathan Coumes

CR-0003359-19; Tonya Lee Massie; DUI:
 High Rte of Alc (Bac.10 - <.16) 1st Off;
 ADA: **Criminal Division Allegheny
 County District Attorney's Office**;
 D-atty: Matthew David Gailey

CR-0002492-23; Michael Miller; DUI:
 High Rte of Alc (BAC .10 - <.16) 4th
 Off or Subsequent; ADA: **Criminal
 Division Allegheny County District
 Attorney's Office**; D-atty: Benjamin
 Nelson Zuckerman

**Judge Edward J. Borkowski
Courtroom 514**

CR-0001896-23; Rico Dwayne Carter;
 Firearms Not To Be Carried W/O
 License; ADA: **Criminal Division
 Allegheny County District Attorney's
 Office**; D-atty: Milton E. Raiford

CR-0006581-22; David Lee Collins;
 Theft By Decep-False Impression; ADA:
Ohara Hamlin; D-atty: Michael
 Dewitt Barry

CR-0002678-23; David Lee Collins;
 Theft Of Leased Property; ADA:
**Criminal Division Allegheny County
 District Attorney's Office**; D-atty:
 Michael Dewitt Barry

CR-0006645-23; Carl Edwards; Simple
 Assault; ADA: **Criminal Division
 Allegheny County District Attorney's
 Office**; D-atty: Kevin Vance Horne

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CR-000648-23; Marcus Lee; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

CR-0005046-23; Marcus Lee; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

CR-0005039-23; Marcus Lee; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

CR-0008308-23; Marcus Lee; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lisle Tyler Weaver**

CR-000843-23; Aaron Martel Westbrook; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0001421-23; Aaron Martel Westbrook; False Imprisonment of Minor/Not Parent; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0006493-23; Ramon Lamar Whitley; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

Judge Susan Evashavik Dilucente
Courtroom 530

CR-0007962-23; Sean Bane; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001766-23; Timara N. Brown; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0005272-23; Cruize Mosley; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Michael Herb**

CR-0006411-23; Akeem Nasir Muhammad; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0006412-23; Ammar Muhammad; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

CR-0007202-23; Ammar Muhammad; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mychal Evans**

CR-0005434-23; Cody Robert Russ; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0006083-23; Tayvon Nijeen Vickers; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0006115-23; Tayvon Nijeen Vickers; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

Judge Thomas Flaherty
Courtroom 324

CR-0001283-23; Jamar Banks; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

Judge Elliot Howsie
Courtroom 533

CR-0009028-23; Anthony Leon Baldwin; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0004339-23; Amber Caton; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Michael Livingston**

CR-0008162-22; Rasheed Jamal Cooper; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

CR-0003370-23; Anthony Lucas Gray; Criminal Use Of Communication Facility; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

CR-0007675-23; Lamondo Danielle Holt; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0007781-23; Steven M. Lebetz; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

CR-0009014-23; Tray Lewis Mitchel; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0001296-23; Jazmine Monay Porter; Aggravated Arson - Person Present Inside Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

CR-0006776-23; Markel Anthony Pulliam Jr.; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones, II**

CR-0003747-23; Rayco C. Saunders; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Komron Jon Maknoon**

CR-0006406-08; Jade A. Thomas; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

Judge Beth A. Lazzara
Courtroom 306A

CR-0000269-23; Lamont Benton; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0004646-21; Darrell James; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tirza Ann Mullin**

CR-0004644-21; Darrell James; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0004959-23; Caleb Koby Kearney; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kenneth Jay Haber**

Judge Anthony M. Mariani
Courtroom 316

CR-0004890-23; Dominic Rheem Banks; Possession Of Firearm Prohibited; ADA: **Connor Joseph Adair;** D-atty: **Owen Matthew Seman**

CR-0006095-23; Vanessa C. Callender; Institutional Sexual Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0007393-23; Erin Rae Kenny; Refusal To Keep Records Req'd By Act; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **R. Anthony Deluca**

CR-0007168-23; Ray Moore; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0007092-23; Juwan Brian Smith; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0004422-23; Sean Upshur; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

Judge Jill E. Rangos
Courtroom 327

CR-0000072-23; Dana Holden; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0004789-23; Markus Jenkins; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert Joseph Perkins**

CR-0003299-23; Oscar Johnson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

Judge Kevin G. Sasinowski
Courtroom 506

CR-0006054-23; James Seanale Butler; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0005151-23; Shawna Marie Fitzhenry; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

CR-0008306-22; Marquise Greene; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0006269-23; Cindy Liang; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0000923-21; Travis Michalski; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0008754-23; Robert Michael Mlynar; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008597-23; Timothy Clarence Shriver; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

Judge Jennifer Satler
Courtroom 527

CR-0000400-23; Anthony T. Jefferson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0000893-22; Tyrell J. Knight; DUI - Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Edward Hudak**

CR-0000778-23; Romel Martin; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0003241-23; Kyle McAleavey; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0005062-22; William Shelton; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0007355-23; Aaron Coleman Strickland; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0004452-23; Mohamed Suhail; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0007580-23; Nichelle Jaleen Terrell; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony Jackson**

Arbitration Trial List

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

Monday
March 4, 2024

AR-23-006196; Abramson vs Miannoor, et al; P-atty: **Pro Se;** D-atty: **George D. Apeossos**

AR-23-006190; Cavalry SPV I, LLC vs Kass; P-atty: **David J. Apothaker**

AR-23-006187; Cavalry SPV I, LLC vs Wooster; P-atty: **David J. Apothaker**

AR-23-006169; Cavalry SPV I, LLC vs Pentz; P-atty: **David J. Apothaker;** D-atty: **Dennis Paul Zawacki**
AR-23-006163; Malcolm vs Caine & Weiner; P-atty: **Travis A. Gordon**
AR-23-006162; Shidel vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**
AR-23-006160; Luke vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**
AR-23-006159; Lontz vs Credit Collection Services; P-atty: **Travis A. Gordon**
AR-23-006157; Sacchetti vs Portfolio Recovery Associates, LLC; P-atty: **Travis A. Gordon**
AR-23-006151; Community Bank, N.A. vs Morgan; P-atty: **Robert Peter Sheils**
AR-23-006149; JPMorgan Chase Bank, N.A. vs Fiorella; P-atty: **Michael Robert Lipinski**
AR-23-006148; JPMorgan Chase Bank, N.A. vs Welch; P-atty: **Michael Robert Lipinski**
AR-23-006147; JPMorgan Chase Bank, N.A. vs Walthier; P-atty: **Michael Robert Lipinski**
AR-23-006146; Wells Fargo Bank, N.A. vs Woodfill; P-atty: **Nicole M. Francese;** D-atty: **Shane L. Weaver**
AR-23-006145; Sikorski vs Sugar Spa & Beauty Bar, LLC; P-atty: **Elizabeth M. Tarasi;** D-atty: **John Cappel**
AR-23-006118; Chen vs Port Authority of Allegheny County; P-atty: **Pro Se;** D-atty: **Michael E. Kennedy**
AR-23-005768; Hammonds vs Rewind Properties, LLC; P-atty: **Pro Se**
AR-23-005148; Reumann vs Hyundai Motor America; P-atty: **Robert A. Rapkin;** D-atty: **Jon B. Waldorf**
AR-23-004805; Lee vs Simon; P-atty: **Kevin R. Lomupo;** D-atty: **Kathleen S. McAllister**
AR-23-003692; Morrison vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel C. Monaghan**
AR-23-003093; Brown vs Potts; P-atty: **Pro Se;** D-atty: **Pro Se**
AR-23-003092; Brown vs Norton, et al; P-atty: **Pro Se;** D-atty: **Daniel H. Stoner**
AR-23-002138; PPG & Assoc. Federal Credit Union vs Orris; P-atty: **Natalie Piscione;** D-atty: **Robert D. Klingensmith**

SA-0000261-23; Comm. of PA vs Tyler Dorn; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000675-23; Comm. of PA vs Andre Montel Ellis; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000134-24; Comm. of PA vs Jennifer Ann Ford; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000127-24; Comm. of PA vs Katlyn Margaret Freeman; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001107-23; Comm. of PA vs Jenae Hawkins; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000114-24; Comm. of PA vs Morgan Brooke Ison; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000083-24; Comm. of PA vs Christine Plumley; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000115-24; Comm. of PA vs Taylor Satchell; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000119-24; Comm. of PA vs Ivorie Stanton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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 March 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, March 18, 2024 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

2455-2018; Abdou, Elias Michael a/k/a Elias M. Abdou; Acct: Jewish Family & Children's Service, Guardian; Acct-atty: **Gary J. Gushard**

2138-2014; Anderson, Dale H.; Acct: Gary Anderson, Guardian; Acct-atty: **Jay L. Fingeret**
3627-2022; Carlin, Carol; Acct: Karlin Paige Lamberto, Extrx.; Acct-atty: **Charles J. Grudowski**
1224-2023; Chandler, Louis A.; Acct: Jewish Family & Children's Service, Guardian; Acct-atty: **Gary J. Gushard**
8208-2021; Colamarino, Carol Jo; Acct: Daniel J. Eiseman, Extr.; Acct-atty: **Kathleen Schneider**
3037-2021; Colecchia, Francesca M.; Acct: Maria Massucci, Extrx.; Acct-atty: **James K. Goldberg**
7252-2014; Freeman, James A.; Acct: Lynn Giannirakis, Guardian; Acct-atty: **Gary J. Gushard**
651-2022; Grillette, Nannette W.; Acct: Michael K. Parrish, Esq., Extr.; Acct-atty: **Jeanine M. Fanciscus**
9044-2021; Hiles, Jon D.; Acct: John D. Hiles, II, Admr.; Acct-atty: **Patrick F. Lawlor**
5386-2020; Johnson, Karen D.; Acct: Kristin J. Wiggins, Admr.; Acct-atty: **Kathleen Schneider**
4852-2011; Klingensmith, James G.; Acct: Joseph G. Klingensmith and John A. Klingensmith, Co-Extr.; Acct-atty: **Thomas J. Dempsey, Jr.**
8641-2021; Maresch, Howard J.; Acct: Diana M. Maresch, Extr.; Acct-atty: **F. Christopher Spina**
6557-2021; Murray, David B.; Acct: Michael H. Murray, Admr.; Acct-atty: **Michelle A. Ross**
7281-2018; Nash, Erdine; Acct: Robert Nash, Former Guardian; Acct-atty: **Lauren Darbouze**
823-2020; Sahene, Sally Ann a/k/a Sally Sahene a/k/a Sally A. Sahene; Acct: Kristen Cohen, Extr.; Acct-atty: **Roxanne S. Eichler**
84-2020; Sapp, Karl R. a/k/a Karl Richard Sapp; Acct: Michael K. Sapp, Extr.; Acct-atty: **Patrick F. Lawlor**
1681-2018; Thompson, Robert M. a/k/a Robert Miller Thompson; Acct: Robert M. Thompson, Jr. and Wendy K. Thompson and Terriann Thompson, Co-Extr.; Acct-atty: **Julia Varholla**
3445-2019; White, Andrew W.; Acct: Alan Woolslare and Michael J. Welsh, Co-Adms.; Acct-atty: **Timothy J. Giltinan**
4196-2023; Wineland, Linda; Acct: River Communities Fiduciary Services, Inc., Guardian; Acct-atty: **Michelle A. Ross**

Deeds of Trust

252-2024; Colecchia, Francesca; Acct: Maria C. Massucci and James Massucci and Lauren Massucci Camino, Co-Trustees; Acct-atty: **James K. Goldberg**
8271-2023; Lamparski, Helen D.; Acct: Don G. Lamparski, Trustee; Acct-atty: **Melanie M. Lasota**
738-2024; Maresch, Howard J. and Mary Jean Maresch; Acct: Diana Marie Maresch, Successor Trustee; Acct-atty: **F. Christopher Spina**
826-2024; Thompson, Robert M.; Acct: Robert M. Thompson, Jr. and Wendy K. Thompson and Terriann Thompson, Co-Trustees; Acct-atty: **Julia Varholla**

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Summary Appeals Branch

Judge W. Terrence O'Brien
 City-County Building
 Room 313

Monday March 4, 2024

Hearings

SA-0001377-23; Comm. of PA vs Robert Charles Apel Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000122-24; Comm. of PA vs Brian McClaren; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000118-24; Comm. of PA vs George Clarke; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

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

Estate Notice

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

Baggiani, Albert D., deceased, of Stowe Township, PA. No. 1294 of 2024. Ronald P. Poole, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-00412w Feb 28; Mar 6, 13, 2024

Brutout, Edward Dorin a/k/a Edward D. Brutout, deceased, of Bell Acres Borough, PA. No. 01094 of 2024. Edward Daniel Brutout, Extr., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.

24-00664 Feb 28; Mar 6, 13, 2024

Charles, Harry, deceased, of Scott Township, PA. No. 00902 of 2024. David M. Charles, Admr., 220 Grant Street, Sixth Floor, Pittsburgh, PA 15219.

24-00416w Feb 28; Mar 6, 13, 2024

Collins, Jr., William T., deceased, of Bethel Park, PA. No. 00971 of 2024. Karen J. Collins, Extr., 141 Slatewood Court, Bethel Park, PA 15102 or to Samuel A. Moore, Esq., 5311 Brightwood Rd., P.O. Box 518, Bethel Park, PA 15102.

24-00668 Feb 28; Mar 6, 13, 2024

Duker, Russell A., deceased, of Adams Township, PA. No. 10-0199 of 2024. Janet E. Duker, Extr., c/o A. Todd Wilson, Esq., 82 Firthorn Rd., Baden, PA 15005-2615.

24-00666 Feb 28; Mar 6, 13, 2024

Flinner, Ronda L., deceased, of McKees Rocks, PA. No. 00640 of 2024. James C. Wenzel, Admr., 1223 Justine Street, Pittsburgh, PA 15204 or to David M. Charles, Esq., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.

24-00414w Feb 28; Mar 6, 13, 2024

Jackson, Victoria G., deceased, of Richland, PA. No. 01021 of 2024. Robert G. Jackson, Jr., Co-Extr., 7019 Forest Trail Road, Butler, PA 16002 and Scott G. Jackson, Co-Extr., 1525 Three Degree Road, Mars, PA 16046 or to Daniel P. Gallagher, Jr., Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Ste. 1300, Pittsburgh, PA 15222.

24-00662 Feb 28; Mar 6, 13, 2024

Koch, Jr., George a/k/a George J. Koch, Jr., deceased, of Allison Park, PA. No. 00821 of 2024. Luann Brittner, Co-Extr. and Diane Koch Burke, Co-Extr., 8292 Post Road, Allison Park, PA 15101 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

24-00667 Feb 28; Mar 6, 13, 2024

Liberatore, John A., deceased, of South Fayette Township, PA. No. 00652 of 2024. Joseph J. Liberatore, Sr., Admr., 11602 Parkview Lane, Seminole, FL 33772 or to Julia Varholla, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite

1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

24-00660 Feb 28; Mar 6, 13, 2024

Mey, Harry Charles a/k/a Harry C. Mey, deceased, of Bethel Park, PA. No. 01011 of 2024. Michael H. Mey, Co-Extr., 5773 Wilson Drive, Bethel Park, PA 15102 and Barbara A. Surgot, Co-Extr., 1209 Wanda Lane, Clairton, PA 15025 or to Douglas C. Hart, Esq., Burns White LLC, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.

24-00665 Feb 28; Mar 6, 13, 2024

Mihalic, Bernadette R., deceased, of Pittsburgh, PA. No. 01040 of 2024. Jeffrey A. Olinger, Admr., c/o Albert P. Caruso, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.

24-00661 Feb 28; Mar 6, 13, 2024

Neel, Anne C., deceased, of Pittsburgh, PA. No. 01019 of 2024. David M. Charles, Extr. and Atty., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.

24-00413w Feb 28; Mar 6, 13, 2024

Ghise, Janet L., deceased, of Bethel Park, PA. No. 00358 of 2024. Eric Ghise, Extr., 1390 Landport Drive, Pittsburgh, PA 15241 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

24-00565 Feb 21, 28; Mar 6, 2024

Homa, Emilene D., deceased, of Elizabeth, PA. No. 00947 of 2024. Erika Armstrong, Extr., 2514 Sunset Drive, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

24-00558 Feb 21, 28; Mar 6, 2024

Hughes, Jacqueline M., deceased, of Pittsburgh, PA. No. 00729 of 2024. Jean F. Lemon, Extr., 605 Kirtland Street, Pittsburgh, PA 15208 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

24-00564 Feb 21, 28; Mar 6, 2024

Karas, Mary M. a/k/a Mary Margaret Karas a/k/a Mary Karas, deceased, of McCandless Township, PA. No. 00784 of 2024. Scott Tarabek, Extr., 807 Rembrandt Circle, Irwin, PA 15642 or to L. Christian DeDiana, Esq., 533 Rugh St., Ste. 3, Greensburg, PA 15601.

24-00560 Feb 21, 28; Mar 6, 2024

Koch, Elizabeth A., deceased, of Elizabeth Township, PA. No. 00774 of 2024. Veta L. Gallangane, Extr., 124 Finney Street, Buena Vista, PA 15018 or to Kimberly J. Gallagher, Esq., P.O. Box 384, Shaner Road, Rillton, PA 15678.

24-00567 Feb 21, 28; Mar 6, 2024

McClung, Judith P., deceased, of Pittsburgh, PA. No. 01026 of 2024. Allyson Thompson, Extr., 19383 Pease Road, Oregon City, OR 97045 or to Glenn H. Gillette, Esq., Thomson Rhodes & Cowie, PC, Two Rodi Plaza, Suite 301, 665 Rodi Road, Pittsburgh, PA 15235.

24-00362w Feb 21, 28; Mar 6, 2024

O'Connell, Patrick J. a/k/a Patrick Joseph O'Connell, deceased, of Pittsburgh, PA. No. 01126 of 2024. Mary Pat Merante, Extr., c/o Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 221 Commercial Avenue, Suite 200, Pittsburgh, PA 15215.

24-00364w Feb 21, 28; Mar 6, 2024

Palmer, Margaret, deceased, of Monroeville, PA. No. 00932 of 2024. Deborah Palmer, Extr., 4165 Ivanhoe Drive, Apt. 408, Monroeville, PA 15146 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

24-00561 Feb 21, 28; Mar 6, 2024

Pomrenke, Connie L. a/k/a Connie Pomrenke, deceased, of Brackenridge, PA. No. 00544 of 2024. William H. Clark, III, Extr., c/o Richard J. Bosco, Esq., 512 Market Street, P.O. Box 309, Freeport, PA 16229.

24-00562 Feb 21, 28; Mar 6, 2024

Puntureri, Mary C. a/k/a Connie Puntureri, deceased, of Pittsburgh, PA. No. 00887 of 2024. Jeffrey C. Puntureri, Extr., 104 Grindstone Place, Cranberry Township, PA 16066 or to Kate Cleary Lennen, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

24-00559 Feb 21, 28; Mar 6, 2024

Rich, Theodore C., deceased, of Pittsburgh, PA. No. 0583 of 2024. Carola Eleanor Rich, Extr., 1102 Castletown Court, Sewickley, PA 15143 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.

24-00563 Feb 21, 28; Mar 6, 2024

Scala, Elizabeth M., deceased, of Bethel Park, PA. No. 01131 of 2024. Laury A. Donegan, Co-Extr., 808 Oakcrest Ct., Southlake, TX 76092 and Janine Mendez, Co-Extr., 1344 Lakeview Dr., Southlake, TX 76092.

24-00367w Feb 21, 28; Mar 6, 2024

Spatara, Edith J., deceased, of Coraopolis, PA. No. 00861 of 2024. Donna L. Cellante, Extr., 302 McCaffrey Drive, Moon Township, PA 15108 or to William H. Humphries, III, Esq., Law Office of William H. Humphries, III, 119 Rippling Brook Drive, Sewickley, PA 15143.

24-00566 Feb 21, 28; Mar 6, 2024

Taylor, Harriet Ann, deceased, of Ross Township, PA. No. 08565 of 2023. Eugene V. Batdorf, Extr., c/o William Rodgers, Esq., 300 Corporate Center Drive, Ste. 130, Moon Township, PA 15108.

24-00368w Feb 21, 28; Mar 6, 2024

Clark, Charles L., deceased, of Pittsburgh, PA. No. 00593 of 2024. Pamela Lawton-Clark, Admr., c/o David E. Schwager, Esq., 183 Market Street, Suite 100, Kingston, PA 18704-5444.

24-00498 Feb 14, 21, 28, 2024

Dakis, Gabriel Constantine, deceased, of North Braddock, PA. No. 00641 of 2024. George P. Dakis, Admr., c/o Timothy B. Thurman, Esq., Citron Alex PC, One Oxford Centre, 301 Grant St., Ste. 1225, Pittsburgh, PA 15219.

24-00315w Feb 14, 21, 28, 2024

Dentice, Ralph R. a/k/a Ralph R. Dentice, Jr., deceased, of McKees Rocks, PA. No. 00688 of 2024. Alexander Aversa, Extr., 21 Crestview Drive, McKees Rocks, PA 15136 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 210 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

24-00500 Feb 14, 21, 28, 2024

Dolgos, Sr., Paul F., deceased, of Baldwin, PA. No. 00372 of 2024. Stephen M. Dolgos, Extr., 1308 E. Gaffney Rd., New River, AZ 85087 or to James Benedek, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-00320w Feb 14, 21, 28, 2024

Heckman, Ronald P., deceased, of Wilkins Township, PA. No. 997 of 2024. Christine Gray, Extr., c/o Todd T. Zwilk, Esq., 500 Grant Street, Ste. 2900, Pittsburgh, PA 15219.

24-00324w Feb 14, 21, 28, 2024

Hicks, Delores J., deceased, of Robinson Township, PA. No. 00618 of 2024. Paul J. Hicks, Co-Extr., 55 Beaver Grade Road, McKees Rocks, PA 15136 and Michele A. Mascari, Co-Extr., 12 Noble Victory Court, Edgewater, MD 21037 or to Robert G. Stash,

Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

24-00323w Feb 14, 21, 28, 2024

Hicks, Norma Jean a/k/a Norma J. Hicks, deceased, of Jefferson Hills, PA. No. 00761 of 2024. Starlynee J. Brandt, Admr. c.t.a., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

24-00505 Feb 14, 21, 28, 2024

Johnson, Mary Prysock, deceased, of Braddock, PA. No. 01306 of 2023. Renard Prysock, Extr., 603 N. Main St., Braddock, PA 15104.

24-00311w Feb 14, 21, 28, 2024

Krull, Patricia A., deceased, of Pittsburgh, PA. No. 00972 of 2024. Korie Poston, Extr., 942 Garden City Drive, Monroeville, PA 15146 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00317w Feb 14, 21, 28, 2024

Lapko, Ronald J., deceased, of Munhall, PA. No. 05373 of 2023. Elizabeth Ann Ogg, Extr., 114 Mt. Blaine Drive, McMurray, PA 15317 or to Lori Love, Esq. and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

24-00310w Feb 14, 21, 28, 2024

Le Donne, Josephine Eleanor, deceased, of Pittsburgh, PA. No. 00962 of 2024. Diane M. Thacker, Extr., 4818 Toftrees Drive, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-00313w Feb 14, 21, 28, 2024

McConaha, Stella a/k/a Stella B. McConaha, deceased, of Pittsburgh, PA. No. 03855 of 2009. Melinda Hoff, Admr., 2825 Stanley Street, Pittsburgh, PA 15129 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-00312w Feb 14, 21, 28, 2024

McGervey, Charlotte K., deceased, of Scott Township, PA. No. 00453 of 2024. Mary M. Pater, Extr., c/o David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.

24-00506 Feb 14, 21, 28, 2024

Moran, Donald Eugene, deceased, of Pittsburgh, PA. No. 00843 of 2024. Judith L. Temple, Extr., c/o Daniel A. Seibel, Esq., Citron Alex PC, One Oxford Centre, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.

24-00314w Feb 14, 21, 28, 2024

Reagle, Gloria E., deceased, of Shaler Township, PA. No. 00966 of 2024. David Reagle, Extr., 124 Orchard Avenue, Glenshaw, PA 15116 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00318w Feb 14, 21, 28, 2024

Roche, Michael, deceased, of McKeesport, PA. No. 08515 of 2023. Donald J. Roche, Jr., Admr., c/o James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

24-00502 Feb 14, 21, 28, 2024

Vatter, John J., deceased, of Pittsburgh, PA. No. 00970 of 2024. Sally Anthony, Extr., 801 Mill Street, Bridgeville, PA 15017 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00316w Feb 14, 21, 28, 2024

Weeter, David P. a/k/a David Weeter, deceased, of Brackenridge Borough, PA. No. 00646 of 2024. Shelby N. Weeter, Admr., 4 Willow Street, Pittsburgh, PA 15235 or to William T. Woncheck, Esq., Sikov &

Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-00499 Feb 14, 21, 28, 2024

Weise, Norman, deceased, of Homestead, PA. No. 00603 of 2024. Deborah Lynn Bevan, Extr., 1047 Duncan Lane, Pittsburgh, PA 15236 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

24-00501 Feb 14, 21, 28, 2024

Certificate of Organization Limited Liability Company

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Sidney and G LLC.

24-00418w Feb 28, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-000628. In re: Petition of Sarina Love Williams, for change of name to Sarina Love Damiano. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 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.

24-00411w Feb 28, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-11776. In re: Petition of Sara McGowan, for change of name to Pin Alexander McGowan. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 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.

24-00417w Feb 28, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-000543. In re: Petition of Amina Iskandarova, for change of name to Amina Tashtan. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 27, 2024, at 9:30 a.m. as the time and in Courtroom 703, Allegheny County Court House, 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.

24-00758 Feb 28, 2024

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Kings & Queens Exquisite Cuts, with its principal office or place of business at 3623 California Ave., Pittsburgh, PA 15212. The names and addresses of all persons who are parties to the registration are: Brandy Dent, 3623 California Ave., Pittsburgh, PA 15212.

24-00656 Feb 28, 2024

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Evidence Procurement Services, with its principal office or place of business at 828 E. End Ave. #2, Pittsburgh, PA 15221. The names and addresses of all persons who are parties to the registration are: Ronald Witkosky, 828 E. End Ave. #2, Pittsburgh, PA 15221.

24-00657 Feb 28, 2024

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Take me to the sea, with its principal office or place of business at 2021 Pinnacle Way, South Park, PA 15129. The names and addresses of all persons who are parties to the registration are: Elvis Rubia, 2021 Pinnacle Way, South Park, PA 15129.

24-00658 Feb 28, 2024

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Boop n Bean Candle Queens, with its principal office or place of business at 251 Singer Ave., McKees Rocks, PA 15136. The names and addresses of all persons who are parties to the registration are: Judith Carrabbia, 251 Singer Ave., McKees Rocks, PA 15136.

24-00659 Feb 28, 2024

Notice of Public Sale

Notice is hereby given that EZ Storage at 1003 Ross Park Mall Drive, Pgh, PA 15237 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on March 13, 2024 at 9:30 a.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card or cash to the highest bidder. A 10% buyer's premium will be charged and \$100 cleaning deposit per unit. All Sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

- Unit - Name
- 221A - Keith Smith
- 641A - Rebecca Mogensa
- 729A - Eric Huber

24-00701 Feb 28; Mar 6, 2024

Notice of Public Sale

Notice is hereby given that EZ Storage at 810 Trumbull Drive, Pittsburgh, PA 15205 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com on March 13th at 1:30 p.m. The sale will be

conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card or cash to the highest bidder. A 10% buyer's premium will be charged and \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

- Unit - Tenant Name
- 110B - Dakota Wood
- 3001 - Rebecca Clapper
- 3031B - Clifford Porter
- 4108B - Christopher Breakwell
- 5035 - Elizabeth Vater
- 5037 - Elizabeth Vater
- 5087 - Bradley Davis

24-00702 Feb 28; Mar 6, 2024

Notice of Public Sale

Notice is hereby given that EZ Storage at 2654 Mossidge Blvd., Monroeville, PA 15146 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website www.StorageTreasures.com March 13th, 2024 at 11:30 a.m. The sale will be conducted on www.StorageTreasures.com, under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for credit card and cash to the highest bidder. A 10% buyer's premium will be charged and a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

- Tenant - Unit #
- Pribanic, Judith - 103
- Ransaw, Betty - 125
- Pribanic, Judith - 233
- Murphy, John - 700B
- Goldman, Mason - 836
- Bowser Victor - 1016
- Harvin-Williams, Destiny - 1030
- Pettis, Terry - 1117

24-00710 Feb 28; Mar 6, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Lodha Properties, LLC vs Brandon, et al; LT-23-001516; P-atty: Marc Vincent Taiani; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term-(The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability.)

Lattimore vs Lattimore, et al; LT-23-001522; P-atty: Bruce W. Blissman; 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 \$4,19587.85 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) against Tameka Lattimore only. Award in favor of Bryan Ray on Plaintiff's claim for damages. Dated 02/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40369

Fuller vs Penn; AR-23-005509; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against Plaintiff. No counterclaim. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40371

Discover Bank vs Onesi; AR-23-005540; P-atty: Matthew D. Urban; D-atty: William P. Harrington, Jr.; Award for Defendant and against the Plaintiff. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40371

Discover Bank vs Smith; AR-23-005931; P-atty: Kirsten R. Armstrong; Award Ex Parte Plaintiffs are awarded \$7,831.33. Defendant failed to appear at 10:45 a.m. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

JPMorgan Chase Bank, N.A. vs Waseem; AR-23-005940; P-atty: Michael Robert Lipinski; Award Ex Parte Plaintiffs are awarded \$10,701.88. Defendant failed to appear at 10:55 a.m. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

JPMorgan Chase Bank, N.A. vs Koutsakis; AR-23-005942; P-atty: Michael Robert Lipinski; D-atty: Pro Se; Award for Plaintiff and against Defendant. No counterclaim for \$9,719.38. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40371

Wilkes vs Rejemetova; AR-23-005945; P-atty: Craig E. Frischman; D-atty: Amanda C. Steffy; Award for Plaintiff and against Defendant in the amount of \$21,500.00. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

Discover Bank vs Gaurich; AR-23-005951; P-atty: Kirsten R. Armstrong; Award Ex Parte Plaintiffs are awarded \$4,741.39. Defendant failed to appear at 10:50 a.m. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

Onemain Financial Group, LLC vs Bosh; AR-23-005967; P-atty: Joshua Borer; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$9,759.37. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

American Express National Bank vs Ragan; AR-22-003967; P-atty: Thomas J. Nolan, Kirsten R. Armstrong; Award for Plaintiff and against Defendant in the amount of \$5,986.53. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

Fuller vs Beadle, et al; AR-23-005508; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$8,750.00. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40371

Conservatorship

Pittsburgh Housing Development Corporation vs Evans deceased Marvin A., Known Heirs of Marvin A. Evans deceased, Unknown Heirs of Marvin A. Evans deceased; CS-23-000090; Conservatorship; Praecipe for Lis Pendens; Atty(s): Rice Tara Hopper

Weapon X Inc. vs Patterson Rosemary; CS-24-000001; Conservatorship; Certificate of Location; Atty(s): Kalina Matthew J.

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