

The Pittsburgh Legal Journal

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

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CIVIL DIVISION

General Docket

Commonwealth of PA Department of Revenue vs Free Market Health Inc.; GD-24-100516; Commonwealth Tax Lien; Business Taxes; 2423.42

Commonwealth of PA Department of Revenue vs Zen Asian Diner Inc.; GD-24-100517; Commonwealth Tax Lien; Business Taxes; 2434.02

Commonwealth of PA Department of Revenue vs Groomingdales Country Kennels Inc.; GD-24-100518; Commonwealth Tax Lien; Business Taxes; 2442.66

Commonwealth of PA Department of Revenue vs Ahs Diversified Inc; GD-24-100519; Commonwealth Tax Lien; Business Taxes; 2461.22

Commonwealth of PA Department of Revenue vs Stubblefield Elaine R.; GD-24-100520; Commonwealth Tax Lien; Personal Income Tax; 6292.57

Commonwealth of PA Department of Revenue vs Linsinbiger Meghan G.; GD-24-100521; Commonwealth Tax Lien; Business Taxes; 2443.34

Commonwealth of PA Department of Revenue vs Albert Karen; GD-24-100522; Commonwealth Tax Lien; Personal Income Tax; 7617.08

PNC Bank National Association vs Vrcic Lauren; MG-24-000167; Mortgage Foreclosure; Certificate of Location; 39064.92; Atty(s): Linn Geraldine M.

Pennymac Loan Services LLC vs Dorsch Eric Von; MG-24-000168; Mortgage Foreclosure; Confidential Information Form; 132238.69; Atty(s): Linn Geraldine M.

Dollar Bank Federal Savings Bank vs Bronaugh Ricco, Blöse Alyssa, Blöse Jr. David, Unknown Heirs of the Estate of David Blöse; MG-24-000169; Mortgage Foreclosure; Certificate of Location; 15573.48; Atty(s): Anthon Kristine M.

Dollar Bank Federal Savings Bank vs Filar Richard J, Filar Maura K.; MG-24-000170; Mortgage Foreclosure; Certificate of Location; 319148.91; Atty(s): Anthon Kristine M.

Wesbanco Bank Inc. vs Petrovich Daniel P; MG-24-000171; Mortgage Foreclosure; Certificate of Location; 110673.80; Atty(s): Lalama Jeffrey R, Rapp Jr. Francis C, Rankin-Wahlers Jaden

PNC Bank National Association vs Wirkowski Danelle; MG-24-000172; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

Bocsy James, Bocsy David S. vs Duquesne Light Company; GD-24-002769; Against Property Owner; Petition to Proceed IFP; Atty(s): Self-Represented

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Matrix Property Management vs King; LT-23-001654; P-atty: Mark F. Haak; D-atty: Pro Se; Non Jury Verdict Dated 03/14/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$451.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2048 Lindsay Rd., Pittsburgh, PA 15221. 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. Connolly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Jones vs State Farm Fire And Casualty Company; AR-23-000439; P-atty: Stephan J. Tull; D-atty: Mark A. Martini; Award for Plaintiff and against Defendant in the amount of \$20,000.00. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40404

JPMorgan Chase Bank, N.A. vs Hollinger; AR-23-002888; P-atty: Ilana Zion; D-atty: Pro Se; Award for Plaintiff and against Defendant for \$12,425.39 by prior agreement of the parties. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

JPMorgan Chase Bank, N.A. vs Shaffer; AR-23-004795; P-atty: Julie E. Goodchild; Award Ex Parte for the Plaintiff and against Defendant in the amount of \$20,391.62. Defendant not appearing at 10:35 a.m. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

Vargo, Sr. vs Vargo, et al; AR-23-004924; P-atty: Gary Kalmeyer; D-atty: David J. Eckle; Award for Plaintiff/Defendant. Award in favor of Plaintiff and against Defendant in the amount of \$15,000.00. Award in favor of Defendant and against Plaintiff on Defendant's counterclaim in the amount of \$7,092.08. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

Collins Asset Group, LLC vs Bulger; AR-23-005502; P-atty: Demetrios H. Tsarouhis; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

Portfolio Recovery Associates, LLC vs Gavel; AR-23-006503; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded \$3,516.20. Defendant failed to appear at 10:45 a.m. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

(Continued on Page 8, Column 3)

ORPHANS' COURT

Petitions & Motions

Judge Michael E. McCarthy
Dean C. Shuck: deceased; Petition to enforce settlement agreement denied; Atty: T. J. Dempsey, Jr.; 2226 of 2022.

Dean C. Shuck: deceased; Order of court. Hearing April 8, 2024 at 10:00 a.m.; Atty: M. L. Shields, III, T. J. Dempsey, Jr., K. A. Segmiller; 2226 of 2022.

Elizabeth A. Koch: deceased; Petition for citation sur appeal. See order of March 1, 2024; Atty: D. H. Augustine; 774 of 2024.

David Flockhart: deceased; Order of court. Conference April 23, 2024 at 10:00 a.m.; Atty: R. A. Crisanti, M. J. Murphy, M. M. Taylor; 1090 of 2020.

Elizabeth M. Cernava: deceased; Order of court. Conference April 24, 2024 at 10:00 a.m.; Atty: D. P. Frayer, K. J. Yarsky, II; 1018 of 2018.

Judge Lawrence J. O'Toole
Christopher Weiss: deceased; Petition and order to compromise and settle; Atty: M. J. Rabner; 400 of 2023.

Catherine M. Riley: deceased; Decree of distribution; Atty: D. B. Formoso; 8940 of 2021.

Robert N. Brand: adult; Emergency motion and order to compel; Atty: H. S. Heidelbaugh; 887 of 2022.

Robert N. Brand: power of attorney; Order of court; Atty: H. S. Heidelbaugh, J. A. Orie, T. J. Dempsey, Jr., A. Anderson, J. E. DePasquale; 887 of 2022.

Lorraine D. Antal: deceased; Order of court; Atty: P. B. Lewis; 8286 of 2023.

Emily W. Jacobs: deceased; Petition and order for rule for removal. Returnable April 23, 2024. Conference April 23, 2024 at 10:00 a.m.; Atty: J. A. D'Onofrio; 2927 of 2019.

Pelma E. Knifese: deceased; Order of court; Atty: D. L. Haller; 7728 of 2023.

Dwayne Haskins, Jr.: deceased; Petition and order to approve partial settlement; Atty: T. J. Dempsey, Jr.; 2841 of 2022.

Danielle Joy Duncan: deceased; Petition and order for approval of settlement; Atty: K. M. Corabi; 7841 of 2023.

Donato Patota: deceased; Order of court. Hearing April 24, 2024 at 10:00 a.m.; Atty: C. A. Papa; 1394 of 2024.

Bradley Street Trust: trust; Order of court. Hearing March 4, 2024 continued to March 16, 2024 at 10:00 a.m.; Atty: M. A. Bole, T. J. Dempsey, Jr.; 7470 of 2022.

Kevin E. Moses: deceased; Order of court; Atty: G. J. Gushard, R. R. Koerbel; 904 of 2024.

Robert W. Scott: deceased; Order of court. Hearing May 13, 2024 at 10:30 a.m.; Atty: P. B. Lewis; 1468 of 2024.

Peggy A. Mathews Trust: trust; Order of court; Atty: T. B. Earhart, J. D. Talarico; 1762 of 2023.

BANKRUPTCY COURT

Western District

Barbara J. Badstibner; ALLEGHENY-PA; 24-20492; Atty: Shawn N. Wright; Chapter: 7; Filed 02/29/2024; Judge Melaragno

Eileen Ruth McCue; ALLEGHENY-PA; 24-20493; Atty: Lauren M. Lamb; Chapter: 7; Filed 02/29/2024; Judge Melaragno

Mark L. Coroian; ALLEGHENY-PA; 24-20494; Atty: Bryan P. Keenan; Chapter: 7; Filed 02/29/2024; Judge Melaragno

Kevin McAllister and Marion Elizabeth McAllister; ALLEGHENY-PA; 24-20495; Atty: Lauren M. Lamb; Chapter: 7; Filed 02/29/2024; Judge Bohm

Cinnamon C. Boea; ALLEGHENY-PA; 24-20496; Atty: Shawn N. Wright; Chapter: 7; Filed 02/29/2024; Judge Taddonio

Jeffrey R. Smith; WASHINGTON-PA; 24-20497; Atty: Kenneth Steidl; Chapter: 7; Filed 02/29/2024; Judge Taddonio

Amber M. Schepis; ALLEGHENY-PA; 24-20498; Atty: Kenneth Steidl; Chapter: 7; Filed 02/29/2024; Judge Taddonio

Marilyn Hudak; WESTMORELAND-PA; 24-20499; Atty: Joseph Peter Nigro; Chapter: 7; Filed 02/29/2024; Judge Melaragno

Ryan C. Rodeback; BEAVER-PA; 24-20500; Atty: Rodney D. Shepherd; Chapter: 7; Filed 02/29/2024; Judge Melaragno

David S. Polinsky; WESTMORELAND-PA; 24-20501; Atty: David A. Colecchia; Chapter: 13; Filed 02/29/2024; Judge Melaragno

David W. Hawranko; ALLEGHENY-PA; 24-20502; Atty: Rodney D. Shepherd; Chapter: 7; Filed 02/29/2024; Judge Taddonio

Estrella A De la Cruz-Araiza; ALLEGHENY-PA; 24-20503; Atty: Bryan P. Keenan; Chapter: 7; Filed 02/29/2024; Judge Melaragno

Andrea M. Elder; ALLEGHENY-PA; 24-20504; Atty: Christian M. Rieger; Chapter: 13; Filed 02/29/2024; Judge Melaragno

Barbara L. Camp; GREENE-PA; 24-20505; Atty: Kenneth Steidl; Chapter: 7; Filed 02/29/2024; Judge Melaragno

Jennifer E. Scott; ALLEGHENY-PA; 24-20506; Atty: Bryan P. Keenan; Chapter: 7; Filed 02/29/2024; Judge Bohm

Jesse G. Ocon and Guadalupe G. Ocon; WESTMORELAND-PA; 24-20507; Atty: Brian J. Bleasdale; Chapter: 7; Filed 02/29/2024; Judge Melaragno

Diane L. Talarico; ALLEGHENY-PA; 24-20508; Atty: Bryan P. Keenan; Chapter: 7; Filed 02/29/2024; Judge Bohm

Brenda C. Tessler; ALLEGHENY-PA; 24-20509; Atty: Rodney D. Shepherd; Chapter: 13; Filed 02/29/2024; Judge Taddonio

Elizabeth K. Hartwell; ALLEGHENY-PA; 24-20510; Atty: Rodney D. Shepherd; Chapter: 13; Filed 02/29/2024; Judge Bohm

Aaron Wayne Cluck and Jessica Michele Cluck; BEDFORD-PA; 24-70067; Atty: Daniel J. Boger; Chapter: 7; Filed 02/29/2024; Judge Deller

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Evans Yvette vs Allegheny County Airport Authority; GD-24-002770; Against Property Owner; Complaint; Atty(s): Booth Patrick C., Chaffin Eric T, Flenner Andrew Thomas

Wells Fargo Bank N.A. vs Verlich Bethany, Occupants; GD-24-002771; Ejectment; Certificate of Location; Atty(s): Calcagno Jeffrey Vincent

Jolly George L. GD-24-002772; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Rufener Maryann vs Nationwide Insurance Company, Allied P&C Insurance Company; GD-24-002773; Other Tort; Praeipce for Writ of Summons; Atty(s): Mislavovich Mark S

Hyatt John vs Ferrari Gary V., Murphy Family Inc.; GD-24-002774; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

Phillips Nicole. GD-24-002775; Petition for Change of Name; Petition to Change Name; Atty(s): Self-Represented

Kresky Grace vs JFB Hospitality Inc.; GD-24-002776; Other Tort; Complaint; Atty(s): Apeposos G. Christopher

Henry Monica vs UPMC Passavant, University of Pittsburgh Physicians, Orthopaedic Specialists - UPMC, Conti M.D. Stephen, Rittle P.A.C. Colette, Penn Highlands Healthcare, Monongahela Valley Hospital Inc.; GD-24-002777; Medical/Hospital Liability; Praeipce for Writ of Summons; Atty(s): Murphy Michael A., Perkosky John D, Gobel Benjamin Joseph

Laskovich Keith R. vs Sunnyview Operating LLC; GD-24-002778; Medical/Hospital Liability; Complaint; Atty(s): Campisano Gina M

Brown Allen. GD-24-002779; Miscellaneous Petition; Petition Initiating Case; Atty(s): Self-Represented

Bankers Healthcare Group LLC vs Davis Matthew; GD-24-002780; Foreign Judgment; Notice of Judgment Mailed; 98325.75; Atty(s): Tsarouhis Demetrios H.

Horner Rodney vs Reeder Addison, Reeder Kimberly; GD-24-002781; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Kenny C. William

Jefferson Capital Systems LLC vs Stromberg Amy; GD-24-002782; MDJ Transcript; Notice of Judgment Mailed; 1699.71; Atty(s): Wertz Jacob

Speal Patricia, Speal Dan vs Bonaroti Frank, Bonaroti Catherine; GD-24-002783; Against Property Owner; Complaint; Atty(s): Berret Thomas D.

Pine-Richland School District vs Foster Clarence W.; GD-24-002784; Sci Fa sur Tax Lien; Certificate of Location; 17305.37; Atty(s): McCabe Michael G.

Pine-Richland School District vs Corso Alan T, Corso Cindy M; GD-24-002785; Sci Fa sur Tax Lien; Certificate of Location; 3589.18; Atty(s): McCabe Michael G.

Freedman Michael. GD-24-002786; Bond of Tax Collector; Tax Collector's Oath of Office; Atty(s): Self-Represented

Robinson Patrick O'Neal, Robinson Passion, Robinson Paris, Gaston Kyona, Amus Kamara, Amus Jamel, Cullins Nyona, Carter Nazir, Carter Violetta vs Allegheny County Office Children Youth Family Service, Reinhardt Courtney, Kelly Ashby, P. Dominic; GD-24-002787; Other Tort; Order of Court - IFP Granted; 9000000.00; Atty(s): Self-Represented

Pine-Richland School District vs Elter Jr. Bernard W.; GD-24-002788; Sci Fa sur Tax Lien; Certificate of Location; 3281.48; Atty(s): McCabe Michael G.

Pine-Richland School District vs Schiffer Douglas T., Pollice Gina E.; GD-24-002789; Sci Fa sur Tax Lien; Certificate of Location; 4752.66; Atty(s): McCabe Michael G.

Pine-Richland School District vs Sciulli Michael; GD-24-002790; Sci Fa sur Tax Lien; Certificate of Location; 1886.10; Atty(s): McCabe Michael G.

Pine-Richland School District vs Sheridan Robert A., Sheridan Lisa; GD-24-002791; Sci Fa sur Tax Lien; Certificate of Location; 7555.04; Atty(s): McCabe Michael G.

Pine-Richland School District vs Shoff Tama L.; GD-24-002792; Sci Fa sur Tax Lien; Certificate of Location; 4134.82; Atty(s): McCabe Michael G.

City of Pittsburgh, City of Pittsburgh School District vs Koziak Eileen Zullo; GD-24-002793; Sci Fa sur Tax Lien; Certificate of Location; 10817.14; Atty(s): McCabe Michael G.

Allegheny County, City of Pittsburgh, City of Pittsburgh School District vs Coffe Rebecca A.; GD-24-002794; Sci Fa sur Tax Lien; Certificate of Location; 6773.82; Atty(s): McCabe Michael G.

Cleveland Brothers Equipment Co. Inc. vs Big Rentz Inc.; GD-24-002795; Contract - Debt Collection; Complaint; 59532.16; Atty(s): Wechsler Daniel A

Allen Chiffon B. GD-24-002796; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Barlow Sr. Eric. GD-24-002797; Miscellaneous Petition; Petition Initiating Case; Atty(s): Self-Represented

Commonwealth of PA Department of Labor & Industry vs Renaldi Julie A.; GD-24-100523; Unemployment Compensation Lien; Unemployment Compensation Lien; 874.44

Commonwealth of PA Department of Labor & Industry vs Pearlarts Studios LLC; GD-24-100524; Unemployment Compensation Lien; Unemployment Compensation Lien; 3436.71

Commonwealth of PA Department of Labor & Industry vs Interphase Materials Inc; GD-24-100525; Unemployment Compensation Lien; Unemployment Compensation Lien; 1019.19

Commonwealth of PA Department of Labor & Industry vs Steel Nation Contractors LLC; GD-24-100526; Unemployment Compensation Lien; Unemployment Compensation Lien; 997.21

Commonwealth of PA Department of Labor & Industry vs Bentancur Mariela Noemi; GD-24-100527; Unemployment Compensation Lien; Unemployment Compensation Lien; 934.83

Commonwealth of PA Department of Revenue vs Williams James M; GD-24-100528; Commonwealth Tax Lien; Personal Income Tax; 5483.29

Commonwealth of PA Department of Revenue vs Esken, Donald B; GD-24-100529; Commonwealth Tax Lien; Business Taxes; 2429.87

Commonwealth of PA Department of Revenue vs Wynkoop Harry, Wynkoop Jaime L.; GD-24-100530; Commonwealth Tax Lien; Personal Income Tax; 5526.73

Commonwealth of PA Department of Revenue vs Roll Up Llc; GD-24-100531; Commonwealth Tax Lien; Business Taxes; 2426.91

Commonwealth of PA Department of Revenue vs Chen Xiao; GD-24-100532; Commonwealth Tax Lien; Personal Income Tax; 5719.90

Commonwealth of PA Department of Revenue vs Culligan Jeremy M; GD-24-100533; Commonwealth Tax Lien; Personal Income Tax; 5680.40

Commonwealth of PA Department of Revenue vs Okinski Alexander M; GD-24-100534; Commonwealth Tax Lien; Personal Income Tax; 5650.65

Midfirst Bank vs Brooks Jeanette; MG-24-000173; Mortgage Foreclosure; Confidential Information Form; 118251.38; Atty(s): Linn Geraldine M.

Citizens Bank N.A. vs Dorman Harwood H.; MG-24-000174; Mortgage Foreclosure; Complaint; 112499.08; Atty(s): Javardian Gregory, Kennedy Mary F., Milewski Michael C.

Citizens Bank N.A. vs Delsignore Augustus James; MG-24-000175; Mortgage Foreclosure; Certificate of Location; 114121.07; Atty(s): Javardian Gregory

Citizens Bank N.A. vs Fitzgerald Patricia; MG-24-000176; Mortgage Foreclosure; Certificate of Location; 53465.04; Atty(s): Javardian Gregory, Kennedy Mary F., Milewski Michael C.

Carrington Mortgage Services vs Williams Lorraine E.; MG-24-000177; Mortgage Foreclosure; Certificate of Location; 85269.87; Atty(s): Hunsberger Adrienna

First Commonwealth Bank vs Basnet Foods LLC; GD-24-002854; Confession of Judgment; Notice of Judgment & Documents; Atty(s): Slaby Beth L

First Commonwealth Bank vs Chowhon Rekha; GD-24-002865; Confession of Judgment; Notice of Judgment & Documents; Atty(s): Slaby Beth L

Logut Eric, Logut Nicole vs Byler Construction; GD-24-002868; No Lien Agreement; Certificate of Location; Atty(s): Self-Represented

UPMC Senior Communities - Heritage Place vs Mike Angela; GD-24-002896; Contract - Debt Collection; Praeipce for Writ of Summons; Atty(s): Mall James R., Ferringer Daniel Ralph

Fazio Ross A. vs RJ Steele Construction LLC, RJ Steele Group LLC, Steele Robert, Steele Megan, Gilley Matthew, Howard Hanna Company; GD-24-002897; Contract - Buyer Plaintiff; Praeipce for Lis Pendens; Atty(s): Ennis Adam S, Lewis III Joseph R.

Bankers Healthcare Group LLC vs Suslak Jason R.; GD-24-002898; Contract - Debt Collection; Exhibits; 149417.87; Atty(s): Tsarouhis Demetrios H.

Pittsburgh Water & Sewer Authority vs Porro Kathleen, Porro James; GD-24-002899; Municipal Lien; Certificate of Location; 120.07; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs 141 BBRealty LLC; GD-24-002900; Municipal Lien; Certificate of Location; 120.07; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Alliance Realty Capital LLC; GD-24-002901; Municipal Lien; Certificate of Location; 120.07; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Brunken Elaine, Brunken Joanna; GD-24-002902; Municipal Lien; Certificate of Location; 120.07; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Sampson Garey; GD-24-002903; Municipal Lien; Certificate of Location; 120.07; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Martin Janet Louise; GD-24-002904; Municipal Lien; Certificate of Location; 120.07; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Allstate Development Company; GD-24-002905; Municipal Lien; Certificate of Location; 120.07; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Danylo Joseph, Danylo Louise, Danylo Steve, Danylo Ida, Danylo William, Danylo Mary; GD-24-002906; Municipal Lien; Municipal Lien; 120.07; Atty(s): Walaan Monica Samir, Farley Conor D.

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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 April 2024**

Week of

- April 1 - Judge O'Toole
- April 8 - Judge McCarthy
- April 15 - Judge O'Toole
- April 22 - Judge Marmo
- April 29 - Judge Williams

24-00873

**Court of Common Pleas
of Allegheny County**

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

April 2024

- April 1 - Costa, J. in Courtroom 425 at 2:00 PM
- April 2 - Spurgeon, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM
- April 3 - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
- April 4 - Sweeney, J. in Courtroom 425 at 2:00 PM
- April 5 - No Motions
- April 8 - Bubash, J. in Courtroom 425 at 2:00 PM
- April 9 - Middleman, J. in Courtroom 320 at 9:30 AM and Korbelt, J. in Courtroom 425 at 2:00 PM
- April 10 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
- April 11 - Woodruff, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
- April 12 - No Motions
- April 15 - McCrady, J. in Courtroom 320 at 10:00 AM and McGough, J. in Courtroom 425 at 2:00 PM

- April 16 - Bush, J. in Courtroom 320 at 10:00 AM
 - April 17 - Eaton, J. in 814 City-County Building at 2:00 PM
 - April 18 - Sweeney, J. in Courtroom 425 at 2:00 PM
 - April 19 - No Motions
 - April 22 - Bubash, J. in Courtroom 425 at 2:00 PM
 - April 23 - Korbelt, J. in Courtroom 425 at 2:00 PM
 - April 24 - Henry-Taylor, J. in Courtroom 425 at 2:00 PM
 - April 25 - Sizemore, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
 - April 26 - No Motions
 - April 29 - Sweeney, J. in Courtroom 425 at 2:00 PM
 - April 30 - Spurgeon, J. in Courtroom 320 at 10:00 AM and McGough, 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**
- 24-00902

**Court of Common Pleas
of Allegheny County**

**JUVENILE COURT
MOTIONS SCHEDULE**

April 2024

- April 1 - Judge Spurgeon
- April 2 - Judge Spurgeon
- April 3 - Judge Spurgeon
- April 4 - Judge Spurgeon
- April 5 - Judge Spurgeon
- April 8 - Judge Bush

- April 9 - Judge Bush
- April 10 - Judge Bush
- April 11 - Judge Bush
- April 12 - Judge Bush
- April 15 - Judge McCrady
- April 16 - Judge McCrady
- April 17 - Judge McCrady
- April 18 - Judge McCrady
- April 19 - Judge McCrady
- April 22 - Judge Cozza
- April 23 - Judge Cozza
- April 24 - Judge Cozza
- April 25 - Judge Cozza
- April 26 - Judge Cozza
- April 29 - Judge Woodruff
- April 30 - Judge Woodruff

24-00903

**Court of Common Pleas
of Allegheny County**

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, APRIL 29, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, JUNE 10, 2024**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
24-00888

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

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

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

- Monday, April 22, 2024 at 1:30 p.m.
 - Wednesday, May 8, 2024 at 11:00 a.m.
 - Wednesday, June 5, 2024 at 11:00 a.m.
- 24-00872

**Court of Common Pleas
of Allegheny County**

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning Wednesday, April 3, 2024, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

- Wednesday, April 3, 2024 at 9:30 a.m.
 - Thursday, May 9, 2024 at 9:00 a.m.
 - Thursday, June 6, 2024 at 9:00 a.m.
- 24-00817

COURT SCHEDULES

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

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

**Friday
March 22, 2024**

Jury Trials

(220C) LT-23-1489
David Anderson vs Kristie White;
P-Atty: Maximilian Francis Beier;
D-Atty: Pro Se; 1x

(220D) 204195 GD-22-11419
Joshua Barnes, et al vs Above & Beyond
Landscaping, LLC; P-Atty: Jeffrey Paul
Myers; D-Atty: Pro Se; 2x

Non-Jury Trials

(221) AR-22-4336
Satwinder Singh vs Timeka G. Neal;
P-Atty: Jeffrey Stephen Weinberg;
D-Atty: No Appearance; 1x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

**Tuesday
March 26, 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-0002381-23; Ernest Hardman; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Rachel Kathryn Crosby

CR-0009143-23; Ernest Hardman; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Rachel Kathryn Crosby

CR-0005233-23; Alec Gage Stefanovits; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Jonathan Anthony Ori

CR-0007046-22; Alec Gage Stefanovits; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Jonathan Anthony Ori

CR-0000191-23; Alec Gage Stefanovits; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: Jonathan Anthony Ori

**Unsure if a
certain action
is ethical?**

**Take advantage
of our Professional
Ethics Hotline.**

**Visit [www.ACBA.org/
OfficerAssignments](http://www.ACBA.org/OfficerAssignments)
for more.**



CR-0006080-23; Daaron Stephenson-Stinson; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0000362-23; Peyton Welch; Tamper With/Fabricate Physical Evidence; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

CR-0000363-23; Peyton Welch; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

**Judge Alexander P. Bicket
Courtroom 321**

CR-0004165-23; Lakeisha M. Campbell; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0005321-23; Brian Steven Gregor; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Anderson Crosby**

CR-0000069-24; Mark Huellen Jr.; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0002909-22; Mark Huellen Jr.; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0007293-22; Tyaire Daivon Jenkins; Receiving Stolen Property; ADA: **Alexander Young Wilkinson;** D-atty: **Bradley Thomas Marscher**

CR-0006679-23; Christopher A. McNeal; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James D. Depasquale**

CR-0005992-23; Justin Sadowski; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0006674-23; Nicholas Schilling; Theft Of Leased Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0008152-23; Ervin Toombs; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**Judge Kelly Bigley
Courtroom 525**

CR-0005303-23; Gerell A. Thomas; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**Judge Susan Evashavik Dilucente
Courtroom 530**

CR-0008142-23; Ernest Clark; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0003181-23; Zachary Ray Miller; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0008787-23; John Patterson; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0007362-23; Shaiky Yates; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Shirley Novak**

**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**

CR-0007525-23; Jamel Bates; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0003655-23; Kenny Griffin; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0006754-23; Christopher Serrano; Simple Assault - Mutual Consent Fight; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

**Judge Elliot Howsie
Courtroom 533**

CR-0006782-23; Kathryn Louise Brown; Neglect Of Care-Dependent Person; ADA: **Connor Joseph Adair;** D-atty: **Michael V. Worgul**

CR-0008693-23; Alexander Glumac; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles John Porter**

CR-0007090-23; William Roberts; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0008692-23; Ian Stanchik; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

CR-0001287-23; Kaneisha Took; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0005044-22; Kaneisha Took; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Carl Townsend**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0007906-23; Gary Bosco; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0009051-23; Davidt A. Brown; Knowledge or intends to obstruct child abuse report or investigation; ADA: **Heather Spence;** D-atty: **David Andrew Obara**

CR-0008930-19; Bevis Inez Dawson; Possesses Incapacitation Device W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

CR-0009112-23; Bradley Robert Hankey; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin David Okun**

CR-0009149-23; David Lee Harmison; False Alarm To Agency Of Public Safety; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0008654-23; Shakilya Sharay Jones; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin David Okun**

CR-0008015-23; Shakilya Sharay Jones; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin David Okun**

CR-0004612-18; Rashad Newsom; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0009069-23; Brooke Marie Panfil; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

CR-0008765-23; Gissell Perez; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0007907-23; Khalil Robinson; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0009367-23; Raymon Lamont Sly Jr.; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0009150-23; Rex Allen Strayer; False Alarm To Agency Of Public Safety; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

CR-0005479-23; Eugene N. Thomas; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0007773-23; Hasan Woodson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

**Judge Randal B. Todd
Courtroom 310**

CR-0007310-22; Michael Vaughn Berry; Firearms Not To Be Carried W/O License; ADA: **Alexander Young Wilkinson;** D-atty: **Lena Bryan Henderson**

CR-0007748-23; Joshua Ross Mascara; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elizabeth Rose Patton**

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

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

CR-0006283-22; Lamar Eric Reed; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0007884-23; Randolph Schmotzer; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elizabeth Rose Patton**

CR-0008563-23; Robert Rashad Simmons; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0005809-23; Christopher Thompson; Aggravated Assault - Victim Less Than 13 and Defendant 18 or older; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0002464-23; Robert Alexan Thornhill; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0006240-23; Dwayne Turner; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0008366-23; Ramon White Jr.; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**Judge Wrenna L. Watson
Courtroom 521**

CR-0004222-23; Francis J. Packard; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jamie Lynn Frohm**

Arbitration Trial List

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

**Tuesday
March 26, 2024**

GD-23-011525; Shellhammer vs Cantrell; P-atty: **Nick LaCava;** D-atty: **R. Douglass Klaber, Jr., Diana M. O'Connell**

CT-23-000009; Firman vs Raad; P-atty: **Irving S. Firman;** D-atty: **Pro Se**

AR-24-000096; Rhines vs Port Authority of Allegheny County; P-atty: **Finnian M. Carstens;** D-atty: **Michael E. Kennedy**

AR-24-000090; American Express National Bank vs Czapor; P-atty: **Andrew Loewy**

AR-24-000089; American Express National Bank vs Jacobs; P-atty: **Andrew Loewy;** D-atty: **Brittany Nicole Weston**

AR-24-000087; Duquesne Light Company vs Santoro; P-atty: **Lauren N. Rulli**

DeLuca, Anthony H. a/k/a Anthony H. DeLuca, Sr., deceased, of Pittsburgh, PA. No. 01317 of 2024. Jessica T. Will, Admrx., 374 Marshall Heights Dr., Wexford, PA 15090 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

24-00811 Mar 7, 14, 21, 2024

Hodgson, John P., deceased, of O'Hara Township, PA. No. 01240 of 2024. Daniel J. Hodgson, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-00819 Mar 7, 14, 21, 2024

Hrinda, Arlene Ann, deceased, of West Mifflin, PA. No. 04626 of 2023. Tricia A. Hopchak, Extr., 1097 Antler Drive, Clairton, PA 15025 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

24-00814 Mar 7, 14, 21, 2024

Monheim, Lydia M. a/k/a Lydia Monheim, deceased, of Pittsburgh, PA. No. 0741 of 2024. David W. A. Monheim, Adm., 341 Oak Road, Pittsburgh, PA 15239 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.

24-00813 Mar 7, 14, 21, 2024

Stoff, Richard Matthew a/k/a Richard Stoff, deceased, of Mount Lebanon, PA. No. 01425 of 2024. Denise Stoff, Admrx., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

24-00470w Mar 7, 14, 21, 2024

Walton, Christy M., deceased, of Pittsburgh, PA. No. 00831 of 2024. Lesley Long, Extr., 549 Crestline Drive, Pittsburgh, PA 15234 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-00473w Mar 7, 14, 21, 2024

Walton, Frederick G., deceased, of Pittsburgh, PA. No. 00835 of 2024. Lesley Long, Extr., 549 Crestline Drive, Pittsburgh, PA 15234 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-00472w Mar 7, 14, 21, 2024

Webb, Lorena, deceased, of Pittsburgh, PA. No. 01232 of 2024. Tionna Dorsey, Admrx., c/o Jonathan E. Noble, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

24-00468w Mar 7, 14, 21, 2024

Articles of Incorporation Business Corporation

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 HealthOK Inc.

24-00567w Mar 21, 2024

Bankruptcy Sale Notice

April 11, 2024 @ 1:30 p.m. by In Person and Zoom Video Conference Hearing
In Re: Datzko Capital, LLC.
Bankruptcy Case No. 22-20473-CMB
Commercial Building - 5622 Homeville Rd., West Mifflin, PA 15122
Initial Offer - \$250,000.00.

For more information and how to connect to the Zoom Hearing go to www.pawb.uscourts.gov/easi.htm.

If interested in bidding call Trustee Jeffrey J. Sikirica at (724) 625-2566 or email at JJSPAESQ@gmail.com before the scheduled hearing time.

24-01104 Mar 21, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-014564. In re: Petition of Erin Tunney and Paul Mullan, parent(s) and Legal guardian(s) of Aidan Joseph Tunney Mullan and Rose Elizabeth Tenney Mullan for change of name to Dayna Kerry Tunney Mullan and Rose Elizabeth Tunney Mullan. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 17, 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. Amanda J. McCracken Raber, Bennington Law Firm, LLC, 5854 Ellsworth Avenue, Pittsburgh, PA 15232, Ph: 412-404-8776, Attorney for Petitioner.

24-00591w Mar 21, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-002128. In re: Petition of Max Goodwin, Sr. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 24, 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.

24-00601w Mar 21, 2024

Notice of Trust

Arthur Harold and Shirley A. Garmer Family Trust Agreement dated November 19, 2012

Notice is hereby given of the administration of the Arthur Harold and Shirley A. Garmer Family Trust Agreement dated November 19, 2012. Arthur Harold Garmer, late of Springdale, Allegheny County, Pennsylvania, died on March 2, 2024. All persons having claims against this Trust are requested to make the same known to Douglas Garmer, Donald Arner, or their attorney named below. All persons indebted to the Trust are requested to make payment without delay to Douglas Garmer, Ronald Arner, or their attorney named below.

Douglas Garmer
Donald Arner

c/o Jacques & Jacques, P.C.
2125 Freeport Road
Natrona Heights, PA 15065

24-00970 Mar 21, 28; Apr 4, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-012655. Notice is hereby given to all unknown heirs of David G. Klepfer, deceased and all other parties of interest, that a tax sale has been scheduled for May 6, 2024 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 552 Bairdford Road, Gibsonia, Allegheny County, Pennsylvania 15044, known as lot/blocks 1669-H-043 and 1669-H-045. This notice acts as service of the Notice of Sheriff's Sale pursuant to the March 6, 2024 Order of Court.

24-00974 Mar 21, 2024

Notice

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff vs.

Carol A. Ashbaugh, Defendant
Court of Common Pleas
Allegheny County
Case No. MG-18-001346

Notice of Sheriff's Sale of Real Property
TO: Carol A. Ashbaugh
176 Big Horn Road
Pittsburgh, PA 15239

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: 176 Big Horn Road, Pittsburgh, PA 15239 is scheduled to be sold at Sheriff's Sale on April 1, 2024 at 9:00 a.m., in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the court judgment of \$93,406.75 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$121,230.01.

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.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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.

24-00977 Mar 21, 2024

Notice

TO: Nicholas M. Frederick: Re: Frederick vs Frederick In the Court of Common Pleas of Allegheny County, Pennsylvania, FD-12-008219

You are hereby notified that on February 21, 2024, Elizabeth Peace filed an Affidavit Under Section 3301(d) of the Divorce Code

Notice
If you wish to deny any of the statements set forth in this Affidavit, you must file a Counter-Affidavit within twenty (20) days after this Affidavit has been served on you or the statements will be admitted.

The parties to this action separated on November 1, 2012, and have continued to live separate and apart for a period of at least two years. The marriage is irretrievably broken. I understand that I may lose rights concerning alimony, division of property, lawyer's fees, or expenses if I do not claim them before a divorce is granted.

I verify that the statements made in this affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Counter-Affidavit Under §3301(d)
of the Divorce Code

Choose one: (a) I oppose or (b) I do not oppose entry of a Divorce Decree. Choose one: (a) I do or (b) I do not wish to make

ALLEGHENY COUNTY BAR ASSOCIATION JUDICIARY COMMITTEE

WILL INTERVIEW CANDIDATES SEEKING RATINGS FOR THE ALLEGHENY COUNTY COURT OF COMMON PLEAS AND PA APPELLATE COURTS

In accordance with the By-Laws of Bar Association
Article 14 – Committee on Judiciary – and the "Guidelines, Rules and
Procedures" of the Committee, notice is hereby given that:

THE ACBA JUDICIARY COMMITTEE

will meet at 4:30 p.m. on Tuesday, April 23, 2024, at ACBA Headquarters, 4th Floor, Koppers Building, Pittsburgh, PA to consider candidates seeking ratings for the Allegheny County Court of Common Pleas and Pennsylvania Appellate Courts.

Candidates that are requesting an interview must submit an application that is available online at ACBA.org. Up to four (4) candidate interviews may be conducted during each Committee meeting and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews.

To download a candidate questionnaire and other related materials please visit ACBA.org/Judiciary-Committee or visit the home page of the ACBA website (ACBA.org). If you have questions about the candidate questionnaire, please contact David Blaner, ACBA Executive Director, by phone at 412-402-6601 or by email at dblanser@acba.org.

One (1) copy of the candidate questionnaire, confidential questionnaire, supplemental questionnaire, signed candidate pledge form, signed acknowledgement form and a writing sample must be emailed to David Blaner, ACBA Executive Director, for your application to be processed. Please submit one complete PDF document as your application.

Deadline for submitting an application to the Judiciary Committee is Tuesday, April 9, 2024 at 4 p.m. Candidate evaluations will be scheduled based upon the date and time that the questionnaires are submitted to the ACBA.

any economic claims, or (c) economic claims have been raised and are not resolved. If you wish to make economic claims, you must file and serve opposing party within 20 days of publication pursuant to PA.R.C.P. 1930.4 (b)(1)(iii)(A)(1).

24-00978 Mar 21, 2024

Notice

To Vangalene R. Brewer a/k/a Vangalene Renee Brewer

Notice To Defend

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

Carlton Creative Solutions LLC, Plaintiff, vs.

Darlene L. Craig a/k/a Darlene L. Brewer, Surviving Heir of Darlene E. Brewer a/k/a Darlene Elizabeth Brewer, Deceased,

Richard Leverene Brewer, Jr. a/k/a Richard L. Brewer, Jr. a/k/a Richard L. Brewer, Surviving Heir of Darlene E. Brewer a/k/a Darlene Elizabeth Brewer, Deceased,

Van Brewer, Surviving Heir of Darlene E. Brewer a/k/a Darlene Elizabeth Brewer, Deceased,

Vangalene R. Brewer a/k/a Vangalene Renee Brewer, Surviving Heir of Darlene E. Brewer a/k/a Darlene Elizabeth Brewer, Deceased,

Machelle Brewer McIntosh a/k/a Machelle McIntosh a/k/a Machelle Brewer, Surviving Heir of Darlene E. Brewer a/k/a Darlene Elizabeth Brewer, Deceased, Defendants.

Case No. GD-23-013043

Notice To Defend

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH 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
4th Floor Koppers Building
436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
Telephone: (412) 261-5555

24-00979 Mar 21, 2024

Notice

Petition to Determine Title to Real Estate as to 8605 State Route 908, Tarentum, PA 15084, formerly owned by Kevin M. Armour, deceased, filed March 12, 2024 by Suzanne K. Armour, No. 1716 of 2024. Peter B. Lewis, Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.

24-00980 Mar 21, 28; Apr 4, 2024

Trust Notice

Notice is hereby given of the administration of the Carlo E. Cuomo Revocable Living Trust Dated 5/15/2020 & Carlo E. Cuomo, deceased, late of Verona

Borough, Allegheny County, Pennsylvania, settlor and initial trustee of the Carlo E. Cuomo Revocable Living Trust Dated 5/15/2020. Carlo E. Cuomo died on October 1, 2023. All persons having claims against this Trust or Carlo E. Cuomo and all persons indebted to this Trust or to Carlo E. Cuomo, are requested to make a claim or payment without delay to:

Daniel J. Cuomo, Successor Trustee
c/o Jerome L. Tierney, Esquire
10531 Center Highway
North Huntingdon, PA 15642
24-00891 Mar 14, 21, 28, 2024

Notice

Propel Schools

Acoustical Improvements

Propel Schools is now accepting bids for Acoustical Improvements at our Propel NorthsideSchool location. Please visit www.propelschools.org and click on 'Contact Us' then 'Contracting Opportunities' for bid documents.

24-00877 Mar 7, 14, 21, 2024

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
NO.: MG-23-000089

Newrez LLC d/b/a Shellpoint Mortgage Servicing vs.

Lea A. Theakston, in her Capacity as Administrator, Known Heir, Devisee and/or Distributee of the Estate of Thomas William Theakston, Deceased, Keith T. Theakston as Heir of the Estate of Thomas William Theakston, Deceased and Unknown Heirs, Successors, and Assigns and all Persons Claiming Right, Title, and Interest from or Under the Estate of Thomas William Theakston, Deceased

You are hereby notified that Plaintiff, Newrez LLC d/b/a Shellpoint Mortgage Servicing, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. MG-23-000089, seeking to foreclose the mortgage secured by the real estate located at 106 Glengarry Drive, Coraopolis, PA 15108.

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

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

Lawyer Referral Service
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24-00960 Mar 21, 2024

Notice of Condemnation

Municipality of Bethel Park
Allegheny County, Pennsylvania
Public Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania

Condemnation Of Property To: Obtain Fee Simple Title For The Purpose Of Creating And Maintaining Green Space For Public Use And Recreation Re: Land Located At 1St Street, Lot And Block No. 317-F-147 Owned By Marc Scoratow; Lot And Block No. 317-F-204 Owned By Herbert Embry; And Lot And Block No. 317-F-208 Owned By Louis Barnette

Notice Of Condemnation And Deposit Of Estimated Just Compensation

The Municipality of Bethel Park, Allegheny County, Pennsylvania, does hereby give notice that: 1. On October 11, 2023 a Declaration of Taking was filed at Civil Action No. GD 23-011835 in the Department of Court Records of Allegheny County, Pennsylvania. 2. The Condemnor is the Municipality of Bethel Park ("Municipality"), Allegheny County, Pennsylvania, with its business address at 5100 West Library Avenue, Pittsburgh, Pennsylvania 15102. 4. The condemned property is three parcels property located at 1st Street in the Municipality of Bethel Park, Allegheny County, Pennsylvania, further identified as Lot and Block Nos. 317-F-147, 317-F-204, and 317-F-208 ("the Property"). 5. The condemnation of the Property by the Municipality is authorized by the power of eminent domain pursuant to the Eminent Domain Code (26 Pa.C.S. §§ 101 et seq.), the Home Rule Charter Law (53 Pa. C.S. § 2962) and the Borough Code (8 Pa. C.S. §§ 101 et seq.), including but not limited to 8 Pa C.S. § 1501. 6. This Declaration of Taking is further authorized by Ordinance No. 6-12-23A ("Ordinance") which was adopted the 12th day of June, 2023, by the Council of the Municipality of Bethel Park. The Ordinance may be examined in the Municipality's offices located at 5100 West Library Avenue, Pittsburgh, Pennsylvania 15102, during normal business hours. 7. The purpose of the condemnation is to obtain fee simple title to create and maintain green space for public use and recreation in an area located near 1st Street in the Municipality of Bethel Park. 8. The nature of the title acquired in and to the Property is as follows: a. Fee simple title to the Property as more fully described in the Ordinance. 9. Upon information and belief, the owners of the parcels composing the Property are as follows: a. Marc Scoratow via deed recorded with the Allegheny County Department of Real Estate at DBV 11604, Page 001 (Lot and Block No. 317-F-147) b. Herbert Embry via deed recorded with the Allegheny County Department of Real Estate at DBV 6404, Page 667 (Lot and Block No. 317-F-204) c. Louis Barnette via deed recorded with the Allegheny County Department of Real Estate at DBV 3073, Page 692 (Lot and Block No. 317-F-208) 10. In the event that there are recoverable minerals (including gas and oil) within the Property, the mineral rights (including rights to gas and oil) in those areas are hereby excepted and reserved from the condemnation, provided, however, that the right of support in the Property is included within the scope of this condemnation, and no access from the surface of the Property will be allowed without permission from the Condemnor. 11. In the event that there are any recorded encumbrances within Property that are not referenced in this Declaration of Taking, the real property rights, if any, of said encumbrances are hereby excepted and reserved from this condemnation. 12. A plan of the condemned Property may be inspected in the Municipal offices at 5100 West Library Avenue, Pittsburgh,

Pennsylvania 15102 during normal business hours. 13. Pursuant to Section 303(b) of the Eminent Domain Code, 26 Pa.C.S. § 303(b), as a taxing authority, the Condemnor is not required to post a bond in this Declaration of Taking. Just compensation for the condemnation of said property is secured by the power of taxation of the Municipality of Bethel Park. 14. The Condemnee is further notified that if they wish to challenge the power or the right of the Condemnor, the Municipality of Bethel Park, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, the Condemnee, must file preliminary objections within thirty (30) days after being served with notice of condemnation.

Furthermore, Notice Is Given That the Municipality of Bethel Park, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Municipality of Bethel Park to be due all parties in interest for damages sustained as the result of the condemnation of the Property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the Property herein involved inform the Municipality of their existence and whereabouts, agree to accept payment of estimated just compensation for the condemnation of the Property and make arrangements to receive such payment prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

/s/ Kristen Denne, Manager
24-00976 Mar 21, 2024

Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Boroughs of North Braddock and Oakdale, the Townships of Wilkins and Penn Hills and the City of Clairton, Allegheny County, Pennsylvania, Being Property Of:

Case No: GD-24-003107

HEL-KAY, Inc., A Corporation their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of North Braddock, Allegheny County, PA, located at Brinton Ave., Being designated as Block and Lot No. 375-B-116 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-003106

Estate of Mary E. Van Sickle a/k/a Mary E. Van Sickle a/k/a Mary E. Vansickel, Deceased, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Oakdale, Allegheny County, PA, located at State St. W, Being designated as Block and Lot No. 492-L-319 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-003096

Richard Rectanus, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in

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the following property: All that certain lot or piece of ground situate in the Township of Wilkins, Allegheny County, PA, located at Alpine Blvd., Being designated as Block and Lot No. 372-P-111 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-003097

George Wilker and Rose Wilker Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Penn Hills, Allegheny County, PA, located at Indiana Rd., Being designated as Block and Lot No. 534-R-171 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-003098

David Henry Rombalski, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Penn Hills, Allegheny County, PA, located at 2522 Main St., Being designated as Block and Lot No. 635-C-62 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-003100

Estate Of Charles R. Jacavino, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the City of Clairton, Allegheny County, PA, located at 532 3rd St., Being designated as Block and Lot No. 878-E-226 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-003099

Maxcine Ford, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the City of Clairton, Allegheny County, PA, located at Vankirk St., Being designated as Block and Lot No. 879-S-145 in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice To Condemnees Of Condemnation

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

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 14th day of March, 2024, for Docket Nos. GD-24-003107, GD-24-003106, GD-24-003096, GD-24-003097, GD-24-003098, GD-24-003100 and GD-24-003099 in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave. Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

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

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on 23rd day of March, 2023, condemned the property referred to above at GD-24-003107, in the Borough of North Braddock; and by Resolution duly adopted on the 27th day of April, 2023, condemned the property referred to above at, GD-24-003097, GD-24-003098, GD-24-003100 and GD-24-003099; in the Township of Penn Hills and the City of Clairton, and by Resolution duly adopted on the 24th day of August, 2023, condemned the property referred to above at, GD-24-003106; in the Borough of Oakdale; and by

Resolution duly adopted on the 28th day of September, 2023, condemned the property referred to above at, GD-24-003096; in the Township of Wilkins and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of North Braddock and Oakdale, The Townships of Wilkins and Penn Hills and The City of Clairton.

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

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

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

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

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

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

William G. Merchant, Esquire
Attorney for the Redevelopment Authority
24-01092 Mar 21, 2024

Statement of Registration Foreign Business Corporation

Notice is hereby given that Netramind Innovations, Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Delaware. The address of its principal office under the laws of said jurisdiction is 5.361 UPMC Vision Institute, UPMC Mercy Pavilion, 1622 Locust St., Pittsburgh, PA 15219, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 5.361 UPMC Vision Institute, UPMC Mercy Pavilion, 1622 Locust St., Pittsburgh, PA 15219.

24-00585w Mar 21, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Portfolio Recovery Associates, LLC vs Goodwine; AR-23-006507; P-atty: Robert N. Polas, Jr.; Award for Defendant and against Plaintiff. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

Collins Asset Group, LLC vs Ricchiuto; AR-23-006508; P-atty: Demetrios H. Tsarouhis; D-atty: Gregory T. Artim; Award for Defendant and against Plaintiff. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

Portfolio Recovery Associates, LLC vs Curington; AR-23-006509; P-atty: Robert N. Polas, Jr.; Award Ex Parte Plaintiffs are awarded \$5,891.55. Defendant failed to appear at 10:45 a.m. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

Portfolio Recovery Associates, LLC vs Vilsack; AR-23-006510; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded \$953.51. Defendant failed to appear at 10:45 a.m. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

Discover Bank vs Perry; AR-23-006514; P-atty: Andrew Loewy, Matthew Edenhofner; Award Ex Parte. Plaintiffs are awarded \$3,747.66. Defendant failed to appear at 10:45 a.m. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

Portfolio Recovery Associates, LLC vs Watkins; AR-23-006516; P-atty: Robert N. Polas, Jr.; D-atty: Gregory T. Artim; Award for Defendant and against Plaintiff. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40404

Portfolio Recovery Associates, LLC vs Hasani; AR-23-006521; P-atty: Robert N. Polas, Jr.; Award for Defendant and against Plaintiff. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

Checklist Cleaning, LLC vs KPP III CCT LLC, et al; GD-19-014119; P-atty: Jonathan R. McCloskey; D-atty: Glenn R. Bartifay; Non Jury Verdict against all Defendants

JP Morgan Chase Bank, N.A vs Richardson; AR-22-002373; P-atty: Julie E. Goodchild; D-atty: Michael J. Larkin; Award Ex Parte for the Plaintiff and against Defendant in the amount of \$5,241.88. Defendant no appearing at 10:30 a.m. Dated 03/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40405

Donegal Mutual Insurance Company vs McKinley, Jr.; AR-23-006563; P-atty: Demetrios H. Tsarouhis; Award for Defendant Mark McKinley, Jr. and against Plaintiff Donegal Mutual Ins. Co. Dated 03/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40406

Citibank, N.A. vs Dehring; AR-23-006580; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Dehring in the amount of \$1,725.49 plus any costs. Defendant Dehring failed to appear by 10:30 a.m. Dated 03/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40406

First National Bank of Omaha vs Mulholland; AR-23-003650; P-atty: Nicholas J. Raker; D-atty: Stephen D. Fuegi; Award for Plaintiff First National Bank of Omaha and against Defendant Milton Mulholland in the amount of \$14,690.68. Dated 03/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40406

Cavalry SPV I, LLC vs Henderson; AR-23-006551; P-atty: David J. Apothaker; D-atty: Pro Se; Award for Plaintiff Cavalry SPV I, LLC in the amount of \$5,734.17 and against Defendant Cynthia F. Henderson. Dated 03/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40406

Citibank, N.A. vs Bailey; AR-23-006583; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff Citibank NA and against Defendant Bailey in the amount of \$11,038.89 plus any costs. Defendant Bailey failed to appear by 10:20 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

Citibank, N.A. vs Watkiss; AR-23-006584; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Watkiss in the amount of \$1,925.11 plus any costs. Defendant Watkiss failed to appear by 10:55 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

Citibank, N.A. vs Rodgers; AR-23-006585; P-atty: Sean Patrick Stevens; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Rodgers in the amount of \$11,371.88 plus any costs. Defendant Rodgers failed to appear by 10:50 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

Citibank, N.A. vs Emery; AR-23-006588; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Emery in the amount of \$2,550.32 plus any costs. Defendant Emery failed to appear by 10:45 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

Citibank, N.A. vs Ebig; AR-23-006589; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Ebig in the amount of \$2,848.22 plus any costs. Defendant Ebig failed to appear by 10:40 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

Goldman Sachs Bank USA vs Bronaugh; AR-23-006590; P-atty: Andrew Loewy, Matthew Edenhofner; Award Ex Parte. Plaintiffs are awarded \$3,326.08. Defendant failed to appear at 10:18 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

Citibank, N.A. vs Settles; AR-23-006591; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff Citibank and against Defendant Settles in the amount of \$1,665.84 plus any costs. Defendant Settles failed to appear by 10:40 a.m. Dated 03/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40408

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